GOVERNMENT OF
WESTERN AUSTRALIA

CLEARING PERMIT

Granted under section 51E of the Environmental Protection Act 1986

PERMIT DETAILS

Area Permit Number: CPS 11498/1

File Number: DWERVT21216

Duration of Permit: From 25 September 2026 to 25 September 2033

PERMIT HOLDER

Town of Victoria Park

LAND ON WHICH CLEARING IS TO BE DONE

Lot 705 on Deposited Plan 230206 (Crown Reserve 3694), Kensington

AUTHORISED ACTIVITY

The permit holder must not clear more than 0.5 hectares of *native vegetation* within the area cross-hatched yellow in Figure 1 of Schedule 1.

CONDITIONS

1. Period during which clearing is authorised

The permit holder must not clear any *native vegetation* after 25 September 2028.

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

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

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

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

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

3. Weed and dieback management

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

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

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

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

4. Directional clearing

The permit holder must conduct clearing activities in a slow, progressive manner from south east to north west to allow fauna to move into adjacent *native vegetation* ahead of the clearing activity.

5. Revegetation and rehabilitation

(a) Within 24 months of commencing clearing authorised under this permit, at an optimal time and no later than 25 September 2030, the permit holder must *revegetate* and *rehabilitate* the area cross-hatched red on Figure 2 of Schedule 1, by implementing and adhering to the *Town of Victoria Park, Kent Street Sandpit Revegetation Action Plan, 2026* prepared by Tranen Revegetation Systems, including but not limited to the following actions:

(i) *revegetate* and *rehabilitate* 0.6 hectares of native vegetation in the area crosshatched red in Figure 2 of Schedule 1, with tree species that are representative of the of Banksia Woodlands of the Swan Coastal Plain Threatened Ecological community;

(ii) deliberately *planting* and/or *direct seeding* native vegetation that will result in the minimum completion criteria detailed in Table 1 of Schedule 2 of this permit and ensuring only *local provenance* seeds and propagating material are used

(iii) undertake *weed* control activities to achieve and maintain the minimum completion criteria specified on Table 1 of Schedule 2.

(iv) undertake monitoring of the areas *revegetated* and *rehabilitated* under condition 5 of this permit by an *environmental specialist* until the completion criteria listed in Table 1 of Schedule 2 have been met.

(b) The permit holder must undertake remedial actions for areas *revegetated* and *rehabilitated*, where monitoring indicates that the *revegetation* has not met the completion criteria specified in Table 1 of Schedule 2, including:

(i) *revegetate* and *rehabilitate* the area by deliberately planting and/or *direct seeding native vegetation* that will result in the minimum completion criteria detailed in Table 1 of Schedule 2 and ensuring only *local provenance* seeds and propagating material are used;

(ii) additional *weed* control activities;

(iii) annual monitoring of the *revegetated* and *rehabilitated* areas by an *environmental specialist*, until the completion criteria are met; and

(iv) where an *environmental specialist* has determined that the completion criteria, outlined in Table 1 Schedule 2 has been met, that determination

shall be submitted to the *CEO* within three months of the determination being made by the *environmental specialist*.

6. Records that must be kept

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

Table 1: Records that must be kept

No.	Relevant matter	Specifications
1.	In relation to the authorised clearing activities generally	(a) the species composition, structure, and density of the cleared area; (b) the location where the clearing occurred, recorded using a Global Positioning System (GPS) unit set to GDA2020, expressing the geographical coordinates in Eastings and Northings; (c) the date that the area was cleared; (d) the size of the area cleared (in hectares); and (e) actions taken to avoid, minimise, and reduce the impacts and extent of clearing in accordance with *condition* 2; (f) actions taken to minimise the risk of the introduction and spread of *weeds* and *dieback* in accordance with *condition* 3; and (g) actions taken in accordance with *condition* 4.
2.	In relation to *revegetation* and *rehabilitation* pursuant to *conditions* 5	(a) the size of the area *revegetated* and *rehabilitated;* (b) the date(s) on which the area *revegetation* and *rehabilitation was* undertaken; (c) the boundaries of the area *revegetated* and *rehabilitated* (recorded digitally as a shapefile); (d) details of the *revegetation* and *rehabilitation* activities undertaken; (e) monitoring activities of the *revegetation* and *rehabilitation* areas; (f) *remedial actions* undertaken; and (g) date the completion criteria are considered to have been met.

7. Reporting

The permit holder must provide to the *CEO* the records required under condition 6 of this permit when requested by the *CEO*.

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

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

(ii) and records of activities done by the permit holder under this permit between 1 January and 31 December of the preceding calendar year.

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

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

DEFINITIONS

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

Table 2: Definitions

Term	Definition
CEO	Chief Executive Officer of the department responsible for the administration of the clearing provisions under the *Environmental Protection Act 1986*.
clearing	has the meaning given under section 3(1) of the EP Act.
condition	a condition to which this clearing permit is subject under section 51H of the EP Act.
dieback	means the effect of *Phytophthora* species on native vegetation.
direct seeding	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
fill	means material used to increase the ground level, or to fill a depression.
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)
environmental specialist	means a person who holds a tertiary qualification in environmental science or equivalent and has a minimum of two (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.

Term	Definition
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.
local provenance	means native vegetation seeds and propagating material from natural sources within 50 kilometres and the same Interim Biogeographic Regionalisation for Australia (IBRA) subregion of the area cleared.
optimal time	means the period between April and June
remedial action/s	remedial action/s means for the purpose of this permit, any activity that is required to ensure successful re-establishment of understorey to its pre-clearing composition, structure and density, and may include a combination of soil treatments and revegetation.
revegetate/revegetated	means the re-establishment of a cover of local provenance native
rehabilitate/rehabilitated/ rehabilitation	means actively managing an area containing native vegetation in order to improve the ecological function of that area
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 VEGETAION REGULATION

Officer delegated under Section 20
of the Environmental Protection Act 1986

2 September 2026

SCHEDULE 1

The boundary of the area authorised to be cleared and the area subject to revegetation conditions is shown in the maps below (Figure 1 and Figure 2)



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



Figure 2: Map of the boundary of the area subject to conditions

SCHEDULE 2

Table 1: The table below outlines the revegetation completion targets and criteria associated with CPS 11498/1.

Measure	Completion Targets	Completion Criteria	Monitoring
Native species diversity	noting a species diversity representative of 75% of the adjoining bushland is classified as 4 star restoration.	a species diversity representative of 75% of the adjoining bushland.	Direct counts can be used to monitor tube stock survival in the first 3 months, 6 and 12 months after planting, followed by annual monitoring using percent cover thereafter (5-6 years)
Weed cover	Weed cover of less than 15%	Weed cover of less than 15%	Weed control will continue throughout the maintenance period, with up to three control events per year (autumn/winter, spring, and summer) for the duration of the revegetation program (5-6 years).
Native species density	333 stems / ha Minimum overall tree density in revegetation sites. 1.6 plants / m² Shrub /groundcover density in revegetation sites	333 stems / ha Minimum overall tree density in revegetation sites 1.6 plants / m² Shrub /groundcover density in revegetation sites	monitor tube stock survival in the first 3 months, 6 and 12 months after planting, followed by annual monitoring. Planting will be undertaken each winter as necessary.
Watering	The site will be regularly monitored over 2027/28 to determine the need for summer watering and mulch.	The site will be regularly monitored over 2027/28 to determine the need for summer watering and mulch.	The site will be regularly monitored over 2027/28 to determine the need for summer watering, with the frequency and duration adjusted as required in response to seasonal conditions
Weed control	No declared weeds regulated under the *Biosecurity and Agriculture Management Act 2007* to be present within the revegetated area.	Weed control events to be conducted annually for 5-6 years or until competition criteria are met.	Weed control events to be conducted annually for 5-6 years or until competition criteria are met.

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 11498/1
Permit type:	Area permit
Applicant name:	Town of Victoria Park
Application received:	12 March 2026
Application area:	0.5 hectares of native vegetation
Purpose of clearing:	Access ramps and emergency access points
Method of clearing:	Mechanical clearing
Property:	Lot 705 on Deposited Plan 230206 (Crown Reserve 3694)
Location (LGA area/s):	Town of Victoria Park
Localities (suburb/s):	Kensington

1.2. Description of clearing activities

The vegetation proposed to be cleared is distributed across 3 separate areas within the same lot (see Figure 1, Section 1.5).

The application is to selectively clear trees and shrubs to make way for footings for two universal access ramps and a second egress point for emergency service vehicles. The Town in collaboration with Traditional Owners and restoration experts, from academia and industry, aim to restore the Banksia Woodlands ecosystem that once resided in the area. The overall revegetation and restoration project is approximately 4 hectares in size (Town of Victoria Park, 2026) (see Figure 1), with 0.6 hectares of this area conditioned under permit CPS 11498/1 (see Figure 2).

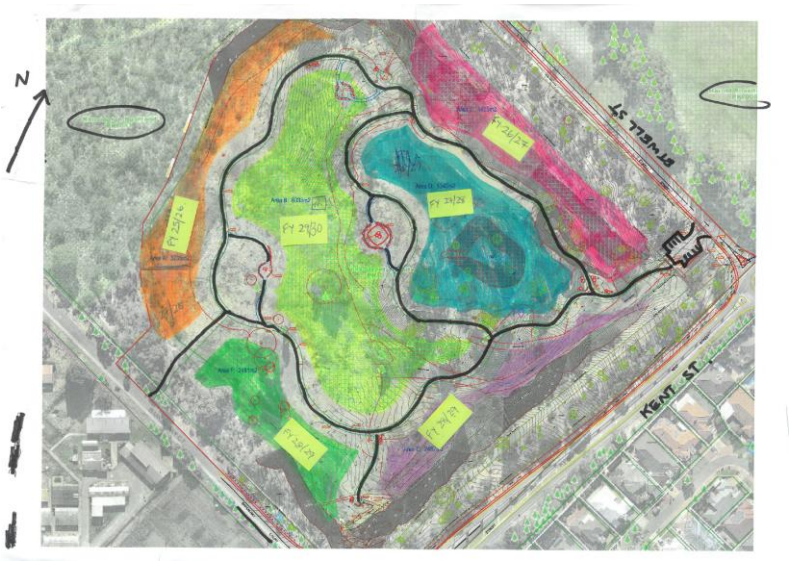


Figure 1 Proposed rehabilitation area of *Banksia Woodlands* under the overall project.

1.3. Decision on application

Decision:	Granted
Decision date:	2 September 2026
Decision area:	0.5 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 A), relevant datasets (see Appendix F.1), photographs of the clearing area, the clearing principles set out in Schedule 5 of the EP Act (see Appendix B), relevant planning instruments and any other matters considered relevant to the assessment (see Section 3). The Delegated Officer also took into consideration the purpose of the project aiming to restore the Banksia Woodlands ecosystem that once resided in the area, providing environmental benefit.

The assessment identified that the proposed clearing will result in:

- the loss of native vegetation that is suitable foraging habitat for Carnaby's cockatoo and is significant as a remnant of native vegetation in an area that has been extensively cleared,
- the loss of 0.26 hectares of vegetation representative of the Banksia Woodlands of the Swan Coastal Plain Threatened Ecological Community,
- The loss of 0.26 hectares of vegetation within Bush Forever 48 site, and
- the potential introduction and spread of weeds into adjacent vegetation, which could impact on the quality of the adjacent vegetation and its habitat values.

After consideration of the available information, as well as the applicant's minimisation and mitigation measures (see Section 3.1), the Delegated Officer determined the proposed clearing can be minimised and managed to unlikely lead to an unacceptable risk to environmental values. The revegetation proposed by the applicant counterbalances the impacts to the threatened ecological community and Carnaby's cockatoo foraging habitat (see Section 4).

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 slow, progressive one directional clearing to allow terrestrial fauna to move into adjacent habitat ahead of the clearing activity, and
- undertake planting and ensure long-term survival of 0.6 hectares of native vegetation which is representative of the Banksia Woodland of The Swan Coastal Plain Threatened Ecological Community, including species suitable for Carnaby's cockatoo foraging.

1.5. Site map

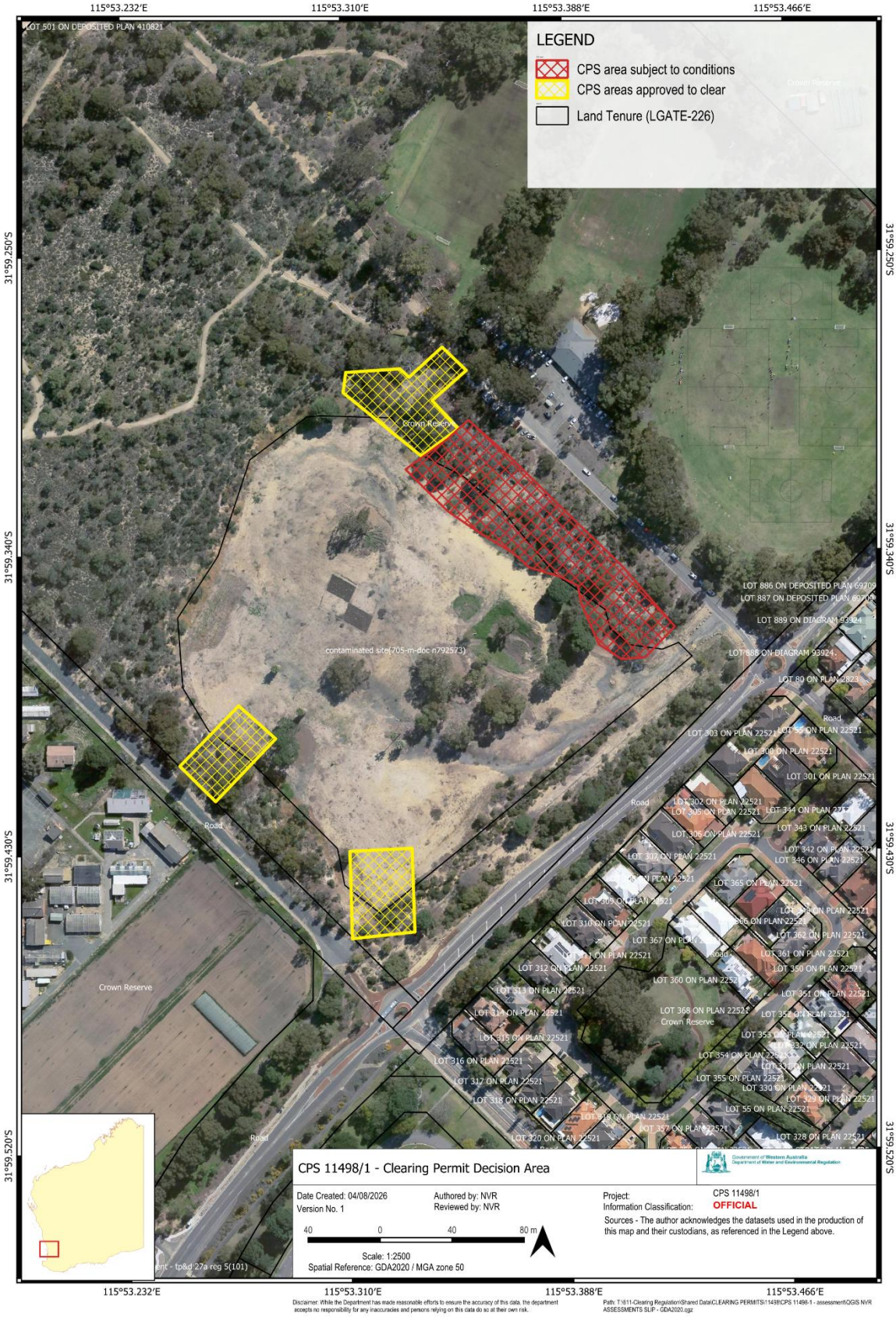


Figure 2 Map of the application area and area subject to conditions.

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

The areas cross-hatched red indicate areas within which revegetation conditions apply.

2 Legislative context

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

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

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

Other legislation of relevance for this assessment include:

- *Biodiversity Conservation Act 2016* (WA) (BC Act)

Relevant policies considered during the assessment include:

- *Environmental Offsets Policy* (2011)

The key guidance documents which inform this assessment are:

- *A guide to the assessment of applications to clear native vegetation* (DER, December 2013)
- *Procedure: Native vegetation clearing permits* (DWER, October 2019)
- *Environmental Offsets Guidelines* (August 2014)

3 Detailed assessment of application

3.1. Avoidance and mitigation measures

After consideration of avoidance and mitigation measures, it was determined that revegetation to counterbalance the significant residual impacts Carnaby's cockatoo habitat and Threatened Ecological Community was necessary. in accordance with the Government of Western Australia's *Environmental Offsets Policy* and *Environmental Offsets Guidelines*. These significant residual impacts have been addressed through the conditioning of a revegetation requirement on the permit. The nature and suitability of the revegetation are summarised in Section 4.

3.2. Assessment of impacts on environmental values

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

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

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

Assessment

The application area provides assemblages of vegetation which makes up a habitat of high biological significance. The vegetation present is representative of the Banksia Woodlands of The Swan Coastal Plain Threatened Ecological Community, and includes significant foraging habitat for *Calyptorhynchus latirostris* (Carnaby's cockatoo).

The application area falls within the distribution and the feeding area of the three black cockatoo species; *Zanda baudinii* (Baudin's cockatoo) *Zanda latirostris* (Carnaby's cockatoo) *Calyptorhynchus banksii naso* (forest red-tailed black cockatoo), with four breeding sites mapped within the local area. . The local area contains 74 records of black cockatoo roost sites and eight breeding sites, indicating that any available local habitat is significant habitat and are likely to be utilised by black cockatoos due to recorded activity in the local area.

The application area proposes to clear tree species including banksia trees, which are considered significant foraging species for Carnaby's cockatoo. Forest red-tailed black cockatoos and Baudin's cockatoos are not commonly recorded foraging on Banksia species.

According to the photographs provided by the applicant (Town of Victoria Park, 2026), the trees to be cleared do not seem to be large enough and do not contain hollows for breeding and roosting purposes, however the trees are mature and provide foraging habitat for Carnaby's cockatoo.

Conclusion

Based on the above assessment, the proposed clearing will result in the loss of 0.21 hectares of Banksia Woodlands of the Swan Coastal Plain Threatened Ecological Community containing foraging habitat suitable for Carnaby's cockatoo.

Conditions

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

- 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 slow, progressive one directional clearing to allow terrestrial fauna to move into adjacent habitat ahead of the clearing activity; and
- Undertake planting and ensure long-term survival of 0.6 hectares of native vegetation which is representative of Banksia Woodland of The Swan Coastal Plain Threatened Ecological Community, including species suitable for Carnaby's cockatoo foraging.

3.2.2. Biological values (ecological community) - Clearing Principles (d)

Assessment

The Banksia Woodlands ecological community primarily occurs in the Swan Coastal Plain IBRA bioregion. The ecological community is recognised by the identification of several intergrading floristic community types. Natural variation, different floristic community types and influence of degradation have been taken into account in developing the key diagnostic characteristics. Key diagnostic characteristics described within the conservation advice include; the location, being in the swan coastal plain, soil and landform, being well drained low nutrient soil or sand, a structure and composition of upper sclerophyllous layer of trees dominated by *Banksia attenuata* and high species-rich understorey. To be considered as part of the EPBC Act ecological community a patch should meet at least the Good (Keighery, 1994) Condition category (DEE, 2016)

The vegetation proposed to be cleared contains areas of completely cleared, degraded and good condition. The areas which represent good condition equates to 0.12 hectares, which was considered further within the assessment, and determined to represent the Banksia Woodland TEC. The vegetation is mapped as the TEC, within the swan coastal plain and containing Banksia attenuate in good condition.

Consideration of the impacts of the clearing on the Banksia Woodland TEC against the necessity of clearing determines revegetation is required to minimise impacts.

Conclusion

Based on the above assessment, the proposed clearing of vegetation is considered a significant residual impact

Condition

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

- 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 slow, progressive one directional clearing to allow terrestrial fauna to move into adjacent habitat ahead of the clearing activity.
- Undertake planting and ensure long-term survival of 0.6 hectares of native vegetation which is representative of Banksia Woodland of The Swan Coastal Plain Threatened Ecological Community, including species suitable for Carnaby's cockatoo foraging.

3.2.3. Significant remnant vegetation - Clearing Principles (e)

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

Protection Authority (EPA) recommends a minimum ten per cent representation threshold for ecological communities in constrained areas 'where there is a reasonable expectation that development will be able to proceed' (EPA, 2008). The application area is located within the Perth Metropolitan Region Scheme boundary, which the EPA recognises to be a constrained area.

The application area is conserved under a bush forever conservation tenure and contains native species representative of a TEC and supports fauna of conservation significance. The mapped vegetation complex retains 23.8 per cent remnant vegetation and the local area (10 kilometre radius) retains approximately 5.98 percent remnant vegetation, which is considered to be extensively cleared.

Conclusion

for reasons set out above, the clearing of this remnant vegetation is a significant residual impact in an extensively cleared landscape.

Conditions

It is considered that the impacts outlined above can be managed to be environmentally acceptable. To address these impacts, the following management measures will be required as conditions on the clearing permit

- 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 planting and ensure long-term survival of 0.6 hectares of native vegetation which is representative of Banksia Woodland of The Swan Coastal Plain Threatened Ecological Community, including species suitable for Carnaby's Cockatoo foraging.

3.2.4. Conservation areas - Clearing Principles (h)

0.26 hectares of the application area is mapped within bush forever site 48 (Class A Nature Reserve (R1720)). Through Bush Forever Volume 1: Policies, Principles and Processes, the Bush Forever sites were identified on the basis of criteria relating to conservation value. Where possible a comprehensive representation of all ecological communities originally occurring in the region, principally through protecting at least 10 percent of each vegetation complex should be achieved (DPLH, 2000).

State Planning Policy 2.8 Bushland Policy for the Perth Metropolitan Region sets out that proposals and decision making in respect of Bush Forever areas should support a general presumption against the clearing of regionally significant bushland or other degrading activities, except where a proposal or decision is consistent with the overall purpose and intent of the existing Crown reserve or can be reasonably justified with regard to wider environmental, social, economic or recreational needs (clause 5.1.2.1(i)(e)). The Policy also sets out that unavoidable adverse impacts on regionally significant bushland within a Bush Forever area should be offsets at a ratio of at least 2:1 in habitat hectares.

The revegetation calculation requirement for rehabilitating the Banksia Woodland TEC is 0.6 hectares. This is larger than the 2:1 revegetation required under the bush forever policy, and will therefore cover the revegetation required to rehabilitate the bush forever area.

Conclusion

For reasons discussed above, the proposed clearing will be directly clearing bush forever site 48 and will therefore have a significant residual impact on conservation areas.

Condition

To address these impacts, the following management measure will be required as a condition on the clearing permit:

- 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 planting and ensure long-term survival of 0.6 hectares of native vegetation which is representative of Banksia Woodland of The Swan Coastal Plain Threatened Ecological Community, including species suitable for Carnaby's cockatoo foraging.

3.3. Relevant planning instruments and other matters

There are no mapped Aboriginal sites of significance mapped within the application area. It is the permit holder's responsibility to comply with the *Aboriginal Heritage Act 1972* (WA) and ensure that no Aboriginal Sites of Significance are damaged through the clearing process.

Due to the potential presence of ACM in soils and the potential to encounter buried waste material, it is recommended that any clearing works should be carried under the provisions the *Site Management Plan Kensington Bushland Corner Kent Street and Etwell Street Kensington. (Brad Palmer, Galt Environmental, 12 March 2025).*

Department of Planning Lands and Herritage's Budh forever office advised that the proposed clearing and revegetation is consistent with section 5.1.2.1 of the State Planning Policy 2.8 Bushland Policy for the Perth Metropolitan region (SPP 2.8). Recommendations provided included:

- the revegetation should be consistent with WA Enviornmental Ofsets Policy (2011); and
- no additional disturbance or clearing is to occur and no construction materials, earth spoil, drainage or other debris are to be stockpiled or disposed of within Bush Forever site 48; and
- prior to the commencement of works, a temporary fence should be constructed between the boundary of Bush Forever site 48 and the development site (DPLH, 2026).

4 Suitability of revegetation

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

- the loss of 0.26 hectares of Carnaby's cockatoo foraging habitat.
- 0.5 hectares of significant remnant of native vegetation in an area that has been extensively cleared
- the loss of 0.26 hectares of vegetation representative of the Banksia Woodland Of The Swan Coastal Plain Threatened Ecological Community.
- The loss of 0.26 hectares of vegetation within Bush Forever Site 48.

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

Proposed revegetation

The applicant proposed revegetation consisting of 0.6 hectares of native vegetation representative of the Banksia Woodland Threatened Ecological Community and containing Carnaby's cockatoo foraging habitat species. The revegetation is within the same lot as the proposed clearing (Lot 705 on Deposited Plan 230206 Crown Reserve 3694), which was previously utilised as a sand mine, dating back to the 1960s (or possibly as early as the 1940s), with sand extraction works ceasing in 1992. The site was then used for the disposal of household refuse and inert building materials, and as a washdown and storage area for heavy vehicles until 2006 (Tranen, 2026). The revegetation site is considered to be Completely Degraded (Tranen, 2026).

The overall revegetation project is approximately 4 hectares in size staged over several years, with 0.6 hectares conditioned under CPS 11498/1 which will be revegetated in the first stage (Town Of Victoria Park, 2026). The site will be prepared and management will include a monitoring program of tube stock survival and weed cover. Further details on the revegetation proposed under CPS 11498/1 conditions can be reviewed within the federal funding agreement supporting document (Town of Victoria Park, 2026). The revegetation management plan (Tranen, 2026) goals include:

- Goal 1: Restore the Kent Street Sandpit to a five-star restoration site using the Kensington bushland as guide to the native reference community.
- Goal 2: Maximise community involvement and collaboration in the implementation of restoration activities at the Sandpit.
- Goal 3: Incorporate the Kent Street Sand Pit under the management plan for Kensington Bushland / Jirdarup Bushland Precinct.

Details of the revegetation site condition, features and staged plan are available in the supporting document revegetation action plan 2026.

Revegetation adequacy

To assess whether the proposed revegetation appropriately counterbalances the residual impacts, DWER applied the WA Environmental Offsets Metric. This assessment determined that the revegetation is sufficient to counterbalance the significant residual impacts of clearing. The Delegated Officer considers that the proposal is consistent with the WA Environmental Offsets Policy (2011) and WA Environmental Offsets Guidelines (2014), and adequately counterbalances the significant residual impacts. Details of the revegetation calculation and supporting assumptions are available in Appendix D.

End

Appendix A. Site characteristics

C.1. Site characteristics

Characteristic	Details
Local context	The area proposed to be cleared is part of a larger isolated patch of native vegetation in the intensive land use zone of Western Australia. The land has a historical use as a sand extraction pit and subsequent backfilling with waste materials, now reserved as municipal endowment recreation. The surrounding area consists of housing and adjacent land includes a reserve for schooling and education, and an agriculture reserve. The proposed clearing area is part of a isolated remnant in a highly cleared landscape. Aerial imagery and Spatial data indicates the local area (10-kilometre radius from the centre of the area proposed to be cleared) retains approximately 5.5 per cent of the original native vegetation cover.
Ecological linkage	The application area is not part of any formal ecological linkages. Since the application area is part of a larger patch of vegetation, it may be part of an informal linkage.
Conservation areas	The application area falls within the bush forever site number 48.
Vegetation description	Photographs supplied by the applicant indicate the vegetation within the proposed clearing area consists of degraded areas with mainly dead or juvenile vegetation. Representative photos are available in appendix D and within supporting documentation. The mapped vegetation types: • Bassendean Complex-Central and South, which is described as Vegetation ranges from woodland of *Eucalyptus marginata* (Jarrah) - *Allocasuarina fraseriana* (Sheoak) - Banksia species to low woodland of Melaleuca species, and sedgelands on the moister sites. This area includes the transition of *Eucalyptus marginata* (Jarrah) to *Eucalyptus todtiana* (Pricklybark) in the vicinity of Perth. *The mapped vegetation type retain approximately 23.8 per cent of the original extent (Government of Western Australia, 2019).*
Vegetation condition	Photographs supplied by the applicant indicate the vegetation within the proposed clearing area is in degraded condition (Keighery, 1994) condition The full Keighery (1994) condition rating scale is provided in appendix C. Representative photos are available in Appendix D.

Characteristic	Details
Climate and landform	The hottest month falls in February with an average maximum temperature of 31.7 degrees and an average minimum temperature of 18.4 degrees. The coldest moth falls in July with an average maximum temperature of 18.5 degrees and a average minimum temperature of 8.1 degrees.
Soil description	The soil is mapped as: • 212Bs__S8 - Perth Metro Region Environmental Geology described as: SAND - very light grey at surface, yellow at depth, fine to medium-grained, sub-rounded quartz, moderately well sorted of eolian origin.
Land degradation risk	According to the soil type and available data, The application area is susceptible to wind erosion, subsurface acidification and water repellence risks.
Waterbodies	There are no waterlines or waterbody's adjacent to or intersecting the application area. The nearest waterbody is located 1.2 kilometres from the application area, and the swan river is located 2.1 kilometres north of the application area.
Hydrogeography	The application area is not mapped within a clearing control catchment, any waterbodies or waterlines, and is not represent riparian vegetation.
Flora	The desktop assessment identified 171 flora species within the local area (10 KM radius), with 42 being threatened flora species. The nearest threatened species record (*Acacia denticulosa*) is located 0.64 kilomeres from the application area, and the nearest priority species (*Chamelaucium floriferum subsp. diffusum* P2) is located 0.41 kilometres from the application area.
Ecological communities	A portion of the application area is mapped within *The Banksia Woodlands of The Swan Coastal Plain Threatened Ecological Community.*
Fauna	The desktop assessment recorded 79 conservation significant fauna within the local area, with 5 species being critically endangered. There are 4 records of black cockatoo breeding sights and 75 roost sites within the local area, with the nearest breeding site being located 6.5 KM west of the application area.

C.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	1500622.483	576562.37	38.42	231916.26	15.45467061
Vegetation complex					
SWAN COASTAL PLAIN - AEOLIAN DEPOSITS - Bassendean Complex-Central and South	87476.26	20819.97	23.80	6590.87	7.534472445
Local area					

	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
10km radius	28614.174	1712.999	5.98	-	-

*Government of Western Australia (2019a)

**Government of Western Australia (2019b)

C.3. Fauna analysis table

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)
Carnaby's cockatoo	Endangered	Y	Y	0.08	3080
Baudin's cockatoo	Endangered	Y	Y	1.2	7
forest red-tailed black cockatoo	Vulnerable	Y	Y	0.04	195

C.4. Ecological community analysis table

Community name	Conservation status	Suitable habitat features? [Y/N]	Suitable vegetation type? [Y/N]	Suitable soil type? [Y/N]	Distance of closest record to application area (km)	Number of known records (total)
Banksia Woodlands of the Swan Coastal Plain ecological community	Endangered	Y	Y	Y	within	1

Appendix B. Assessment against the clearing principles

Assessment against the clearing principles	Variance level	Is further consideration required?
Environmental value: biological values		
Principle (a): *"Native vegetation should not be cleared if it comprises a high level of biodiversity."* Assessment: The area proposed to be cleared contains locally significant flora, fauna, habitats, assemblages of plants. A portion of the application area is mapped as the Banksia Woodlands of the Swan Coastal Plain ecological community threatened ecological community (TEC).	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 foraging habitat for Carnaby's cockatoo.	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: Given the degraded understory, the area proposed to be cleared is unlikely to contain significant habitat for flora species listed under the BC Act.	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 is mapped as and contains species that can indicate the Banksia Woodlands of the Swan Coastal Plain ecological community threatened ecological community (TEC).	At variance	Yes *Refer to Section 3.2.2, above.*
Environmental value: significant remnant vegetation and conservation areas		
Principle (e): *"Native vegetation should not be cleared if it is significant as a remnant of native vegetation in an area that has been extensively cleared."* Assessment: The extent of the mapped vegetation type and native vegetation in the local area (10KM radius) is inconsistent with the national objectives and targets for biodiversity conservation in Australia for constrained areas. The vegetation proposed to be cleared is not mapped as a significant ecological linkage however may be considered as part of an ecological linkage in the local area given the low remnant vegetation and its connectivity to adjacent patches of vegetation.	At variance	Yes *Refer to Section 3.2.3, above.*

Assessment against the clearing principles	Variance level	Is further consideration required?
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: Noting part of the application area is mapped within a bush forever site, the proposed clearing is likely to have an impact on the environmental values of the mapped bush forever site.	At variance	Yes *Refer to Section 3.2.4, above.*
Environmental value: land and water resources		
Principle (f): *"Native vegetation should not be cleared if it is growing in, or in association with, an environment associated with a watercourse or wetland."* Assessment: Given the extent of the clearing, and no water courses or wetlands are recorded within one kilometre of the application area, the proposed clearing is unlikely to impact on- or off-site hydrology and water quality.	Not 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 susceptible to wind erosion, subsurface acidification and water repellence risks. Noting the extent and location of the application area, and the condition of the vegetation, the proposed clearing is not likely to have an appreciable impact on land degradation. Given the contaminated sites classification and advice from the DWER contaminated sites team (DWER, 2026), stating the presence of metals, hydrocarbons, and pesticides in buried fill material 1.5 metres below ground level, the contaminated sites branch has no objection to the clearing, however recommends advice written in section 3.3.	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 water courses, wetlands or Public Drinking Water Sources Areas are recorded within one kilometre of the application area, the proposed clearing is unlikely to impact surface or ground water quality.	Not 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. Given no water courses or wetlands are recorded within one kilometre of the application area, the proposed clearing is unlikely to contribute to waterlogging.	Not at variance	No

Appendix C. Vegetation condition rating scale

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

Considering its location, the scale below was used to measure the condition of the vegetation proposed to be cleared. This scale has been extracted from Keighery, B.J. (1994) *Bushland Plant Survey: A Guide to Plant Community Survey for the Community*. Wildflower Society of WA (Inc). Nedlands, Western Australia.

Measuring vegetation condition for the South West and Interzone Botanical Province (Keighery, 1994)

Condition	Description
Pristine	Pristine or nearly so, no obvious signs of disturbance.
Excellent	Vegetation structure intact, with disturbance affecting individual species; weeds are non-aggressive species.
Very good	Vegetation structure altered, with obvious signs of disturbance. For example, disturbance to vegetation structure caused by repeated fires, the presence of some more aggressive weeds, dieback, logging and/or grazing.
Good	Vegetation structure significantly altered by very obvious signs of multiple disturbances. Retains basic vegetation structure or ability to regenerate it. For example, disturbance to vegetation structure caused by very frequent fires, the presence of some very aggressive weeds at high density, partial clearing, dieback and/or grazing.
Degraded	Basic vegetation structure severely impacted by disturbance. Scope for regeneration but not to a state approaching good condition without intensive management. For example, disturbance to vegetation structure caused by very frequent fires, the presence of very aggressive weeds, partial clearing, dieback and/or grazing.
Completely degraded	The structure of the vegetation is no longer intact and the area is completely or almost completely without native species. These areas are often described as 'parkland cleared' with the flora comprising weed or crop species with isolated native trees or shrubs.

Appendix D. WA Offset Metric

Offset calculation and justification for significant residual impacts (SRI) to Banksia Woodlands of the Swan Coastal Plain Threatened Ecological Community (TEC)

Calculation	Score (Area)	Rationale
Conservation significance		
Description	Banksia Woodlands Threatened ecological community	Vegetation that is mapped within and contains species representative of the Banksia Woodlands of the Swan Coastal Plain Threatened Ecological Community
Type of environmental value	Ecological community	Banksia Woodlands of the Swan Coastal Plain Threatened Ecological Community (TEC)
Conservation significance of environmental value	threatened – endangered	Banksia Woodlands of the Swan Coastal Plain Threatened Ecological Community is listed as endangered under the BC Act (state) and EPBC Act (federal)
Landscape level value impacted	Yes/No	Yes
Significant impact		
Description	Clearing of vegetation mapped	Proposed clearing of banksia trees and understory species. The vegetation type is representative of Banksia Woodlands of the Swan Coastal Plain Threatened Ecological Community.

Calculation	Score (Area)	Rationale
	within *Banksia Woodlands* TEC	
Significant impact (hectares)	0.21	the size of the vegetation within the mapped TEC based on available ariel imagery and photographs provided by the applicant.
Quality (scale)	4	The quality based on the photographs provided. The area contains vegetation which includes degraded to good condition.
Rehabilitation credit		
Description	Infill planting within the reserve	use of local provenance species taken from Kensington Bushland and up to 60km radius from this site. Tubestock will be hand planted at a rate of approximately 3 plants/$m^{2.}$
Proposed rehabilitation (area in hectares)	0.6	The proposed rehabilitation area is 0.6 hectares.
Current quality of rehabilitation site	5	The planting is proposed in a degraded area of vegetation based on photographs and the Tranen 2026 revegetation management plan assessment of the revegetation area. There is a mix of intact vegetation and patches of bare ground.
Future quality WITHOUT rehabilitation	5	It is considered unlikely the habitat quality will increase without active revegetation.
Future quality WITH rehabilitation	7	The habitat quality of the offset site is considered to increase to very good quality TEC, with habitat providing foraging and linkage habitat by active revegetation and management measures to meet appropriate completion criteria.
Time until ecological benefit (years)	15	Average time until planted vegetation establishes as an ecological community, where canopy species have matured, providing overstory, mid story and understory.
Confidence in rehabilitation result (%)	80	High level of confidence that the quality within the rehabilitated areas will improve with best practice revegetation techniques and appropriate completion criteria within the mapped TEC and bush forever site.

Offset calculation and justification for significant residual impacts (SRI) to Carnaby's cockatoo foraging habitat

Calculation	Score (Area)	Rationale
Conservation significance		
Description	Carnaby's cockatoo	Carnaby's cockatoo y forage on the tree species proposed to be cleared.
Type of environmental value	Conservation significant fauna	Significant residual impacts to foraging habitat available for conservation significant fauna.
Conservation significance of environmental value	threatened – endangered	Carnaby's are listed as endangered.
Landscape level value impacted	Yes/No	No
Significant impact		
Description	Clearing of vegetation suitable	Proposed clearing of mature banksia trees and understory species. Banksia trees provide foraging habitat for Carnaby's cockatoo

Calculation	Score (Area)	Rationale
	for Carnaby's cockatoo foraging	
Significant impact (hectares)	0.21	the size of the vegetation within application area based on available ariel imagery and photographs provided by the applicant.
Quality (scale)	4	The quality based on the photographs provided. The area contains vegetation which includes degraded to good condition.
Rehabilitation credit		
Description	Infill planting within the reserve	use of local provenance species taken from Kensington Bushland and up to 60km radius from this site. Tubestock will be hand planted at a rate of approximately 3 plants/m^2
Proposed rehabilitation (area in hectares)	0.6	The proposed rehabilitation area is 0.6 hectares.
Current quality of rehabilitation site	5	The planting is proposed in a degraded area of vegetation. There is a mix of intact vegetation and patches of bare ground. The vegetation is considered to rehabilitate the *Banksia Woodlands* TEC including foraging habitat for Carnaby's cockatoo species.
Future quality WITHOUT rehabilitation	5	It is considered unlikely the habitat quality will increase without active revegetation.
Future quality WITH rehabilitation	7	The habitat quality of the revegetation site is considered to increase to good to very good quality, with habitat providing foraging and linkage habitat by active revegetation and management measures to meet appropriate completion criteria.
Time until ecological benefit (years)	15	Average time until planted vegetation establishes and matures to provide foraging value for Carnaby's cockatoo.
Confidence in rehabilitation result (%)	80	High level of confidence that the quality within the rehabilitated areas will improve with best practice revegetation techniques and appropriate completion criteria within the mapped TEC and bush forever site to provide better foraging value.

Appendix E. Photographs of the vegetation



Figure 2 Photograph of area proposed to be cleared



Figure 3 Photograph of area proposed to be cleared



Figure 4 Photograph of area proposed to be cleared



Figure 5 Photograph of area proposed to be cleared



Figure 6 Photograph of area proposed to be cleared



Figure 7 Photograph of area proposed to be cleared



Figure 8 Photograph of area proposed to be cleared



Figure 9 Photograph of area proposed to be cleared



Figure 10 Photograph of area proposed to be cleared



Figure 11 Photograph of area proposed to be cleared



Figure 12 Photograph of area proposed to be cleared



Figure 13 Photograph of area proposed to be cleared



Figure 14 Photograph of area proposed to be cleared

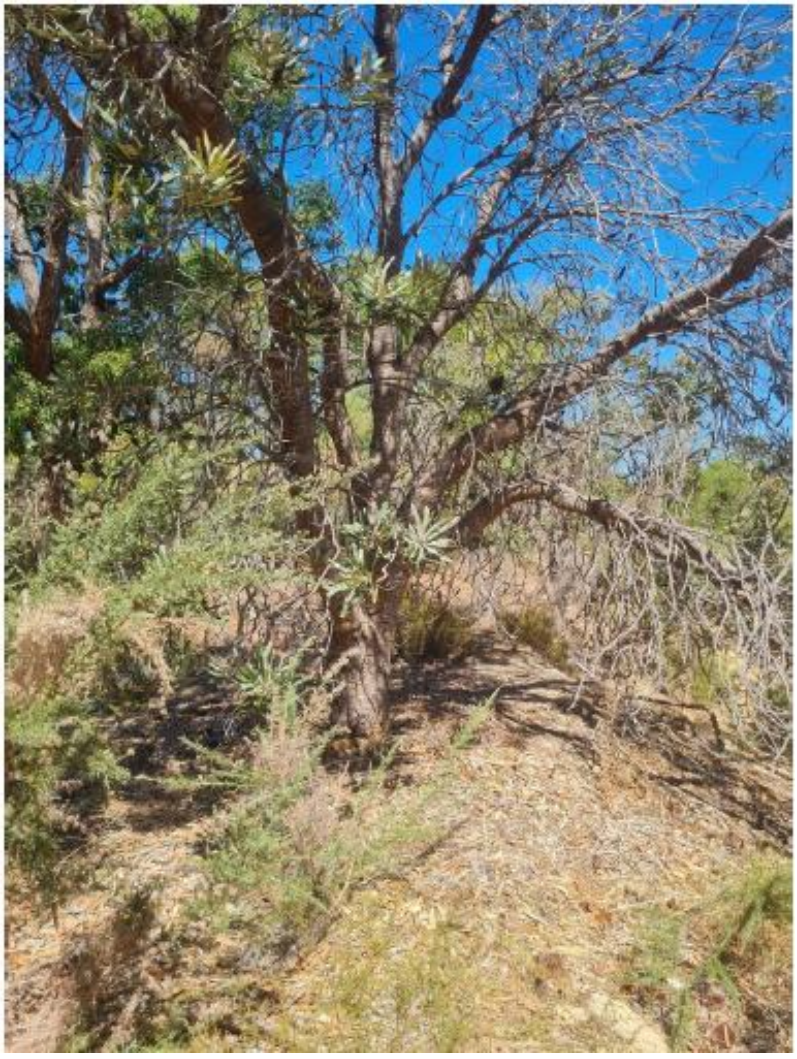


Figure 15 Photograph of area proposed to be cleared

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)
- 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)

F.2. References

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