GOVERNMENT OF
WESTERN AUSTRALIA

CLEARING PERMIT

Granted under section 51E of the Environmental Protection Act 1986

Purpose Permit number:	CPS 11472/1
Permit Holder:	Trico Resources Pty Ltd
Duration of Permit:	21 August 2026 to 21 August 2037

The permit holder is authorised to clear *native vegetation* subject to the following conditions of this permit.

PART I – CLEARING AUTHORISED

1. Clearing authorised (purpose)

The permit holder is authorised to clear *native vegetation* for the purpose of gravel extraction.

2. Land on which clearing is to be done

Lot 3557 on Deposited Plan 429332, Bailup

3. Clearing authorised

The permit holder must not clear more than 0.99 hectares of *native vegetation* within the area cross-hatched yellow in Figure 1 of Schedule 1.

4. Period during which clearing is authorised

The permit holder must not clear any *native vegetation* after 21 August 2031.

PART II – MANAGEMENT CONDITIONS

5. 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.

6. 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;

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

(d) where *dieback* or *weed*-affected soil, *mulch, fill* or other material is to be removed from the area to be cleared, ensure it is transferred to areas of comparable soil disease status.

7. Revegetation and rehabilitation

(a) The permit holder must, within 12 months of an area no longer being required for gravel extraction, and no later than 21 August 2031, undertake progressive *revegetation* and *rehabilitation* of areas no longer required for gravel extraction within the areas cross-hatched red in Figure 1 of Schedule 1, by implementing and adhering to the *Rehabilitation and Vegetation Management Plan*, including but not limited to the following actions:

(i) retain the vegetative material and topsoil removed by *clearing* and re-spread over areas to be *revegetated* and *rehabilitated* where practicable;

(ii) re-shaping the surface of the land so that it is consistent with the surrounding five metres of uncleared land;

(iii) ripping the ground on the contour to remove soil compaction, where required;

(iv) deliberately *planting* and/or *direct seeding* of *native vegetation* that will result in a similar species composition, structure and density to that of the areas of *vegetation type VT01* that are impacted by the authorised *clearing*, including the *planting* of a minimum of 3,013 native trees across 4.52 hectares, within the area cross-hatched red in Figure 1 of Schedule 1;

(v) ensuring *planting* and *direct seeding* are undertaken at an *optimal time;*

(vi) ensuring only *local provenance* is used for *planting* and *direct seeding* activities;

(vii) ensuring *revegetation* and *rehabilitation* includes the use of *Corymbia calophylla* (marri) and *Eucalyptus marginata* (jarrah), which collectively, must comprise a minimum of 50% of the trees required to be *planted* under *condition* 7(a)(iv); and

(viii) undertaking *weed* control activities prior to *planting*, and on an as-needed basis thereafter, to reduce *weed* cover within the revegetation areas to no greater than the *weed* cover within nearby surrounding areas of uncleared land.

(b) Within 24 months of undertaking *revegetation* and *rehabilitation* in accordance with *condition* 7(a), the permit holder must engage an *environmental specialist* to determine whether:

(i) the species composition, structure and density of the area *revegetated* and *rehabilitated* is likely to result in a similar species composition, structure and

density to that of the areas of *vegetation type VT01* that are impacted by the authorised *clearing*; and

(ii) a minimum of 80% (2,410) of the 3,013 native trees *planted* under condition 7(a)(iv) are established and persisting.

(c) The permit holder must undertake additional *planting* and/or *direct seeding* in accordance with the requirements of *conditions* 7(a)(v), 7(a)(vi), 7(a)(vii) and 7(a)(viii), where an *environmental specialist* determines under *condition* 7(b) that:

(i) the species composition, structure and density of the area *revegetated* and *rehabilitated* will not result in a similar species composition, structure and density to that of the areas of *vegetation type VT01* that are impacted by the authorised *clearing*; or

(ii) fewer than 2,410 native trees are established and persisting, including fewer than 1205 *Corymbia calophylla* (marri) and *Eucalyptus marginata* (jarrah) trees (collectively).

(d) Where additional *planting* and/or *direct seeding* of *native vegetation* is undertaken in accordance with *condition* 7(c), the permit holder must repeat the requirements of *condition* 7(b) and *condition* 7(c) within 24 months of undertaking the additional *planting* and/or *direct seeding.*

(e) Where an *environmental specialist* determines under *condition* 7(b) that the requirements of *condition* 7(b)(i) and *condition* 7(b)(ii) have been met, the permit holder must submit that determination to the *CEO* within three months of the determination being made.

(f) Where the *CEO* does not agree with the determination submitted under *condition* 7(e), the *CEO* may, by written notice to the permit holder, require further *planting* and/or *direct seeding* of *local provenance* at the next *optimal time* to ensure compliance with *condition* 7(a)(iv) and *condition* 7(b).

(g) The permit holder must comply with any notice issued under *condition* 7(f).

8. Demarcation of the clearing area

Prior to undertaking *clearing* authorised under this permit, the permit holder must clearly demarcate the area to be cleared using visible markers to avoid the inadvertent removal of adjacent *native vegetation*.

9. Fauna management – directional clearing

The permit holder must:

(a) undertake *clearing* authorised under this permit in one direction towards adjacent *native vegetation*; and

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

10. Erosion management – staged clearing

The permit holder must commence extraction activities within three months of completing *clearing* authorised under this permit for each stage of extraction.

PART III - RECORD KEEPING AND REPORTING

11. 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 Geocentric Datum Australia 2020 (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* 5; (f) actions taken to minimise the risk of the introduction and spread of *weeds* and *dieback* in accordance with *condition* 6; (g) actions taken to demarcate the *clearing* area in accordance with *condition* 8; (h) fauna management actions undertaken in accordance with *condition* 9; and (i) actions taken in accordance with *condition* 10.
2.	In relation to *rehabilitation* and *revegetation* pursuant to *condition* 7	(a) the boundaries of the areas *revegetated* and *rehabilitated*, recorded digitally as a shapefile; (b) a description of the *revegetation* and *rehabilitation* activities undertaken; (c) the size of the area *revegetated* and *rehabilitated* (in hectares); (d) the date *revegetation* and *rehabilitation* activities were undertaken; (e) the species and quantity of native vegetation *planted* and/or *direct seeded*; (f) evidence demonstrating compliance with the tree establishment and persistence requirements under *condition* 7(a)(iv) and *condition* 7(a)(vii); (g) actions undertaken to monitor and maintain *revegetated* and *rehabilitated* areas, including *weed* control; (h) remedial *planting*, *direct seeding* and other remedial actions undertaken in accordance with *condition* 7(c) and *condition* 7(f); and (i) a copy of the *environmental specialist's* report prepared in accordance with *condition* 7(b).

12. Reporting

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

(i) the records required to be kept under *condition* 11; 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* 11, where these records have not already been provided under *condition* 12(a).

DEFINITIONS

In this permit, the terms in Table 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.
dieback	means the effect of *Phytophthora* species on *native vegetation*.
direct seeding	means a method of re-establishing vegetation through the establishment of a seed bed and the introduction of seeds of the desired plant species.
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.
environmental specialist	means a person who holds a tertiary qualification in environmental science or equivalent, and has a minimum of 2 years work experience relevant to the type of environmental advice that an environmental specialist is required to provide under this permit, or who is approved by the CEO as a suitable environmental specialist.
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 kilometers 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.

Term	Definition
native vegetation	has the meaning given under section 3(1) and section 51A of the EP Act.
optimal time	means the period from April to August for undertaking planting and direct seeding.
planted/planting	means the re-establishment of vegetation by creating favourable soil conditions and planting seedlings of the desired species.
Rehabilitation and Vegetation Management Plan	means the Rehabilitation and Vegetation Management Plan prepared by Western Environmental, being Appendix A of the document titled '*Subject: 3650 Toodyay Road, Bailup - Black Cockatoo Habitat Assessment*' (Ref: A25.306-LRP-NVCP_0_FINAL).
rehabilitate / rehabilitated / rehabilitation	means actively managing an area containing native vegetation in order to improve the ecological function of that area.
revegetate / revegetated / revegetation	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.
vegetation type VT01	means the vegetation type recorded within the application area, described as: "Overstorey dominated by *Eucalyptus marginata* (jarrah), *Corymbia calophylla* (marri) and *Banksia* spp. over *Xanthorrhoea preissii* and *Persoonia elliptica* over *Hibbertia* sp." in the Western Environmental document titled '*Subject: 3650 Toodyay Road, Bailup - Black Cockatoo Habitat Assessment*' (Ref: A25.306-LRP-NVCP_0_FINAL).
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



Ray Carvalho
A/MANAGER
NATIVE VEGETATION REGULATION

Officer delegated under Section 20
of the Environmental Protection Act 1986

29 July 2026

Schedule 1

The boundary of the area authorised to be cleared, and the area subject to revegetation and rehabilitation requirements, is shown in the map below (Figure 1).

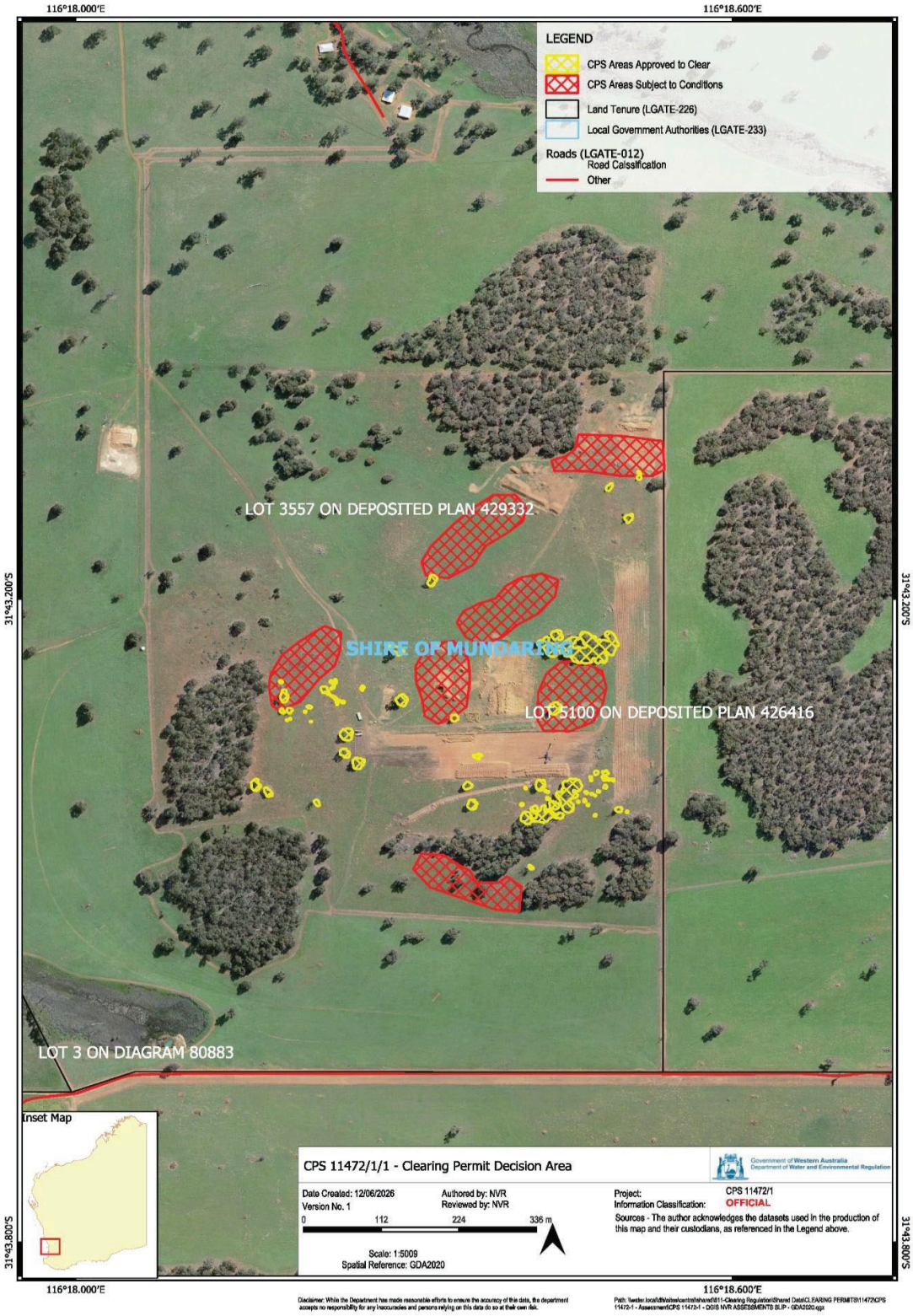


Figure 1: Map of the boundary of the area within which *clearing* may occur cross-hatched yellow, and the areas subject to revegetation and rehabilitation requirements cross-hatched red.

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 11472/1
Permit type:	Purpose permit
Applicant name:	Trico Resources Pty Ltd
Application received:	20 February 2026
Application area:	0.99 hectares of native vegetation
Purpose of clearing:	Gravel extraction
Method of clearing:	Mechanical removal
Property:	Lot 3557 on Deposited Plan 429332
Location (LGA area/s):	Shire of Mundaring
Localities (suburb/s):	Bailup

1.2. Description of clearing activities

The application is to clear 0.99 hectares of native vegetation within Lot 3557 on Deposited Plan 429332, Bailup, in the Shire of Mundaring (Figure 1). The vegetation comprises small, localised patches of native vegetation and scattered native trees. The application area has been subject to historical grazing and cropping activities.

The proposed clearing is required to facilitate gravel extraction activities associated with the establishment, operation and rehabilitation of an extractive industry pit. Clearing will be undertaken using mechanical methods and will involve the removal of native vegetation within the proposed disturbance footprint.

The Western Australian Planning Commission has granted development approval for the proposed extractive industry.

1.3. Decision on application

Decision:	Granted
Decision date:	29 July 2026
Decision area:	0.99 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 one submission was received. Consideration of matters raised in the public submission is summarised in Appendix A.

In making this decision, the Delegated Officer had regard to the site characteristics (see Appendix B), relevant datasets (see Appendix F), the findings of a biological survey conducted by Western Environmental, the clearing principles set out in Schedule 5 of the EP Act (see Appendix C), relevant planning instruments and any other matters

considered relevant to the assessment (see Section 3). The Delegated Officer also took into consideration the extent to which impacts can be avoided, minimised and mitigated.

The assessment identified that the proposed clearing will result in:

- the loss of up to 0.99 hectares of native vegetation, including vegetation in good to completely degraded condition;
- the loss of 0.99 hectares of suitable foraging habitat for Carnaby's cockatoo, forest red-tailed black cockatoo and Baudin's cockatoos, including high-quality foraging habitat for Carnaby's cockatoo and forest red-tailed black cockatoo;
- potential injury or mortality of native fauna present within the application area at the time of clearing; and
- potential indirect impacts including the introduction or spread of weeds, spread of dieback, and a minor risk of land degradation if not appropriately managed.

The Delegated Officer determined that the risk of land degradation, weed and dieback spread, and fauna injury can be appropriately managed through conditions on the clearing permit. The Delegated Officer determined that the proposed impact to black cockatoo foraging habitat requires mitigation through an on-site revegetation action, given the cumulative impact on these species foraging habitat across their respective ranges.

The Delegated Officer considered revegetation to be an appropriate mitigation measure in this instance having regard to the relatively limited extent of habitat proposed to be cleared, the availability of foraging habitat in the surrounding landscape, the applicant's avoidance and minimisation measures, and the opportunity to restore and enhance habitat values within and adjacent to the application area.

The applicant has committed to revegetating a 4.52 hectare area largely adjacent to the application area, in localised patches to re-instate black cockatoo habitat values, including planting a minimum 3,013 native trees (which include *Eucalyptus marginata* (jarrah) and *Corymbia calophylla* (marri)). The planting would increase both the extent and quality of black cockatoo foraging habitat within Lot 3557.

The Delegated Officer considered that the revegetation action adequately addresses the impact to black cockatoo foraging habitat.

Considering the above, the Delegated Officer determined to grant the clearing permit subject to conditions, including requirements to:

- undertake avoid and minimise 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, one-directional clearing to allow fauna to disperse into adjacent habitat;
- rehabilitate and revegetate a minimum of 4.52 hectares, including planting at least 3,013 native trees, with a minimum of 50 per cent comprising marri (*Corymbia calophylla*) and jarrah (*Eucalyptus marginata*), to restore black cockatoo habitat values adjacent to the application area; and
- undertake extraction within 3 months of clearing to minimise erosion risks.

1.5. Site map



Figure 1 Map of the application area

The areas cross-hatched yellow indicate the areas authorised to be cleared under the granted clearing permit. The areas cross-hatched red indicate the areas within which revegetation must be undertaken.

2 Legislative context

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

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

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

Other legislation of relevance for this assessment include:

- *Biodiversity Conservation Act 2016* (WA) (BC Act)
- *Environment Protection and Biodiversity Conservation Act 1999* (Cth) (EPBC Act)
- *Planning and Development Act 2005* (WA) (P&D 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 Fauna Surveys for Environmental Impact Assessment* (EPA, 2016).

3 Detailed assessment of application

3.1. Avoidance and mitigation measures

The applicant provided evidence demonstrating that the following avoidance, minimisation and mitigation measures have been, or will be, implemented to reduce environmental impacts associated with the proposed clearing (Western Environmental, 2026):

- gravel extraction areas have been located predominantly within areas previously cleared for agricultural purposes and maintained as pasture, thereby avoiding higher quality native vegetation where practicable;
- the disturbance footprint was refined in the southern portion of the application area to avoid impacts to a larger intact patch of native vegetation, resulting in the retention of approximately 0.92 hectares of the 1.5-hectare remnant and associated habitat values, including:
    - 0.88 hectares of high-quality foraging habitat for Carnaby's cockatoo;
    - 0.92 hectares of high-quality foraging habitat for forest red-tailed black cockatoo; and
    - 53 potential nesting trees with a diameter at breast height (DBH) of greater than 500 mm.
- clearing will be undertaken directionally to allow fauna to disperse into surrounding remnant vegetation;
- retained trees will be marked prior to clearing commencing, and where possible, protective fencing will be installed to implement tree protection zones; and
- a rehabilitation and decommissioning program will be implemented, including:
    - three stage rehabilitation and revegetation, within 60 days after each stage of excavation has ceased;
    - topsoil will be stockpiled and respread immediately after excavation is completed for each excavation stage;
    - grades resulting from excavation activities will be blended to create shallow slopes to prevent stormwater runoff, topsoil erosion and to support seed germination and regrowth;
    - revegetation will occur in strategic clumps in a valley-to-valley approach with three clumps per stage;
    - a total area of 4.52 hectares will be revegetated at a density of one tree per 15 m^2, resulting in 3,013 trees being planted (see Figure 1 of Section 1.5); and
    - revegetation and rehabilitation will also include mid and understorey species.

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

3.2. Assessment of impacts on environmental values

In assessing the application, the Delegated Officer has had regard to the site characteristics (see Appendix B), biological survey findings, 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 (Appendix C) identified that the proposed clearing presents a risk to biological values, primarily through the removal of black cockatoo foraging habitat and potential impacts to native fauna during clearing activities. The consideration of these impacts, and the extent to which they may be avoided, minimised or mitigated through conditions imposed under sections 51H and 51I of the EP Act, is discussed below.

3.2.1. Biological values (Fauna) - Clearing Principle (b)

Assessment

Black Cockatoos
The local area of the application area includes records of the following species, which will herein be collectively referred to as black cockatoos:

- *Calyptorhynchus banksii naso (*forest red-tailed black cockatoo) (Vulnerable, BC Act and EPBC Act);
- *Zanda latirostris* (Carnaby's cockatoo) (Endangered, BC Act and EPBC Act); and
- *Zanda baudinii* (Baudin's cockatoo) (Endangered, BC Act and EPBC Act).

The application area contains known foraging habitat for these species. While habitat requirements for the black cockatoos differ, the requirements in general can be categorised as breeding habitat, foraging habitat and night roosting habitat.

The application area contains 0.99 hectares of native vegetation which is fragmented, and immediately surrounded by predominantly cleared agricultural land with scattered patches of native vegetation. The vegetation is comprised primarily of jarrah *(Eucalyptus marginata),* marri *(Corymbia calophylla)* and to a lesser extent *Banksia* sp. trees, which provide preferred foraging habitat for black cockatoo species (see the extent of vegetation types recorded in Appendix B). The vegetation under application is in a completely degraded to good condition, noting it has been subject to long-term pasture grazing (Western Environmental, 2026).

A flora, vegetation and black cockatoo habitat assessment (the assessment) identified a total of 115 trees with a DBH of greater than 50 centimetres within the broader assessment footprint, with these trees classified as potential nesting trees. Of these trees, 53 will be retained and 62 occur within the application area. The assessment confirmed that none of the 115 potential habitat trees recorded contained suitable nesting hollows (Western Environmental, 2026). These trees may also provide roosting habitat for black cockatoos; however, no evidence of roosting was recorded during the assessment (Western Environmental, 2026).

No evidence of black cockatoos or utilisation of the site, such as feeding debris or roosting evidence, was recorded during the assessment. However, the assessment was conducted outside the primary foraging and nesting season which may have resulted in a lack of observed evidence (Western Environmental, 2026).

Despite the lack of foraging evidence, the assessment attributed a weighted average foraging habitat quality score of high (8/10) for both forest red-tailed black cockatoo and Carnaby's cockatoo, for the majority of the vegetation under application. This rating reflected the presence of preferred foraging species, proximity to known breeding and roosting areas, habitat connectivity and other site attributes assessed in accordance with the survey methodology (Western Environmental, 2026).

The assessment did not specifically assess habitat quality for Baudin's cockatoo, noting that the application area is located near the northern extent of the species' distribution. However, records of Baudin's cockatoo occur within the local area and, although the species is not known to breed in the Mundaring area, it may utilise the application area as a seasonal winter foraging resource. Therefore, while the habitat value for Baudin's cockatoo is considered lower than that for Carnaby's cockatoo and forest red-tailed black cockatoo, the proposed clearing may still result in the loss of suitable foraging habitat for the species.

Based on the vegetation types present, the proposed clearing will result in the loss of approximately 0.99 hectares of suitable foraging habitat for black cockatoos, including high-quality Carnaby's cockatoo and forest red-tailed black cockatoo foraging habitat.

While the foraging habitat is considered high-quality, it is limited in extent within a local area where a large amount of remnant vegetation remains. At a local scale, approximately 22,191 hectares of remnant native vegetation occurs within a 10-kilometre radius of the application area. As such, the foraging habitat within the application area represents a small proportion of the available foraging habitat in the local landscape.

Notwithstanding this, given the cumulative loss of black cockatoo foraging habitat across these species' range, including from nearby development projects in the Shire of Mundaring, the Delegated Officer determined that the proposed clearing of black cockatoo foraging habitat constitutes a residual impact that warrants mitigation through a revegetation action. This is also noting that the foraging habitat within the application area may be used by breeding Carnaby's cockatoos and roosting Carnaby's cockatoos and forest red-tailed black cockatoos, given 8 Carnaby's cockatoo breeding sites have been recorded within 12 kilometres (2 confirmed, 6 potential) and 2 black cockatoo roost sites have been recorded within 6 kilometres.

Noting the extent of the proposed impact to black cockatoo foraging habitat, and the applicant's adherence to the mitigation hierarchy (avoid, minimise, mitigate), the Delegated Officer determined that it was appropriate to consider a revegetation action to address this impact.

The applicant has prepared a revegetation plan which commits to revegetating 4.52 hectares adjacent to the application area in a staged approach, including the planting of 3,013 native trees, comprising species such as jarrah (*Eucalyptus marginata*) and marri (*Corymbia calophylla*) that provide preferred foraging resources for black cockatoos. The proposed revegetation area is largely cleared and in a completely degraded condition. Consequently, the proposed revegetation is expected to substantially improve habitat quality and progressively restore black cockatoo foraging habitat values over time.

The proposed on-site revegetation action is considered a mitigation measure that will be implemented through conditions on the clearing permit. To assess the adequacy of the proposed revegetation in mitigating impacts to black cockatoo foraging habitat, the proposal was evaluated using the WA Environmental Offsets Metric as a quantitative assessment tool. The assessment indicated that the scale, location and composition of the proposed revegetation would adequately mitigate the loss of foraging habitat through the long-term restoration and enhancement of black cockatoo foraging habitat values.

The loss of potential roosting habitat, and potential future breeding habitat, is not considered to represent a significant residual impact in this instance. This is based on the absence of current breeding habitat within the application area and extent of potential roosting habitat proposed to be cleared. Therefore, a revegetation action has not been specifically required to address this impact. However, the Delegated Officer notes that the applicant's commitment to plant tree species that are known to provide breeding and roosting habitat (jarrah and marri) for black cockatoos, is expected to provide future roosting and breeding habitat.

Western Brush Wallaby

The application area may be utilised opportunistically by western brush wallaby (*Notamacropus irma)* (Priority 4), which has been recorded within the local area. This species occurs in jarrah-marri forest and woodland and is known to utilise dense understorey vegetation for daytime shelter and open areas for nocturnal foraging. Western brush wallabies are generally associated with larger, contiguous patches of native vegetation which provide adequate cover from predators and suitable refuge sites, and they are known to favour areas with structurally complex vegetation, including shrubs and midstorey species (DBCA, 2026).

While the application area contains jarrah and marri species consistent with nocturnal foraging habitat, the vegetation is fragmented, limited in extent, and includes areas of completely degraded condition, reducing its suitability as core habitat for this species.

The application area is situated within a broader landscape that retains a substantial extent of remnant vegetation, providing more suitable and connected habitat for this species. As such, the site is more likely to be used transiently for movement or occasional foraging along habitat edges, rather than as a primary habitat area. Therefore, the proposed clearing is unlikely to result in a significant impact to western brush wallaby habitat at a local or regional scale.

Conclusion

Based on the above assessment, the proposed clearing will result in the loss of:

- 0.99 hectares of suitable foraging habitat for all three black cockatoos, including high-quality foraging habitat for Carnaby's cockatoos and forest red-tailed black cockatoo.

- 62 potential nesting trees, none of which contain suitable hollows and therefore do not constitute current breeding habitat.

Noting the extent of the proposed impact to black cockatoo foraging habitat, and the applicant's demonstrated avoidance and minimisation efforts, the Delegated Officer considered it appropriate to require an on-site revegetation action as a mitigation measure. The assessment indicated that revegetation of 4.52 hectares, including the planting of 3,013 native trees, would adequately mitigate the loss of black cockatoo foraging habitat.

The proposed clearing will also increase the risk of fauna strike to native fauna using the application area at the time of clearing.

Conditions

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

- implement avoidance and minimisation measures to reduce the impacts and extent of clearing;
- implement weed and dieback hygiene management measures, to minimise the introduction and spread of weeds and dieback within and adjacent to the application area;
- demarcate the clearing area to prevent inadvertent clearing of adjacent native vegetation; and
- revegetate a minimum of 4.52 hectares adjacent to the application area, including the planting of at least 3,013 native trees, including jarrah (*Eucalyptus marginata*) and marri (*Corymbia calophylla*), to restore black cockatoo foraging habitat values.

3.3. Relevant planning instruments and other matters

The application area is zoned 'Rural' under the Metropolitan Region Scheme (MRS). The Western Australian Planning Commission has granted Development Approval (WAPC Ref: 27-50106-1) for the extractive industry, authorising the extraction of up to 950,000 tonnes of gravel per annum. The Development Approval includes conditions that relate to managing the end land use associated with the proposed extraction.

The Shire of Mundaring was consulted during the assessment process. No response was received prior to determination of the application. It remains the responsibility of the applicant to ensure that all relevant approvals and authorisations are obtained prior to the commencement of clearing activities.

Several Aboriginal Sites of Significance have been mapped nearby the application area. While none intersect 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.

End

Appendix A. Details of public submissions

A public submission was received in relation to the proposed clearing and end land use. The concerns of the submission are set out below (Submission, 2026).

Summary of comments	Consideration of comment
• objects to further clearing within the local area, noting concerns that previous approvals indicated no further clearing would be required and that multiple subsequent clearing applications have been submitted; • considers that clearing associated with this and other nearby projects has resulted in cumulative environmental impacts, including the loss of mature native vegetation and a perceived decline in wildlife presence; • raises concerns regarding the visual impacts of clearing, noting that vegetation removal has altered the landscape character and visibility of extractive industry operations from surrounding residential properties within Regal Hill; and • considers that nearby residents experience the environmental and amenity impacts of the project, including increased industrial noise, without receiving corresponding benefits from the development.	The application has been assessed in accordance with the *Environmental Protection Act 1986* (EP Act). The current application has been assessed on its own merits having regard to the requirements of the EP Act, including consideration of cumulative impacts where relevant. The concerns raised regarding vegetation loss, fauna habitat impacts and cumulative clearing have been considered during the assessment of the application. Specifically, impacts to fauna habitat, including black cockatoo habitat, are addressed in Section 3.1. The assessment of impacts to fauna habitat, particularly black cockatoo habitat, considered the cumulative loss of habitat within the local area. Having regard to those cumulative impacts, the Delegated Officer determined that revegetation and rehabilitation of adjacent areas should be required as a mitigation measure. The applicant will be required to revegetate a minimum of 4.52 hectares, including the planting of at least 3,013 native trees, to mitigate impacts to fauna habitat resulting from the proposed clearing. While a time lag between planting and habitat establishment is acknowledged, the revegetation is expected to progressively restore and enhance native vegetation and black cockatoo habitat values over the long term. Matters relating to industrial noise, visual amenity and benefits to surrounding residents are not regulated under the clearing provisions of the *Environmental Protection Act 1986* or the *Environmental Protection (Clearing of Native Vegetation) Regulations 2004*. These matters are appropriately considered through other statutory processes, including the applicant's Development Approval issued by the Western Australian Planning Commission.

Appendix B. Site characteristics

B.1. Site characteristics

Characteristic	Details
Local context	The application area comprises 0.99 hectares of native vegetation occurring as scattered patches within a largely cleared rural property in the Shire of Mundaring, within the Intensive Land Use Zone of Western Australia. It is surrounded by a mix of agricultural land and large patches of remnant vegetation. The application area is in the Jarrah Forest Bioregion. Spatial data indicates the local area (10-kilometre radius from the centre of the area proposed to be cleared) retains approximately 63.97 per cent of the original native vegetation cover.
Ecological linkage	There are no formal mapped ecological linkages within the application area. Given the fragmented nature of the vegetation and the availability of larger adjacent remnants, the application area is unlikely to function as a significant informal ecological linkage for fauna movement.
Conservation areas	There are no conservation areas intersecting the application area. The closest conservation area is located approximately 3.8 kilometres southeast of the application

Characteristic	Details
	area, which is a conservation covenant with an 'agreement to reserve' (Object ID – 228). Morangup Nature Reserve is 4.2 kilometres north west.
Vegetation description and condition	An environmental assessment conducted by Western Environmental (2026), indicates the vegetation within the application area consists of: • **VT 01 – Jarrah-marri-banksia woodland,** described as overstorey dominated by *Eucalyptus marginata* (jarrah), *Corymbia calophylla* (marri) and *Banksia* spp. over *Xanthorrhoea preissii* and *Persoonia elliptica* over *Hibbertia* sp., in a good condition (0.56 hectares of the application area); • **VT 02 – Isolated patches of jarrah and marri**, described as isolated jarrah and marri trees over pasture grasses and cleared paddock, in a completely degraded condition (0.33 hectares of the application area); and • **VT 03 – Isolated *Grevillea* spp.,** described as isolated patches of *Grevillea* spp. in a completely degraded condition (0.08 hectares of the application area). The full Keighery (1994) condition rating scale is provided in Appendix D. The vegetation present is largely consistent with the broad scale mapped vegetation complexes over the application area (Mattiske and Havel, 1998): • Dwellingup (D4), Darling Plateau, characterised by open forest to woodland of *Eucalyptus marginata – Corymbia calophylla* on lateritic uplands. • Yalanbee (Y5), Darling Plateau, characterised by a mixture of open forest of *Eucalyptus marginata – Corymbia calophylla* and woodland of *Eucalyptus wandoo* on lateritic uplands. The mapped vegetation complexes retain approximately 67.10 per cent and 48.40 per cent of the original extent, respectively (Government of Western Australia, 2019).
Climate and landform	The mean average annual rainfall in the region is recorded as 546 millimetres (BOM, 2026). The application area is on a slope ranging between approximately 4.2 per cent to 7.1 per cent, with a range in elevation between 315 to 340 metres above sea level.
Soil description	The soil is mapped as Yalanbee 1 Phase (253WnYa1), described as well drained gently undulating lateritic uplands with moderately deep to fine gravelly brownish sands, pale brown sands, and earthy sands.
Land degradation risk	Based on available data, the application area has high subsurface acidification and wind erosion risk.
Waterbodies	Available datasets and survey information indicate that no waterbodies intersect the application area. The closest watercourse is a mapped minor non-perennial river (Red Swamp Brook) running 600 metres to the north of the application area.
Hydrogeography	The application area is not located within a proclaimed surface water area; however, it does lie within the Avon River Catchment Area, proclaimed under the *Rights in Water and Irrigation Act 1914* (RIWI Act). Available mapping indicates groundwater salinity within the application area ranges from approximately 1,000 to 3,000 milligrams per litre total dissolved solids (TDS). The application area is mapped within the Eastern Darling Range hydrological zone characterised by moderately to strongly dissected lateritic plateau on granite with eastward-flowing streams in broad shallow valleys, some surficial Eocene sediments. Soils are formed in laterite colluvium or weathered in-situ granite.
Flora	DWER's desktop assessment identified six conservation significant flora in the local area, comprising two threatened species and four priority species. The closest record to the application area is Priority 2 species *Verticordia citrella*, located 2.1 kilometres from the application area.
Ecological communities	There are no threatened ecological communities mapped within the application area or the local area (10-kilometre radius).

Characteristic	Details
Fauna	There are records of 14 fauna of conservation significance within the local area, including three black cockatoo species, one bird of prey, one migratory bird, one placental mammal, seven marsupials and one invertebrate. The application area contains, and is adjacent to, black cockatoo foraging habitat and occurs within the known distribution of Carnaby's cockatoo, forest red-tailed black cockatoo and Baudin's cockatoo, noting that the site is located near the northern extent of Baudin's cockatoo distribution. The closest recorded Carnaby's cockatoo breeding site is 8 kilometres from the application area, and the closest forest red-tailed black cockatoo breeding site is 18.7 kilometres away. The closest confirmed black cockatoo roost site is 3.7 kilometres from the application area.

B.2. Fauna analysis table

With consideration for the site characteristics set out above, relevant datasets (see Appendix F), and biological survey information, impacts to the following conservation significant fauna 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)	Number of known records in local area (total)
Zanda baudinii (Baudin's cockatoo)	T - EN	Y	Y	4.19	3
Zanda latirostris (Carnaby's cockatoo)	T - EN	Y	Y	1.71	1588
Calyptorhynchus banksii naso (Forest red-tailed black cockatoo)	T - VU	Y	Y	1.66	160
Notamacropus irma (Western Brush Wallaby)	P	N	Y	2.62	63
Dasyurus geoffroii (Chuditch)	T - VU	N	Y	4.46	11

T: threatened, CR: critically endangered, EN: endangered, VU: vulnerable, P: priority, SP: specially protected

Appendix C. 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 is in a good to completely degraded (Keighery, 1994) condition (Western Environmental, 2026). The application area occurs on a rural property which has been subject to long-term cropping and grazing practices, which has significantly impacted the understorey vegetation (Western Environmental, 2026). While a targeted flora survey was not undertaken over the application area, the applicant commissioned Western Environmental (2026) to undertake a flora, vegetation and black cockatoo assessment in November 2025, which included the identification of flora species present and evaluation of vegetation structure. The assessment did not identify any conservation listed flora. Noting this, the vegetation type and condition present, site context, and distance to nearest recorded conservation listed flora (more than 2 kilometres away), the proposed clearing is considered unlikely to impact on threatened or priority flora.	Not likely to be at variance	No

Assessment against the clearing principles	Variance level	Is further consideration required?
The vegetation types recorded within the application area are well represented in the local area and are not considered representative of any known conservation listed ecological communities. While the application area includes primary foraging habitat for black cockatoos, the vegetation is not considered to support a high level of biodiversity at a local or regional scale.		
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 primary foraging habitat for Carnaby's cockatoo, Baudin's cockatoo and forest red-tailed black 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."* Assessment: There are no threatened flora mapped within the application area, with the closest record 8.7 kilometres away. The Western Environmental (2026) flora, vegetation and black cockatoo assessment did not identify any threatened flora. The application area, which has been subject to long-term grazing and cropping, is unlikely to contain threatened flora.	Not likely to be at variance	No
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 vegetation types recorded within the application area are well represented in the local area and are not considered to be representative of any known threatened ecological communities.	Not 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 remaining extent of the mapped vegetation complexes (67.10 per cent and 48.40 per cent) and native vegetation in the local area (63.97 per cent), exceed the national objectives and targets for biodiversity conservation in Australia, which set out a minimum vegetation retention threshold of 30% (Commonwealth of Australia, 2001). The vegetation proposed to be cleared is therefore not considered a significant remnant of native vegetation in an area that has been extensively cleared.	Not likely to be 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: Given the distance to the nearest conservation area, the proposed clearing is not likely to have an impact on the environmental values of nearby conservation areas.	Not likely to be at variance	No
Environmental value: land and water resources		

Assessment against the clearing principles	Variance level	Is further consideration required?
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: No watercourses or wetlands intersect the application area, with the nearest mapped watercourse located approximately 600 metres north of the application area. Accordingly, the proposed clearing is unlikely to impact riparian vegetation.	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 mapped soils are known to be susceptible to subsurface acidification and wind erosion, the proposed clearing of 0.99 hectares of scattered native vegetation, with no consolidated patch larger than 0.4 hectares, is unlikely to result in appreciable land degradation. This is also noting the applicant's commitment to progressively revegetate and rehabilitate surrounding areas following extraction with large native trees. Land degradation risks associated with the end land use have been considered under the applicant's Development Approval for extractive industry, which requires implementation of a dust management plan.	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: Given no watercourses or wetlands intersect or occur adjacent to the application area, the proposed clearing is unlikely to impact surface water quality. Groundwater salinity is mapped as 1000 – 3000 milligrams per litre total dissolved solids (marginal to moderate). The proposed clearing of 0.99 hectares of scattered native vegetation, with no consolidated patch larger than 0.4 hectares, is unlikely to result in a perceptible rise in the water table that would impact groundwater salinity, particularly noting the progressive revegetation proposed.	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: The application area is not recognised as a high flood risk area. Given no watercourses or wetlands are recorded within the application area, the mapped highly permeable soils, and the moderately sized, scattered application area, the proposed clearing is not likely to cause or exacerbate flooding.	Not likely to be at variance	No

Appendix D. Vegetation condition rating scale

Vegetation condition is a rating given to a defined area of vegetation to categorise and rank disturbance related to human activities. The rating refers to the degree of change in the vegetation structure, density and species present in relation to undisturbed vegetation of the same type. The degree of disturbance impacts upon the vegetation's ability to regenerate. Disturbance at a site can be a cumulative effect from a number of interacting disturbance types.

Considering its location, the scale below was used to measure the condition of the vegetation proposed to be cleared. This scale has been extracted from: Keighery, 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 E. Biological survey information excerpts

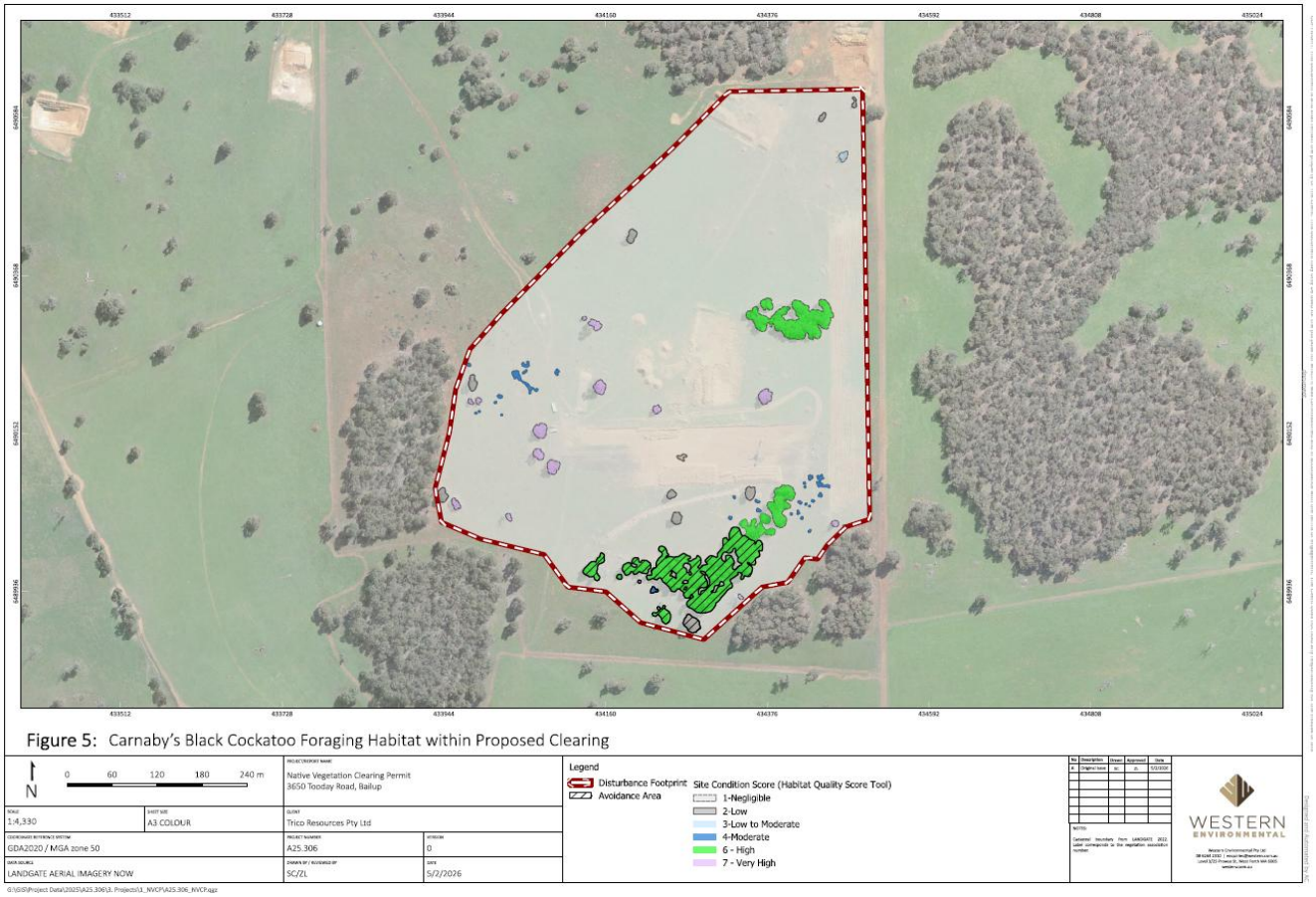


Figure E1: Carnaby's cockatoo foraging habitat value recorded by Western Environmental (2026).

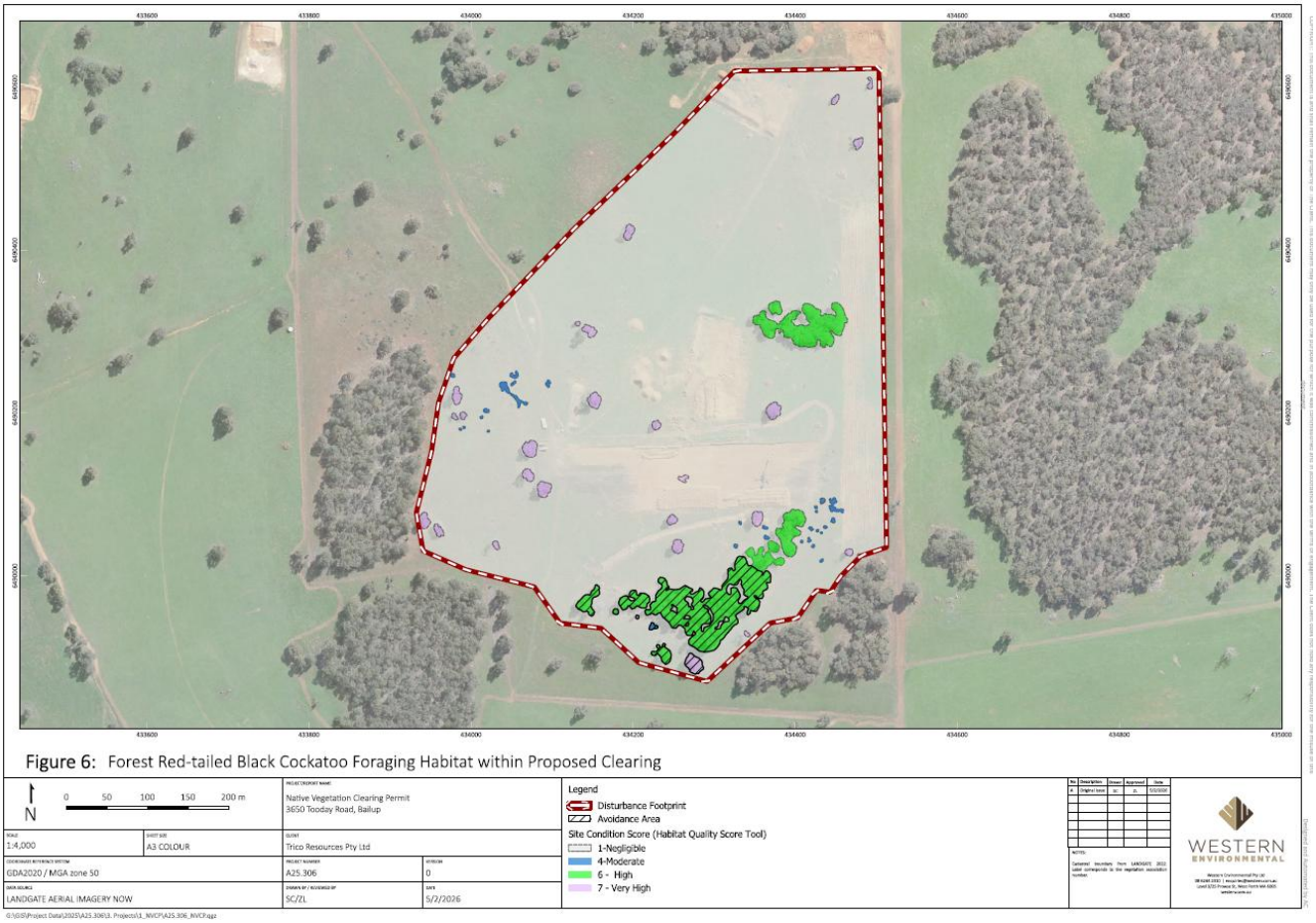


Figure E2*:* Forest red-tailed black cockatoo foraging habitat value recorded by Western Environmental (2026).

Appendix F. Sources of information

F.1. GIS databases

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

- 10 Metre Contours (DPIRD-073)
- Aboriginal Heritage Places (DPLH-001)
- Cadastre (LGATE-218)
- Contours (DPIRD-073)
- DBCA – Lands of Interest (DBCA-012)
- DBCA Legislated Lands and Waters (DBCA-011)
- Directory of Important Wetlands in Australia – Western Australia (DBCA-045)
- Environmentally Sensitive Areas (DWER-046)
- Flood Risk (DPIRD-007)
- Groundwater Salinity Statewide (DWER-026)
- Hydrography – Inland Waters – Waterlines
- Hydrological Zones of Western Australia (DPIRD-069)
- IBRA Vegetation Statistics
- Imagery
- Local Planning Scheme – Zones and Reserves (DPLH-071)
- Native Title (ILUA) (LGATE-067)
- Offsets Register – Offsets (DWER-078)
- Pre-European Vegetation Statistics
- Public Drinking Water Source Areas (DWER-033)
- Ramsar Sites (DBCA-010)
- Regional Parks (DBCA-026)
- Remnant Vegetation, All Areas
- RIWI Act, Groundwater Areas (DWER-034)

- RIWI Act, Surface Water Areas and Irrigation Districts (DWER-037)
- Soil Landscape Land Quality – Flood Risk (DPIRD-007)
- Soil Landscape Land Quality – Phosphorus Export Risk (DPIRD-010)
- Soil Landscape Land Quality – Subsurface Acidification Risk (DPIRD-011)
- Soil Landscape Land Quality – Water Erosion Risk (DPIRD-013)
- Soil Landscape Land Quality – Water Repellence Risk (DPIRD-014)
- Soil Landscape Land Quality – Waterlogging Risk (DPIRD-015)
- Soil Landscape Land Quality – Wind Erosion Risk (DPIRD-016)
- Soil Landscape Mapping – Best Available
- Soil Landscape Mapping – Systems

Restricted GIS Databases used:

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

F.2. References

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

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

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Trico Resources Pty Ltd (2026a) *Clearing permit application CPS 11472/1*, received 20 February 2026 (DWER Ref: DWERDT1279702).

Trico Resources Pty Ltd (2026b) *Supporting information for clearing permit application CPS 11472/1,* received 20 February 2026 (DWER Ref: DWERDT1296200).

Western Environmental (2026) 3650 *Toodyay Road, Bailup – Black Cockatoo Habitat Assessment*. Prepared for Trico Resources Pty Ltd (DWER Ref: DWERDT1296200).

Western Australian Herbarium (1998-). *FloraBase - the Western Australian Flora*. Department of Biodiversity, Conservation and Attractions, Western Australia. https://florabase.dpaw.wa.gov.au/.