GOVERNMENT OF
WESTERN AUSTRALIA

CLEARING PERMIT

Granted under section 51E of the Environmental Protection Act 1986

Purpose Permit number:	CPS 11491/1
Permit Holder:	Mundijong Joint Venture c/o Kerrboyle Pty Ltd
Duration of Permit:	From 2 October 2026 to 2 October 2036

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 installing a wastewater pumping station and pressure mains associated with the Scott Road Wastewater Pipeline Project.

2. Land on which clearing is to be done

Lot 2095 on Deposited Plan 404194, Byford

3. Clearing authorised

The permit holder must not clear more than 0.03 hectares of native vegetation within the cross-hatched yellow area in Figure 1 of Schedule 1.

4. Period during which clearing is authorised

The permit holder must not clear any *native vegetation* after 2 October 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; and

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

7. Revegetation - Planting

The permit holder must within 12 months of undertaking clearing authorised under this permit:

(a) undertake *planting* of at least 3 native marri *(Corymbia calophylla)* trees within the area cross-hatched red in Figure 2 of Schedule 1, by;

  (i) ensuring only *local provenance* propagating material is used for *planting* activities;

  (ii) ensure *planting* is undertaken at an *optimal time*;

  (iii) undertake *weed* control of the planted trees for at least three years post *planting*; and

  (iv) watering of the planted trees is undertaken for at least three years post *planting*, as required

(b) the permit holder must within 24 months of *planting* the 3 native marri *(Corymbia calophylla)* trees in accordance with *condition* 7(a) of this permit:

  (i) inspect the trees to ensure that the native trees *planted* under *condition* 7(a) will survive;

  (ii) if the determination under *condition* 7(b)(i) identifies that any of the native trees will not survive, the permit holder must *plant* additional trees that will result in a minimum of 3 native marri *(Corymbia calophylla)* trees persisting within the area cross-hatched red in Figure 2 of Schedule 1; and;

  (iii) Where additional *planting* of trees is undertaken in accordance with *condition* 7(b)(ii), the permit holder must repeat the activities required by *condition* 7(a) and *condition* 7(b) of this permit.

PART III - RECORD KEEPING AND REPORTING

8. Records that must be kept

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

Table 1: Records that must be kept

No.	Relevant matter	Specifications
1.	In relation to the authorised clearing activities generally	(a) the species composition, structure, and density of the cleared area; (b) the location where the clearing occurred, recorded using a Global Positioning System (GPS) unit set to 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); and (e) actions taken to avoid, minimise, and reduce the impacts and extent of clearing in accordance with condition 5; and (f) actions taken to minimise the risk of the introduction and spread of *weeds* and *dieback* in accordance with condition 6.
2.	In relation to revegetation action pursuant to *condition* 7 of this Permit	(g) the date(s) the *planting* occurred; a description of the *planting* activities undertaken; (h) the locations of the trees *planted*, recorded using a Global Positioning System (GPS) unit set to Geocentric Datum Australia 2020 (GDA2020), expressing the geographical coordinates in Eastings and Northings or decimal degrees; (i) the total number of trees *planted*; and (j) a description of the infill *planting* (if any) in accordance with the requirements of *condition* 7(b).

9. Reporting

The permit holder must provide to the *CEO* the records required under *condition* 8 of this permit when requested by the *CEO*.

DEFINITIONS

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

Table 2: Definitions

Term	Definition
CEO	Chief Executive Officer of the department responsible for the administration of the clearing provisions under the *Environmental Protection Act 1986*.
clearing	has the meaning given under section 3(1) of the EP Act.
condition	a condition to which this clearing permit is subject under section 51H of the EP Act.
dieback	means the effect of *Phytophthora* species on native vegetation.

Term	Definition
department	means the department established under section 35 of the *Public Sector Management Act 1994* (WA) and designated as responsible for the administration of the EP Act, which includes Part V Division 3.
EP Act	*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 resources within 50 kilometres 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 the period from May to July for undertaking planting.
planted/planting	means the re-establishment of vegetation by creating soil conditions and planting seedlings of the desired species.
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

9 September 2026

Schedule 1

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



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



Figure 2: Map of the boundary of the area subject to conditions (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 11491/1
Permit type:	Purpose permit
Applicant name:	Mundijong Joint Venture c/o Kerrboyle Pty Ltd
Application received:	5 March 2026
Application area:	0.03 hectares of native vegetation
Purpose of clearing:	Wastewater pumping station and pressure main associated with the Scott Road Wastewater Pipeline Project
Method of clearing:	Mechanical Removal
Property:	Lot 2095 on Deposited Plan 404194
Location (LGA area/s):	Shire of Serpentine Jarrahdale
Localities (suburb/s):	Byford

1.2. Description of clearing activities

The vegetation proposed to be cleared is 0.03 hectares of native vegetation (or two native marri trees) for the construction of a wastewater pumping station and pressure main associated with the Scott Road Wastewater Pipeline Project (see Figure 1, Section 1.5).

The vegetation proposed to be cleared consists of a fragmented and isolated patch of remnant native trees and vegetation, largely surrounded by agricultural and residential land uses.

The application was revised during the validation process to reduce impacts from 0.58 hectares of native vegetation to be cleared to 0.505 hectares.

The application was further revised during the assessment process, where substantial revisions were conducted in the project design in consultation with Water Corporation to incorporate additional trenchless drilling and underboring techniques. These design refinements reduced the clearing footprint from 0.505 hectares to two mature marri *(Corymbia calophylla)* trees (Mundijong Joint Venture, 2026c) (see Figure 2, Section 1.5).

The two trees cannot be retained due to the location of the proposed discharge tower. The revised clearing footprint represents approximately 0.03 hectares of native vegetation.

1.3. Decision on application

Decision:	Granted
Decision date:	9 September 2026
Decision area:	0.03 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 for the site characteristics (see Appendix B), relevant datasets (see Appendix G.1), the findings of a flora and fauna survey (see Appendix E), 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 that the purpose of the clearing is to facilitate essential wastewater infrastructure associated with a broader regional project, and that a clear mitigation hierarchy has been applied to avoid and minimise impacts.

The assessment identified that the proposed clearing will result in:

- the loss of up to 0.03 hectares of native vegetation representative of an extensively cleared vegetation complex
- the loss of two mature marri trees which provide black cockatoo foraging habitat
- a potential risk of weed introduction and spread to adjacent areas.

After consideration of the available information, as well as the applicant's minimisation and mitigation measures (see Section 3.1), the Delegated Officer determined the proposed clearing is unlikely to result in significant or long-term adverse impacts to environmental values, on the basis that:

- the vegetation is highly degraded and fragmented
- the clearing footprint is small in extent
- higher quality and more extensive habitat occur in the surrounding landscape
- the applicant has demonstrated appropriate avoidance and minimisation measures, including reduction of clearing footprint.

While the revised proposal substantially reduces impacts through avoidance and minimisation, the Delegated Officer recognised that the removal of two mature marri trees will result in a residual impact to black cockatoo foraging habitat within an area known to support extensive black cockatoo use.

The applicant has committed to planting three marri *(Corymbia calophylla)* trees within Doley Road, Byford, on land managed by the Shire of Serpentine Jarrahdale (Mundijong Joint venture, 2026c). The Delegated Officer considers that this revegetation action is appropriate and proportionate to the residual impacts associated with the clearing of the two marri trees.

The Delegated Officer also determined that impacts can be adequately managed through conditions applied under the clearing permit.

The Delegated Officer decided to grant a clearing permit subject to conditions to:

- avoid, minimise to reduce the impacts and extent of clearing
- take hygiene steps to minimise the risk of the introduction and spread of weeds
- undertake revegetation through the planting of three marri *(Corymbia calophylla)* trees within a nearby area.

1.5. Site map



Figure 1 Map of the application area

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



Figure 2 Map of the revegetation area

The areas crosshatched red indicates the areas subject to conditions.

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)

The key guidance documents which inform this assessment are:

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

3 Detailed assessment of application

3.1. Avoidance and mitigation measures

Supporting information was submitted by the applicant (Mundjiong Joint Venture, 2026c; Western Environmental Approvals, 2026), demonstrates that a clear hierarchy of avoidance, minimisation and mitigation measures has been applied in accordance with the mitigation hierarchy:

- trenchless drilling and under boring used to avoid clearing in sensitive areas, including TECs
- reduction of clearing from 0.98 hectares to 0.505 during application validation, and subsequently to 0.03 hectares through additional trenchless drilling and design refinement during application assessment
- no direct clearing of TECs
- construction corridor refined to 10 metres width to reduce impacts
- avoidance of fauna habitat, including black cockatoo foraging habitat and potential nesting trees where practicable
- avoid conducing works in wet or flood-prone conditions
- use of sediment basins and infiltration basins to maintain groundwater balance
- dewatering water to be tested and managed to prevent impacts to TECs
- groundwater monitoring pre- and post-construction
- demarcation of vegetation to be retained
- pruning preferred over clearing where possible
- tree protection fencing for retained trees
- use of directional drilling beneath root zones where required
- retention of fauna habitat where possible
- environmental inductions for staff and contractors
- implementation of a CEMP to manage fauna impacts
- erosion and sediment controls near sensitive areas
- measure to prevent contamination and chemical spills, and
- hygiene measures to minimise weed and disease spread.

During the assessment process the applicant committed to undertake revegetation through the planting of three marri trees to offset the loss of the two marri trees proposed to be cleared. The revegetation will be incorporated into broader planting works being undertaken within Doley Road, Byford, in consultation with the Shire of Serpentine Jarrahdale (Mundijong Joint Venture, 2026c). The Delegated Officer considers this revegetation commitment to be an appropriate mitigation measure having regard to the greatly reduced clearing footprint and the absence of suitable black cockatoo breeding hollows within the trees proposed to be removed.

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

3.2. Assessment of impacts on environmental values

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

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

3.2.1. Biological values (Fauna) – Clearing Principle B

Assessment

Black cockatoo species

Calyptohynchus banksia naso (Forest red-tailed black cockatoo), *Zanda* latirostris (Carnaby's cockatoo), and *Zanda baudinii* (Baudin's cockatoo), are listed as endangered or vulnerable under the BC Act and EPBC Act. The local area of the proposed clearing has records of all three species. While habitat requirements for the species of black cockatoos differ, the requirements in general can be categorised as breeding habitat, foraging habitat and night roosting habitat. Field surveys conducted in July 2025 (Western Environmental Approvals, 2026) and supporting assessments identified that the application area comprises modified agricultural land with fragmented native vegetation.

Information supplied by the applicant confirmed the two trees are Class 5 potential habitat trees (a tree lacking large hollows or broken branches that might have large hollows; a tree with more or less intact branches and a spreading crown) and do not contain suitable nesting hollows (Western Environmental Approvals, 2026). As such, the proposal is unlikely to result in a significant impact to black cockatoo breeding habitat.

There are 47 records of black cockatoo roosts within 10 kilometres of the application area. The application area contains remnant native vegetation that provides suitable and locally significant foraging habitat, *Corymbia calophylla* (Marri) being a primary food source. Clearing of the 0.03 hectares (2 trees) will result in the loss of high-quality foraging habitat. While the clearing footprint has been reduced to two mature marri trees, the proposal will result in the loss of locally significant black cockatoo foraging habitat.

Other fauna

Review of available records and habitat characteristics indicates that while 44 conservation significant fauna species have been recorded within the local area, the application area provides suitable habitat for only a limited subset of these species. The site consists of two mature marri trees within highly modified and completely degraded vegetation surrounded by agricultural and residential land uses. As such, the application area is primarily of value as black cockatoo foraging habitat and may provide limited opportunistic habitat for species such as quenda, western brush wallaby, Perth lined skink, black-striped snake and the Swan Coastal Plain shield-backed trapdoor spider. The application area is unlikely to provide important habitat for migratory shorebirds, waterbirds, or other conservation significant fauna due to the absence of suitable habitat features.

Conclusion

Based on the above assessment, the proposed clearing will result in the loss of approximately 0.03 hectares of locally significant foraging habitat for black cockatoos.

Conditions

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

- implement measures to prevent the spread of weeds and disease that may degrade adjacent habitat
- avoid and minimise clearing native vegetation where practicable
- undertake planting of three marri *(Corymbia calophylla)* trees within Doley Road, Byford on land managed by the Shire of Serpentine Jarrahdale.

3.3. Relevant planning instruments and other matters

Other relevant authorisations required for the proposed land use include Development approval under the *Planning and Development Act 2005,* which is in the process of being issued by the Shire of Serpentine Jarrahdale (PA26-2416).

The Shire of Serpentine Jarrahdale had no objections to the proposed clearing.

DWER Water Licensing branch provided advice noting that the application area is located within the Serpentine Groundwater Area, proclaimed under the *Rights in Water and Irrigation Act 1914* (RIWI Act). Water licencing advised that the take of groundwater for non-domestic purposes, including dewatering or dust suppression during construction, may require a licence under the RIWI Act.

It is noted that the applicant currently holds a Groundwater Licence GWL213835 for dewatering associated with the wastewater pumping station. The applicant has indicated that a separate licence application will be submitted for the pipeline and pressure main component.

Water licensing recommended that the applicant refer to DWER's water quality guidance to manage the potential impacts to groundwater and surface water during construction.

Several Aboriginal sites of significance have been mapped within the local area, but none within the revised 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. Additional information provided by applicant

Summary of comments	Consideration of comment
During the assessment process, the applicant advised that the proposal had been redesigned to incorporate additional trenchless drilling and underboring, reducing the clearing footprint from 0.505 hectares to two mature marri trees (approximately 0.03 hectares). The applicant also committed to undertaking revegetation through the planting of three marri trees within Doley Road, Byford, on land managed by the Shire of Serpentine Jarrahdale (Mundijong Joint Venture, 2026c).	The reduction in clearing footprint was considered a substantial avoidance and minimisation measure and significantly reduced impacts to black cockatoo habitat and remnant vegetation. The proposed revegetation action was considered proportionate to the residual impacts and has been secured through permit conditions. The revegetation location is shown in Figure 2.

Appendix B. Site characteristics

B.1. Site characteristics

Characteristic	Details
Local context	The area proposed to be cleared is a patch of native vegetation in the intensive land use zone of Western Australia. Locally vegetation patches are sparse, with mostly cleared land for agricultural and residential purposes. The proposed clearing area is fragmented native trees remaining after historical clearing, forming limited ecological linkages. Aerial imagery indicates the local area (10-kilometre radius from the centre of the area proposed to be cleared) retains approximately 41.66 per cent of the original native vegetation cover.
Ecological linkage	There are no formal ecological linkages within the application area. Due to the fragmented nature of the application area, informal linkages are minimal, however may be formed with the small patches of trees to the north and south of the clearing area.
Conservation areas	There are no conservation areas intersecting the application area. The closest conservation area is located approximately 720 metres away, being a bush forever site.
Vegetation description	Reconnaissance Flora, Vegetation and Targeted Fauna Survey Undertaken by Western Environmental Approvals (2026) indicates the vegetation within the proposed clearing area consists of *Corymbia calophylla* (Marri). An excerpt of the survey descriptions and maps are available in Appendix EF. This is consistent with the (Heddle et al) mapped vegetation type(s): • Fluviatile Deposits, Guildford Complex – a mixture of open forests to tall open forest of *Corymbia calophylla* (Marri) – *Eucalyptus wandoo* (Wandoo) – *Eucalyptus marginata* (Jarrah) and woodland of *Eucalyptus wandoo* (Wandoo) (with rare occurrences of *Eucalyptus lane-poolei* (Salmon White Gum)). Minor components include *Eucalyptus rudis* (Flooded Gum) – *Melaleuca rhaphiophylla* (Swamp Paperbark). The mapped vegetation type retains approximately 4.73 per cent of the original extent (Government of Western Australia, 2019).
Vegetation condition	Reconnaissance Flora, Vegetation and Targeted Fauna Survey undertaken by Western Environmental Approvals (2026) indicate the vegetation within the proposed clearing area is in completely degraded (Keighery, 1994) condition, described as: • original vegetation structure has been lost and now consists mostly of exotic species with or without a tree canopy. The full Keighery (1994) condition rating scale is provided in Appendix D. The full survey descriptions and mapping are available in Appendix F.

Characteristic	Details
Climate and landform	The mean average rainfall in the region is recorded at 775.4 millimetres (Western Environmental Approvals, 2026). The application area ranges in height above sea level of 25 to 30 metres, with an approximate slope of 0.5 %.
Soil description	The soil is mapped as: *Pinjarra P1e Phase (213Pj_P1e) flat to very gently undulating plain with deep acidic mottled yellow duplex (or neffective duplexl) soils. Shallow pale sand to sandy loam over very gravelly clay; moderately well drained.*
Land degradation risk	Based on available data, the application area is at high subsurface acidification and water repellence risk, and high wind erosion risk.
Waterbodies	The desktop assessment and aerial imagery indicated that no waterbodies intersect the application area. The application area in the is near to a man-made perennial lake 75 metres away with the closest natural waterbodies being approximately 7.7 kilometres away being a non-perennial swamp in the west and a perennial swamp in the north (7.9 kilometres away). The application is within a multiple-use Palusplain geomorphic wetland, and there are no waterlines which passes through the application area. It is within the Peel Estuary and Serpentine River Catchment area.
Hydrogeography	The application area is not located within a proclaimed surface water area; however, it does lie within the Serpentine Groundwater Area, proclaimed under the RIWI Act. According to available databases, the groundwater salinity is 500 – 1000 milligrams to litres total dissolved solids within the application area. There are no RIWI waterlines which intersect the application area.
Flora	The desktop assessment identified 20 conservation significant flora species have been recorded in the local area, comprising of 11 threatened and 9 priority flora species. The closest to the application area being *Synaphea sp. Serpentine* (G.R. Brand 103) at 1.48 kilometres from the application area.
Ecological communities	There are no threatened ecological communities within the application area. The closest threatened ecological community is 1.1 kilometres away, being two adjacent TEC's: • critically endangered, herb rich shrublands in clay pans (floristic community type 8 as originally described in Gibson et al. 1994) • critically endangered, *Corymbia calophylla – Kingia australis* woodlands on heavy soils (floristic community type 3a as originally described in Gibson et al. 1994). There are 1337 TEC/PEC occurrences within the local area (10-kilometre radius from application area).
Fauna	There are records of 44 fauna of conservation significance within the local area, 17 migratory birds, four black cockatoo species, four other birds, nine mammals, four reptiles, six invertebrates. The closest fauna record of conservation significance is 898 metres from the application area, bring quenda. The application area lies within the mapped distribution area for all three black cockatoo species, as well as the buffered feeding areas. There are 47 records of black cockatoo roosts within 10 kilometres of the application area. There are no confirmed black cockatoo breeding trees within the application area.

B.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**					
Fluviatile Deposits, Guildford Complex	90,513.13	4,279.76	4.73	315.03	0.35
Local area					
10km radius	43,944.91	18,307.86	41.66	-	-

*Government of Western Australia (2019a)

**Government of Western Australia (2019b)

B.3. Fauna analysis table

With consideration for the site characteristics set out above, relevant datasets (see Appendix G.1), 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 (total)	Are surveys adequate to identify? [Y, N, N/A]
Isoodon fusciventer (Quenda)	P	N	Y	0.86	1680	Y
Notamacropus irma (Western Brush Wallaby)	P	Y	Y	2.84	12	Y
Zanda latirostris (Carnaby's Cockatoo)	T – EN	Y	Y	1.98	29833	Y
Zanda baudinii (Baudins Cockatoo)	T – EN	Y	Y	1.76	1018	Y
Calyptorhynchus banksia naso (Forest red-tailed black cockatoo)	T – VU	Y	Y	1.76	420	Y
Lerista lineata (Perth lined skink)	P	N	Y	6.79	51	Y
Neelaps calonotos (Black-striped snake)	P	N	Y	6.81	2	Y
Idiosoma sigillatum (Swan Coastal Plain shield-backed trapdoor spider)	P	N	Y	2.15	17	Y

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 area proposed to be cleared consists of two mature marri (Corymbia calophylla) trees within a highly modified and completely degraded vegetation patch. While the application area provides locally significant foraging habitat for black cockatoos, it does not contain a high level of biodiversity and is surrounded by agricultural and residential land uses. The application area does not contain threatened ecological communities or conservation significant flora.	Not likely to be at variance	Yes *Refer to Section 3.2.1, above.*
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 area proposed to be cleared contains two mature marri trees that provide foraging habitat for Carnaby's cockatoo, Baudin's cockatoo and forest red-tailed black cockatoo. The trees do not contain suitable nesting hollows and therefore do not provide significant breeding habitat. Given the limited extent of clearing and the availability of extensive habitat in the surrounding landscape, the proposal will result in a localised reduction in foraging habitat only.	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: The area proposed to be cleared is unlikely to contain habitat for flora species listed under the BC Act. A fauna and flora survey conducted by Western Environmental (2026), found the application area to be mostly severely degraded, with no conservation significant flora found to be in proximity to the clearing.	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 area proposed to be cleared does not contain species that can indicate a threatened ecological community. Given the distance to the closest record of a TEC, and the disturbed and completely degraded condition of the vegetation in the application area, the application area is not representative of a TEC.	Not likely to be at variance	No
Environmental value: significant remnant vegetation and conservation areas		
Principle (e): *"Native vegetation should not be cleared if it is significant as a remnant of native vegetation in an area that has been extensively cleared."* Assessment: The extent of native vegetation within the local area remains above the 30 per cent threshold associated with national biodiversity conservation targets, with approximately 41.66 per cent native vegetation cover remaining. However, the application area occurs within the Guildford Complex, which retains only 4.73 per cent of its pre-European extent and is therefore considered extensively cleared.	May be at variance	No

Assessment against the clearing principles	Variance level	Is further consideration required?
NThe vegetation proposed to be cleared comprises only two mature marri (*Corymbia calophylla*) trees (approximately 0.03 hectares) within a highly modified and completely degraded vegetation patch. The application has undergone substantial redesign, resulting in a reduction of the clearing footprint from 0.58 hectares originally proposed to approximately 0.03 hectares, significantly reducing impacts to remnant vegetation within the Guildford Complex. The applicant has also committed to revegetation through the planting of three marri trees within the local area. While revegetation will not immediately replace the values associated with the mature trees proposed to be removed, it will contribute to the long-term enhancement of native vegetation extent and black cockatoo foraging habitat.		
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 at variance	No
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: Given no major watercourses or wetlands are recorded within the application area, the proposed clearing is unlikely to impact on- or off-site hydrology and water quality.	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: The mapped soils are highly susceptible to subsurface acidification, water repellence, phosphorus export, wind and water erosion. Noting the extent of the application area and the condition of the vegetation, being highly degraded, the proposed clearing is not likely to have an appreciable impact on land degradation.	Not likely to be at variance	No
Principle (i): *"Native vegetation should not be cleared if the clearing of the vegetation is likely to cause deterioration in the quality of surface or underground water."* Assessment: Given no major watercourses, wetlands or Public Drinking Water Sources are recorded within the application area, the proposed clearing is unlikely to impact surface or ground water 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: The mapped soils and topographic contours in the surrounding area do not indicate the proposed clearing is likely to contribute to increased incidence or intensity of 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. WA Offset Metric

Table 1: Offset metric for remnant vegetation inconsistent with national objectives and targets for biodiversity conservation in Australia, within the Guildford complex.

Calculation	Score	Rationale
Conservation Significance		
Description	Remnant vegetation inconsistent with national objectives and targets for biodiversity conservation in Australia – Guildford complex	The Guildford Complex has 4.73 % remnant vegetation remaining, which is below the threshold of national objectives and targets for biodiversity conservation in Australia.
Type of Environmental Value	Vegetation/habitat	Remnant Vegetation
Conservation Significance of Environmental Value	Terrestrial native vegetation complex - <30% extent remaining in the bioregion	Less than 30% remnant vegetation within the vegetation complexes in which the application area covers: (4.73% Guildford Complex)

Landscape-level Value Impacted	Yes/No	Yes. The clearing affects vegetation within the Guildford Complex, which retains only 4.73% of its pre-European extent. While the impact is small, it affects a vegetation complex of landscape-scale conservation significance.
Significant Impact		
Description	0.03 hectares of native vegetation representative of the Guildford Complex	
Significant Impact (hectares)	0.2	0.03 hectares (2 native trees – for calculation purposes set to 0.2) of native vegetation to be cleared
Quality (scale)	5	Minimal native vegetation but structure present and is representative of the Guildford Complex.
Rehabilitation Credit		
Description		
Proposed rehabilitation (area in hectares)	0.30	Three marri trees required to be planted to offset the loss of two mature marri trees represented as one tree equals 0.1 (0.3 = 3 trees)
Current quality of rehabilitation site	0	Revegetation is proposed over an area mostly devoid of native vegetation.
Future quality WITHOUT rehabilitation	0	The quality is not likely to change without the planting
Future quality WITH rehabilitation	5	The revegetation site is expected to return to good quality vegetation representative of the two marri trees lost from the Guildford complex.
Time until ecological benefit (years)	10	10 years till the vegetation establish.
Confidence in offset result (%)	0.8	High confidence in offset resulting vegetation which is representative of the Guildford complex being cleared under CPS 11491/1.
Offset		
Description	N/A	No off-site offset proposed.

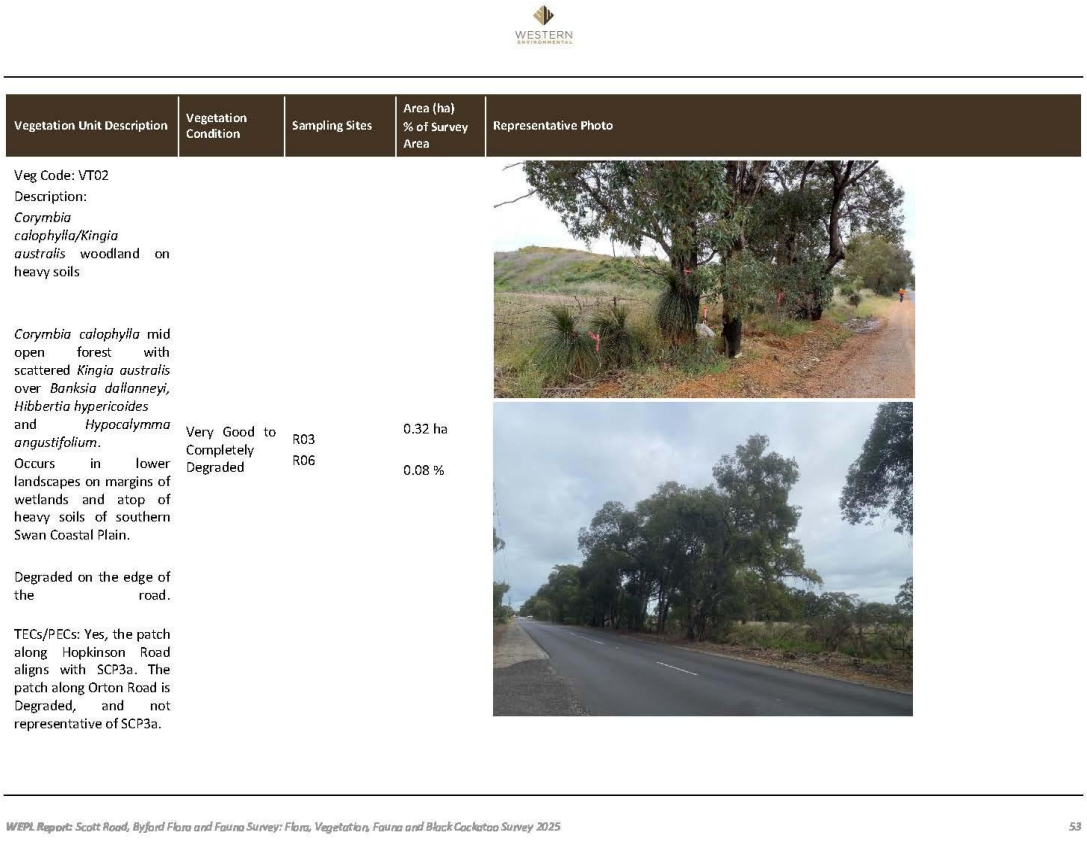
Table 2: Offset metric for the loss of black cockatoo foraging habitat within the application area.

Calculation	**Score**	**Rationale**
Conservation Significance		

Description	Loss of critical Black Cockatoo foraging habitat (and likely future breeding trees)	The application will result in the clearing of trees which are primary foraging habitat for black cockatoo and will also provide potential future breeding resources.
Type of Environmental Value	Species (Flora/Fauna)	Baudins, Carnaby's, and forest red-tailed black cockatoos.
Conservation Significance of Environmental Value	Rare/threatened species - endangered	Baudins, Carnaby's, and forest red-tailed black cockatoos are all listed as threated and vulnerable fauna under the commonwealth EPBC Act and State BC Act.
Landscape-level Value Impacted	Yes/No	No
Significant Impact		
Description	0.03 hectares of black cockatoo foraging habitat	
Significant Impact (hectares)	0.2	0.03 hectares (2 native trees – for calculation purposes set to 0.2) of native vegetation to be cleared
Quality (scale)	5	The trees provide primary foraging habitat for black cockatoos in their known distribution, with multiple records in the local area.
Rehabilitation Credit		
Description	Planting	
Proposed rehabilitation (area in hectares)	0.30	Three marri trees required to be planted to offset the loss of two mature marri trees represented as one tree equals 0.1 (0.3 = 3 trees)
Current quality of rehabilitation site	0	Revegetation is proposed over an area mostly devoid of native vegetation.
Future quality WITHOUT rehabilitation	0	The quality is not likely to change without the planting
Future quality WITH rehabilitation	5	The planted marri trees with provide good quality foraging resources for black cockatoo species in the future.
Time until ecological benefit (years)	17	15 years until the trees provide adequate foraging habitat essential for black cockatoos. Plus 2 years to secure the site and conduct revegetation actions.
Confidence in offset result (%)	0.8	80% confidence in offset resulting in black cockatoo foraging habitat which

		holds the same ecological value as the pre-clearing vegetation.
Offset		
Description	N/A	No off-site offset proposed.

Appendix F. Biological survey information excerpts



Vegetation Unit Description	Vegetation Condition	Sampling Sites	Area (ha) % of Survey Area	Representative Photo
Veg Code: VT02 Description: *Corymbia calophylla/Kingia australis* woodland on heavy soils *Corymbia calophylla* mid open forest with scattered *Kingia australis* over *Banksia dallanneyi, Hibbertia hypericoides* and *Hypocalymma angustifolium*. Occurs in lower landscapes on margins of wetlands and atop of heavy soils of southern Swan Coastal Plain. Degraded on the edge of the road. TECs/PECs: Yes, the patch along Hopkinson Road aligns with SCP3a. The patch along Orton Road is Degraded, and not representative of SCP3a.	Very Good to Completely Degraded	R03 R06	0.32 ha 0.08 %	

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Figure 2: Trees proposed to be cleared (Western Environmental Approvals, 2026)

Vegetation Unit Description	Vegetation Condition	Sampling Sites	Area (ha) % of Survey Area	Representative Photo
VT05: *Corymbia calophylla/Eucalyptus marginata* woodland Mixed mid, open, *Corymbia calophylla* and *Eucalyptus marginata* on the mid slopes with a weedy understory and Completely Degraded from grazing. TECs/PECs: None	Completely Degraded	N/A No native mid or understorey	0.40 ha 0.10 %	

Figure 3: Trees proposed to be cleared (Western Environmental Approvals, 2026)

Appendix G. Sources of information

G.1. GIS databases

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

- 10 Metre Contours (DPIRD-073)
- Aboriginal Heritage Places (DPLH-001)
- Aboriginal Heritage Places (DPLH-001)
- Cadastre (LGATE-218)
- Cadastre Address (LGATE-002)
- Contours (DPIRD-073)
- DBCA – Lands of Interest (DBCA-012)
- DBCA Legislated Lands and Waters (DBCA-011)
- Directory of Important Wetlands in Australia – Western Australia (DBCA-045)
- Environmentally Sensitive Areas (DWER-046)
- Flood Risk (DPIRD-007)
- Groundwater Salinity Statewide (DWER-026)
- Hydrography – Inland Waters – Waterlines
- Hydrological Zones of Western Australia (DPIRD-069)
- IBRA Vegetation Statistics
- Imagery
- Local Planning Scheme – Zones and Reserves (DPLH-071)
- Native Title (ILUA) (LGATE-067)
- Offsets Register – Offsets (DWER-078)
- Pre-European Vegetation Statistics
- Public Drinking Water Source Areas (DWER-033)
- Ramsar Sites (DBCA-010)
- Regional Parks (DBCA-026)
- Remnant Vegetation, All Areas
- RIWI Act, Groundwater Areas (DWER-034)

- RIWI Act, Surface Water Areas and Irrigation Districts (DWER-037)
- Soil Landscape Land Quality – Flood Risk (DPIRD-007)
- Soil Landscape Land Quality – Phosphorus Export Risk (DPIRD-010)
- Soil Landscape Land Quality – Subsurface Acidification Risk (DPIRD-011)
- Soil Landscape Land Quality – Water Erosion Risk (DPIRD-013)
- Soil Landscape Land Quality – Water Repellence Risk (DPIRD-014)
- Soil Landscape Land Quality – Waterlogging Risk (DPIRD-015)
- Soil Landscape Land Quality – Wind Erosion Risk (DPIRD-016)
- Soil Landscape Mapping – Best Available
- Soil Landscape Mapping – Systems
- Wheatbelt Wetlands Stage 1 (DBCA-021)

Restricted GIS Databases used:

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

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