GOVERNMENT OF
WESTERN AUSTRALIA

CLEARING PERMIT

Granted under section 51E of the Environmental Protection Act 1986

PERMIT DETAILS

Area Permit Number: CPS 11542/1

Duration of Permit: From 7 November 2026 to 7 November 2033

PERMIT HOLDER

Hazelmere Stirling Pty Ltd

LAND ON WHICH CLEARING IS TO BE DONE

Lot 39 on Plan 4539, Hazelmere

AUTHORISED ACTIVITY

The permit holder must not clear more than three (3) native trees within the areas cross-hatched yellow in Figure 1 of Schedule 1.

CONDITIONS

1. Period during which clearing is authorised

The permit holder must not clear any *native vegetation* after 7 November 2029.

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. Revegetation and rehabilitation

(a) Within 12 months of the commencement of *clearing* authorised under this permit and no later than 7 November 2029, the permit holder must undertake deliberate *planting* of at least three (3) *Eucalyptus marginata (jarrah)* or *Corymbia calophylla (marri)* trees within the area cross-hatched red in Figure 1 of Schedule 1 by:

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

(ii) undertaking *planting* at an *optimal time*; and

(iii) undertaking watering of *plantings* for at least two years following *planting*.

(b) Within 24 months of *planting* in accordance with *condition* 4(a) of this permit, the permit holder must:

(i) engage an *environmental specialist* to make a determination that at least three (3) *Eucalyptus marginata* (jarrah) or *Corymbia calophylla* (marri) trees will persist and survive.

(ii) if the determination made by the *environmental specialist* under condition 4(b)(i) is that at least three (3) *Eucalyptus marginata* (jarrah) or *Corymbia calophylla* (marri) will not survive, undertake additional *planting* that will result in at least three (3) *Eucalyptus marginata* (jarrah) or *Corymbia calophylla* (marri) trees persisting within the area cross-hatched red in Figure 1 of Schedule 1.

(c) Where additional *planting* of *Eucalyptus marginata (jarrah) or Corymbia calophylla (marri)* is undertaken in accordance with condition 4(b)(ii), the permit holder must repeat the activities required by conditions 4(a) and 4(b).

5. Records that must be kept

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

Table 1: Records that must be kept

No.	Relevant matter	Specifications
1.	In relation to the authorised *clearing* activities generally	(a) the species composition, structure, and density of the cleared area; (b) the location where the *clearing* occurred, recorded using a Global Positioning System (GPS) unit set to Geocentric Datum Australia 2020 (GDA2020), expressing the geographical coordinates in Eastings and Northings; (c) the date that the area was cleared; (d) the size of the area cleared (in hectares); (e) actions taken to avoid, minimise, and reduce

No.	Relevant matter	Specifications
		the impacts and extent of *clearing* in accordance with *condition* 1; (f) actions taken to minimise the risk of the introduction and spread of *weeds* and *dieback* in accordance with *condition* 2.
2.	In relation to the authorised *planting* in accordance with condition 4.	(a) The size of the planted trees; (b) The date(s) on which the *planting* was undertaken; (c) The boundaries of the planted area, recorded using a Global Positioning System (GPS) unit set to Geocentric Datum Australia 2020 (GDA20202), expressing the geographical coordinates in Eastings and Northings or decimal degrees; (d) A description of the *planting* activities undertaken, including actions taken to implement watering; (e) A copy of the *environmental specialist's* monitoring report and determination; and (f) A description of any *remedial actions* undertaken pursuant to *conditions* 4(b)(ii) and 4(c) where monitoring indicates that the planted trees will not survive.

6. Reporting

The permit holder must provide to the *CEO* the records required under *condition* 5 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.
department	means the department established under section 35 of the *Public Sector Management Act 1994* (WA) and designated as responsible for the administration of the EP Act, which includes Part V Division 2.
environmentalist specialist	means a person who holds a tertiary qualification in environmental science or equivalent and has a minimum of two (2) years work

Term	Definition
	experience relevant to the type of environmental advice that an environmental specialist is required to provide under this permit, or who is approved by the CEO as a suitable environmental specialist.
EP Act	*Environmental Protection Act 1986* (WA)
fill	means material used to increase the ground level, or to fill a depression
local provenance	means native vegetation seeds and propagating material from natural sources within 100 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 April to June.
planting	means the re-establishment of vegetation by creating favourable soil conditions and planting seedlings of the desired species.
rehabilitate/ed/ing/ion	means the re-establishment of a cover of local provenance native vegetation in an area using methods such as natural regeneration, direct seeding and/or planting, so that the species composition, structure and density is similar to pre-clearing vegetation types in that area.
remedial action	means for the purpose of this permit, any activity that is required to ensure successful re-establishment and survival of planted trees.
revegetate/ed/ing/ion	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

J Burton

Jessica Burton
MANAGER
NATIVE VEGETATION REGULATION

Officer delegated under Section 20
of the Environmental Protection Act 1986

14 October 2026

SCHEDULE 1

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

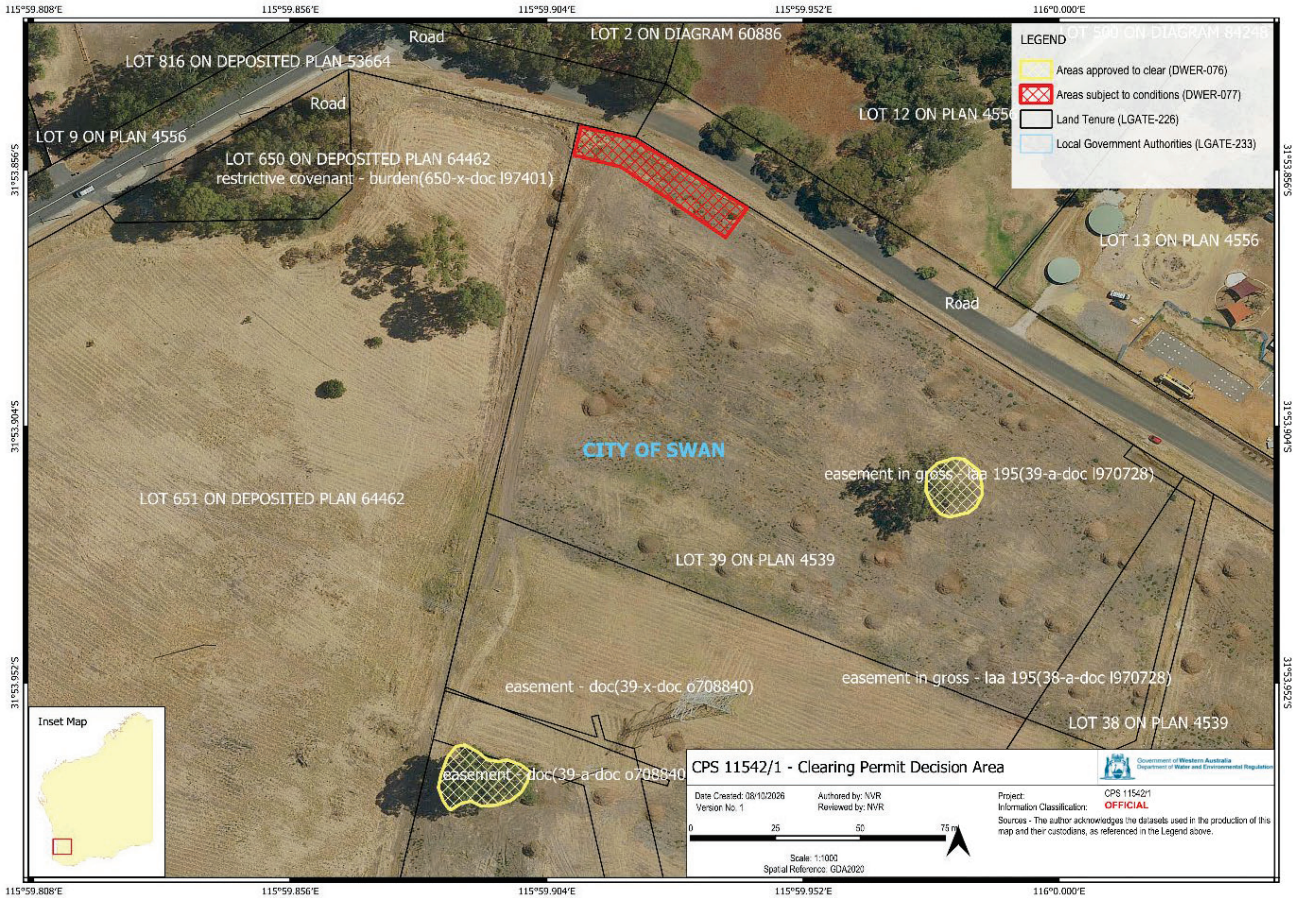


Figure 1: Map of the boundary of the areas within which *clearing* may occur cross-hatched yellow) and of the boundary of the area within which *planting* pursuant to *condition* 4 must occur (cross-hatched red).

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 11542/1
Permit type:	Area permit
Applicant name:	Hazelmere Stirling Pty Ltd
Application received:	8 April 2026
Application area:	Three (3) native trees
Purpose of clearing:	Industrial development
Method of clearing:	Mechanical clearing
Property:	Lot 39 on Plan 4539
Location (LGA area/s):	City of Swan
Localities (suburb/s):	Hazelmere

1.2. Description of clearing activities

Hazelmere Stirling Pty Ltd is proposing to clear two (2) *Eucalyptus marginata* (Jarrah) and one (1) *Eucalyptus gomphocephala* (Tuart) trees within Lot 39 on Plan 4539, Hazelmere. The proposed clearing will facilitate a hardstand for storage (see Figure 1, Section 1.5).

1.3. Decision on application

Decision:	Granted
Decision date:	14 October 2026
Decision area:	3 native trees, as depicted in Section 1.5, below.

1.4. Reasons for decision

This clearing permit application was submitted, accepted, assessed and determined in accordance with sections 51E and 51O of the Environmental Protection Act 1986 (EP Act). The Department of Water and Environmental Regulation (DWER) advertised the application for 21 days and no submissions were received.

In making this decision, the Delegated Officer had regard for the site characteristics (see Appendix B), relevant datasets (see Appendix F 1), 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 assessment identified that the proposed clearing would result in:

- The loss of two native trees that may provide foraging habitat for *Zanda latirostris* (Carnaby's cockatoo), *Zanda baudinii* (Baudin's cockatoo) and *Calyptorhynchus banksii naso* (forest red-tailed black cockatoo) (black cockatoos); and
- has potential to introduction and spread 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 that the impacts of the proposed clearing related to spread of weeds and dieback can be minimised and managed to be unlikely to lead to an unacceptable risk to environmental values through appropriate conditions on the clearing permit.

The Delegated Officer determined that the impacts to black cockatoo habitat requires mitigation through on-site planting. The applicant has proposed to plant three native trees of preferred foraging species for black cockatoos (see Section 3.1). The Delegated Officer considered the proposed rehabilitation adequately mitigates the significant impact to black cockatoo foraging habitat.

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

- avoid, minimise and mitigate to reduce the impacts and extent of clearing.
- undertake revegetation through the planting of at least three (3) jarrah/marri trees; and
- take hygiene steps to minimise the risk of the introduction and spread of weeds.

1.5. Site map

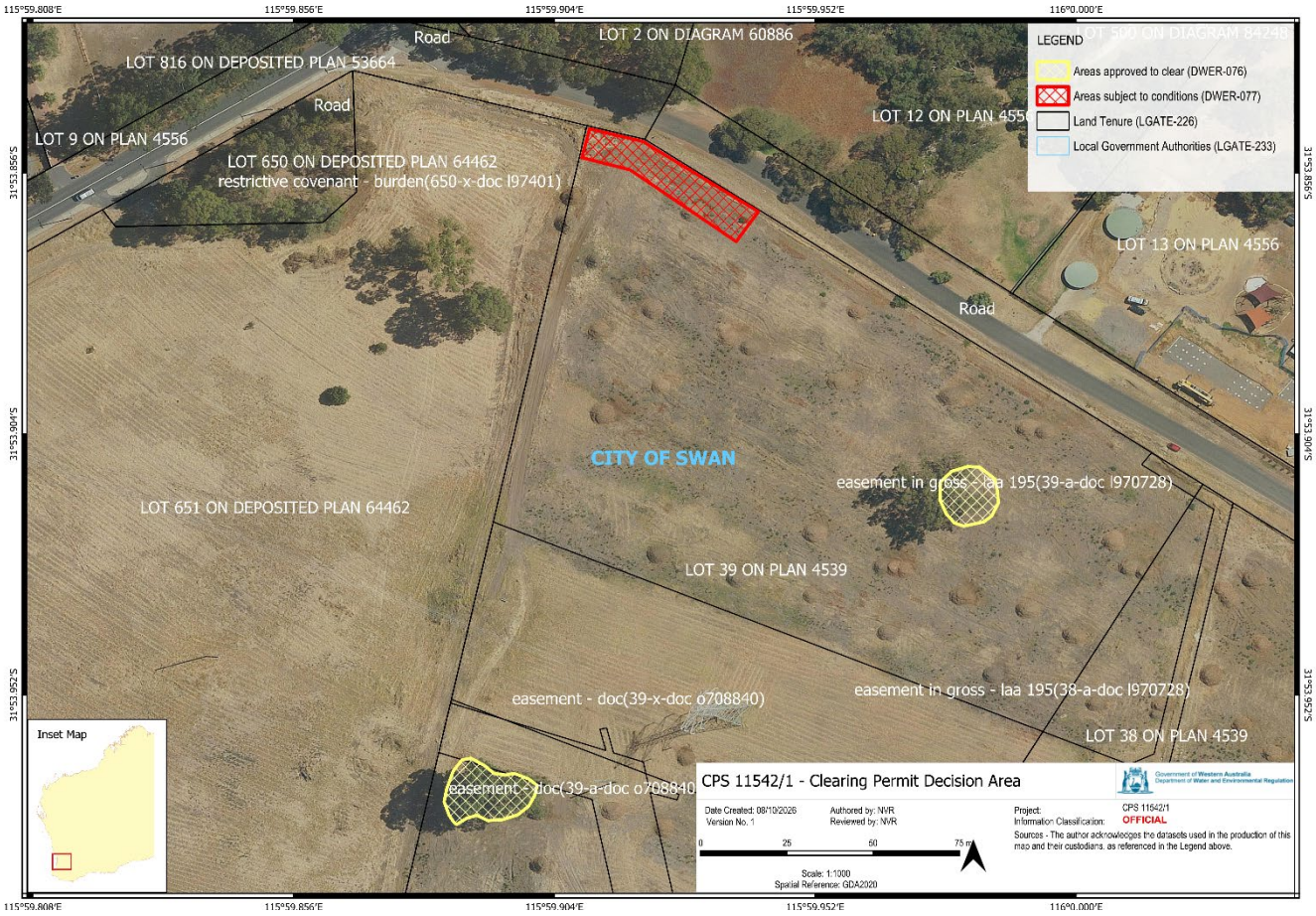


Figure 1: Map of the application area

The areas crosshatched yellow indicates the areas authorised to be cleared under the granted clearing permit. The area cross-hatched red indicate area within which specific 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

- Polluters pay 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)
- *Environment Protection and Biodiversity Conservation Act 1999* (Cth) (EPBC Act)
- *Planning and Development Act 2005* (WA) (P&D Act)
- *Soil and Land Conservation Act 1945* (WA)

Relevant policies considered during the assessment include:

- *Environmental Offsets Policy* (2011)

The key guidance documents which inform this assessment are:

- *A guide to the assessment of applications to clear native vegetation* (DER, December 2013)
- *Procedure: Native vegetation clearing permits* (DWER, October 2019)
- *Environmental Offsets Guidelines* (August 2014)
- Technical guidance – *Flora and Vegetation Surveys for Environmental Impact Assessment* (EPA, 2016)
- Technical guidance – *Terrestrial Fauna Surveys for Environmental Impact Assessment* (EPA, 2016)

3 Detailed assessment of application

3.1. Avoidance and mitigation measures

The applicant has advised that following avoidance, minimisation and mitigation measures will be undertaken (Terrestrial Ecosystem, 2026):

- clearing will be kept to two (2) *Eucalyptus marginata* (Jarrah) and one (1) *Eucalyptus gomphocephala* (Tuart) trees.
- surrounding vegetation outside the application area will be retained where practicable.
- the tree approved for removal will be clearly identified before clearing to prevent unintended removal of other vegetation.
- visual inspection for active bird nests will be conducted if work occurs during the breeding season.

The assessment identified the proposed clearing will result in the loss native vegetation that provides suitable foraging habitat for black cockatoos (see Section 3.2). The applicant committed to mitigate this impact through on-site rehabilitation.

The applicant will plant at least three (3) *Eucalyptus marginata* (jarrah) or *Corymbia calophylla* (marri) trees within Lot 39 (see red hatched area in Figure 1, above). Based on aerial imagery the rehabilitation area currently comprises bare ground.

The adequacy of the proposed rehabilitation was assessed for consistency with the WA Environmental Offsets Calculator (see Appendix E). The Delegated Officer determined the proposed revegetation mitigates the significant impacts to black cockatoo foraging habitat in accordance with the mitigation hierarchy, to the extent that significant residual impacts do not remain and an environmental offset is not required.

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 and the land and water resources. 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.

3.2.2 Biological values (Fauna) – Clearing Principle (b)

Assessment

The application area is located within the Swan Coastal Plain IBRA bioregion. According to available databases, a total of 52 conservation significant fauna species has been recorded within the local area (10-kilometre radius of the

application area). Of the conservation significant fauna species recorded within the local area, the application area may provide habitat for the following three species:

- *Zanda latirostris* (Carnaby's cockatoo) EN
- *Zanda baudinii* (Baudin's cockatoo) EN
- *Calyptorhynchus banksii naso* (forest red-tailed black cockatoo) VU

This assumption is based on habitat requirements, distribution, mapped vegetation type and the condition of the vegetation. Photographs provided by the applicant indicate that the vegetation type within the application area consised of *Eucalyptus gomphocephala* (tuart) and *Eucalyptus marginata* (jarrah) trees over grassy weeds.

Black cockatoos

The application area is mapped within the modelled distribution of Carnaby's cockatoo, FRTBC and Baudin's cockatoo. The seasonal movements of black cockatoos mean they require large areas of habitat for breeding, night roosting and foraging, as well as connectivity between these habitats to assist their movement through the landscape (DAWE, 2022). Collectively known as black cockatoo species, the Carnaby's cockatoo, Baudin's cockatoo and forest red-tailed black cockatoo have habitat requirements that can be categorised as breeding habitat, foraging habitat and night roosting habitat.

Black cockatoo breeding habitat includes hollows of live and dead trees, including marri (*Corymbia calophylla)*, jarrah (*Eucalyptus marginata*), karri (*Eucalyptus diversicolor*), wandoo (*Eucalyptus wandoo*), tuart (*Eucalyptus gomphocephala*), flooded gum (*Eucalyptus rudis*), and other *Eucalyptus* spp., that are of a suitable diameter at breast height (DBH) of 500mm or 300mm (for wandoo and salmon gum) and have a suitable breeding hollow (DAWE, 2022). Photograph of the vegetation within the application area indicate no suitable breeding hollows occur within the application area (Terrestrial Ecosystem, 2026). Given this, it is not considered for the proposed clearing to impact on current breeding habitat for black cockatoo species.

Black cockatoo forage within 12 kilometres of their nest, and 6 kilometres from night roosting habitat (can forage up to 20 km in some instances) (DAWE, 2022). Black cockatoos typically forage in native shrubland, kwongan heathland and *Eucalyptus* (Marri and Jarrah) woodland on seeds, flowers and nectar of native proteaceous plant species, *Callistemon spp*. and marri (DAWE, 2022) but have also been known to forage on less preferable foraging species such as *Allocasuarina spp*., wandoo, and salmon gums (Groom, 2011). The application area contains two *Eucalyptus marginata* (jarrah) one *Eucalyptus gomphocephala* (tuart). Jarrah is considered a preferred foraging habitat for black cockatoos; however, no evidence of foraging habitat was observed within the application area (Terrestrial Ecosystem, 2026).

Available databases indicate that there are 32 black cockatoo roost sites recorded within a 10 km radius with the closest record being approximately 380 metres west of the application area. There are also 3 white-tailed black cockatoo breeding sites recorded within a 10 km buffer from the application area, the closest being approximately 9 km east of the application area. Critical foraging habitat for black cockatoo species includes foraging material that is within an approximate six-to-12- kilometre radius of a nesting site and roosting site. The assessment has identified that the application area contains two trees (jarrah) that provide primary foraging habitat for black cockatoos. Given the definition of critical habitat for black cockatoo species, proximity to breeding and roosting sites, and the cumulative loss of foraging habitat on the Swan Coastal Plain, the clearing of these trees represents a significant impact.

Noting the extent of the proposed clearing and the context of the application in a constrained landscape, the department considers that an onsite rehabilitation action (within Lot 39) is likely to be sufficient to mitigate the loss of black cockatoo forgaing habitat in this instance.

Based on the loss of two foraging trees within the application area, calculations to identify the number of trees required to be planted to mitigate 100% of the significant residual impacts to black cockatoo habitat has been undertaken, using a calculation consistent with the WA Environmental Offsets Metric. The calculations have identified that the planting of three jarrah and/or Marri trees within Lot 39, is sufficient to mitigate 100% of the impacts of the proposed clearing on black cockatoo foraging habitat.

Black cockatoos typically roost in tall trees (particularly flat-topped Yate, salmon gum, wandoo, marri, karri, blackbutt, tuart, introduced eucalyptus and introduced pines) located in or near riparian environments or natural and artificial permanent water sources (DAWE, 2022). The large *E. marginata* and *E gomphocephala* within the application area may provide suitable roosting habitat or black cockatoos however, no evidence of roosting habitat was observed within the application area (Terrestrial Ecosystem, 2026). Given this, it is considered unlikely that black cockatoos use the vegetation under application as roosting habitat.

Conclusion

Based on the above assessment, the proposed clearing will result in the clearing for two Jarrah trees that provide foraging habitat for black cockatoo species. Onsite rehabilitation action of the planting of three native trees (Marri/Jarrah) within Lot 39, is sufficient to mitigate the impact of the clearing on black cockatoo habitat and will ensure the black cockatoo foraging habitat is not permanently lost.

Conditions

To address the above impacts, the following conditions have been included on the clearing permit:

- avoidance and minimisation measures to reduce the impacts and extent of clearing
- planting of three native trees within Lot 39 (as detailed in Section 3.1)

3.2.2 Land and water resources – Clearing Principle (f)

Assessment

The application area is mapped as occurring within the mapped Multiple Use Helena River Floodplain wetland. Overtime, this area has undergone extensive modification due to agricultural activities, urban development and industrial activities, whereby, ecological connectivity and functional values of the mapped riparian vegetation have already been substantially diminished.

The application area contains two *Eucalyptus marginata* (jarrah) and one *Eucalyptus gomphocephala* (tuart) trees. The removal of these trees is unlikely to materially increase existing disturbance levels or result in significant impacts beyond those already present within the locality. Furthermore, while the application area is mapped as a wetland area the trees proposed for clearing are not considered riparian species.

Conclusion

Based on the above assessment, the proposed clearing is unlikely to result in significant long-term impacts to the wetland values within the application area. However, there is potential of introduction and spread of weeds and dieback to nearby vegetation.

Conditions

To manage the above impacts, the clearing permit includes conditions requiring the permit holder to:

- undertake avoid and minimise measures to reduce the impacts and extent of clearing;
- implement hygiene measures to minimise the risk of introduction and spread of weeds and dieback.

3.3. Relevant planning instruments and other matters

The application was advertised on the department's website for 21 days on 25 May 2026 and no public submissions were received.

The application area is zoned 'Urban' under the Meltropolitian Regional Scheme. The zoning is consistent with the purpose of the proposed clearing.

The City of Swan granted developmental approval on 6 March 2026 for the purpose of Hardstand (storage and Transport Depot) for the application area. The conditions of the development approval are summarised below:

- This approval is for 'Storage' and 'Transport Depot' as defined in the City of Swan Local Planning Scheme No.17 and the subject land may not be used for any other use without the prior approval of the City.
- Prior to the occupation or use of the site, a detailed landscaping plan for the subject site and/or the road verge(s) must be submitted to and approved by the City of Swan, which includes trees and vegetation planting, retaining existing landscape areas and verge treatment.
- Dust control measures implemented at all stages of the development;
- An acoustic assessment of noise expected to be generated by truck movements and storage activities to be developed prior to occupation of site.

According to available databases, one Aboriginal Site of Significance has been mapped within the application area. It is permit holder's responsibility to comply with the Aboriginal Heritage Act 1972 (WA) and ensure that no Aboriginal Sites of Significance are damaged through the clearing process.

4 Suitability of mitigation

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 a two jarrah trees which is a primary foraging habitat for black cockatoo.

The applicant proposed an onsite planting of at least three (3) jarrah/marri trees towards the southwest of the application area, to mitigate the enviornmental impacts of the proposed clearing. See section 3.1 for futher details.

The Delegated Officer considered the extent of the impact, and the applicant's demonstrated efforts to avoid, minimise and mitigate the environmental impacts of the proposed clearing, in accordance with the mitigation hierarchy under the *WA Environmental Offsets Guidelines* (2014). The Delegated Officer determined it is appropriate to consider onsite mitigation planting to counterbalance the significant residual impacts in this instance. The justification for the values used in the mitigation calculation is provided in Appendix E.

Appendix A. Additional information provided by applicant

Summary of comments	Consideration of comment
The applicant provided a copy of the Developmental Approval for the application area provided by the City of Swan.	Refer to section 3.3
The applicant provided further information on onsite revegetation.	Refer to section 3.1

Appendix B. Site characteristics

B.1. Site characteristics

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

Characteristic	Details
Local context	The application area consists of two (2) *E. marginata* and one (1) *E. gomphocephala* trees in the intensive land use zone of Western Australia. It is surrounded by industrial lots and dense residential area located at about 6-8 kilometres north-east from Midland town centre. Spatial data indicates the local area (10-kilometre radius from the centre of the area proposed to be cleared) retains approximately 28.34 per cent of the original native vegetation cover.
Ecological linkage	The application area does not intersect any formally mapped ecological linkages. It is located approximately 0.23 kilometres from the Perth Regional Ecological Linkage (Link Id: 134).
Conservation areas	The application area is not mapped within a conservation area. The closest conservation area is DBCA covenant and Bush Forever area (site no: 481), located approximately 2 kilometres away from the application area.
Vegetation description	Photographs supplied by the applicant and vegetation survey (Terrestrial Ecosystem, 2025) indicate the vegetation within the proposed clearing area consists of two *E. Marginata* and one *E. gomphocephala* over grassy weeds. Representative photos are available in Appendix E Given the degraded condition of the vegetation, it is no longer considered to be consistent with the mapped vegetation type: • Guildford complex, which is described as a mixture of open forest to tall open forest of Corymbia calophylla (Marri) - Eucalyptus wandoo (Wandoo) -

Characteristic	Details
	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 5.09 per cent of the original extent (Government of Western Australia, 2019
Vegetation condition	Photographs supplied by the applicant and vegetation survey (Terrestrial Ecosystem, 2026) indicate the vegetation within the proposed clearing area is in Completely Degraded (Keighery, 1994) condition. The full Keighery (1914) condition rating scale is provided in Appendix D. Representative photos and the full survey descriptions and mapping are available in Appendix FF.
Climate and landform	The application area experiences a Mediterranean climate characterised by hot, dry summers and cool, wet winters with mean annual rainfall is approximately 690 mm (Bureau of Meteorology).
Soil description	The soil within the application area is mapped as: • Pinjarra, Phase Gf9 (213Pj), which is described as minor sandy rises (aeolian deposits) with moderately deep well drained sands overlying gravelly mottled clay.
Land degradation risk	The application area has no risk of water and wind erosion while water logging risk is very low (DPIRD, 2017).
Waterbodies	The desktop assessment and aerial imagery indicated that there are no water watercourses transecting the application area. The application area is mapped within Multiple Use Helena River Floodplain wetland.
Hydrogeography	The desktop assessment and aerial imagery indicated that the application area does not transect any water bodies. The application area is mapped within the Perth Ground Water Area proclaimed under the *Rights in Water and Irrigation Act 1914* (RIWI Act). Groundwater salinity within the application area is mapped at 500-1000 milligrams per total dissolved solids.
Flora	There were 82 species of conservation significant flora recorded within the 10 kilometres buffer of the application area. However, considering that the application area consists of three native trees over grassy weeds, suitable habitat for conservation significant flora is unlikely to occur within the application area.
Ecological communities	No Threatened Ecological Communities (TEC) and Priority Ecological Communities (PEC) have been mapped within the application area. The nearest TEC – Banksia Woodland of Swan Coastal Plain, has been mapped 0.7 kilometres away from the application area.
Fauna	A total of 52 conservation significant fauna species has been recorded within 10 kilometres radius of the application area. No threatened and priority fauna have been recorded in the application area. The closest occurrence of conservation significant fauna is Carnaby's cockatoo, Baudin's cockatoo and forest red-tailed black cockatoo, recorded approximately about 0.6 kilometres from 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	1501221.93	579813.47	38.62	222916.97	38.45
Vegetation complex					
Guilford complex	59032.86	3076.90	5.09	287.49	0.32
Local area					
10km radius	32645.63	9251.381	28.34	-	-

*Government of Western Australia (2019a)

B.1. 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)	Are surveys adequate to identify? [Y, N, N/A]
Zanda latirostris	EN	Y	Y	0.91	759	N/A
Zanda baudinii	EN	Y	Y	2.45	64	N/A
Calyptorhynchus banksii naso	VU	Y	Y	0.63	107	N/A

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

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: Noting the condition of the vegetation and the lack of native understorey the application area is not likely to comprise a high level of biodiversity.	Not likely to be at variance	No
Principle (b): *"Native vegetation should not be cleared if it comprises the whole or a part of, or is necessary for the maintenance of, a significant habitat for fauna."* Assessment: The application area contains suitable habitat for conservation significant fauna species.	At variance	Yes Refer section 3.2.1
Principle (c): *"Native vegetation should not be cleared if it includes, or is necessary for the continued existence of, threatened flora."*	Not likely to be at variance	No

Assessment against the clearing principles	Variance level	Is further consideration required?
Assessment: A flora likelihood assessment was conducted based on habitat and soil preferences, vegetation in the application area, and known species distribution. The assessment did not identify suitable habitat for threatened flora species in the application area, given the condition of the vegetation, extent of clearing proposed and that the area has been historically parkland cleared.		
Principle (d): *"Native vegetation should not be cleared if it comprises the whole or a part of, or is necessary for the maintenance of, a threatened ecological community."* Assessment: The application area does not intersect a mapped threatened ecological community (TEC). Given the condition of the vegetation, and the lack of native understorey, the application area is unlikely to represent a threatened ecological community.	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 vegetation in the local area is not consistent with the national objectives and target for biodiversity conservation in Australia. However, the application area occurs within the constrained area in which targets for vegetation communities can be decreased to 10 per cent. As there is 28 per cent of vegetation extent remaining within the local area and the application area occurs within a constrained area, it is not considered for the application area to occur within extensively cleared landscape. The vegetation under application is mapped as the Guilford complex which has 5.09 per cent of its pre- European vegetation extent remaining. Given that the application area consists of two *E. marginata* and one *E.gomphocephala* trees over grassy weeds, the vegetation is not considered to represent this highly cleared vegetation complex. Given the above, the clearing is not considered likely to be at variance to this principle.	Not likely to be at variance	No
Principle (h): *"Native vegetation should not be cleared if the clearing of the vegetation is likely to have an impact on the environmental values of any adjacent or nearby conservation area."* Assessment: Given the distance to the nearest conservation area, the proposed clearing is not likely to have an impact on the environmental values of adjacent and/or nearby conservation areas.	Not likely to be 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: The application area intersects a mapped multiple use wetland. However the vegetaton under application is not considered to represent wetland dependent species.	Not likely to be at variance	Yes Refer to section 3.2.2

Assessment against the clearing principles	Variance level	Is further consideration required?
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 not susceptible to wind and water erosion. Noting the 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.	Not likely to be at variance	No
Principle (i): *"Native vegetation should not be cleared if the clearing of the vegetation is likely to cause deterioration in the quality of surface or underground water."* Assessment: The application area intersects a mapped multiple use wetland. Given the extent of clearing proposed, condition of the vegetation, and that the site has been historically parkland cleared, the proposed clearing is unlikely to cause further deterioration of surface or groundwater quality.	Not likely to be at variance	No
Principle (j): *"Native vegetation should not be cleared if the clearing of the vegetation is likely to cause, or exacerbate, the incidence or intensity of flooding."* Assessment: The application area is within a mapped floodplain. Given the small extent and degraded condition of the vegetation proposed to be cleared, it is unlikely the proposed clearing will cause or exacerbate waterlogging.	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 Southwest 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.

Condition	Description
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. Mitigation planting calculator value justification

	Score	Rationale
Conservation Significance		
Description	2 native trees that provides foraging for black cockatoo	The application area includes vegetation that provides black cockatoo foraging habitat within an extensively cleared part of the species range.
Type of Environmental Value	Species (flora/fauna)	Suitble habitat for black cockatoos
Conservation Significance of Environmental Value	Endangered	Carnaby's black cockatoo is listed as endangered under the BC Act (state) and EPBC Act (federal); forest red-tailed black cockatoo is listed as vulnerable under the BC Act (state) and EPBC Act (federal). The highest attribute was used for the calculation.
Landscape-level Value Impacted	No	No – site is in completely degraded condition and lacks structure with no significant ecological linkages
Significant Impact		
Description	Clearing of forgaing habitat for black cockatoos	Clearing of two *Eucalyptus marginata* (jarrah)
Type of Feature	Native trees	Two jarrah trees providing suitable forgaing habitat for black cockatoo species.
Number	2	
Rehabilitation Credit		
Description	Revegetation planting of 3 jarrah/marri trees	Infill planting of marri/Jarrah trees within Lot 39, the same property as the application area
Proposed Rehabilitation planting	3	3 native trees providing suitable forgaing habitat for black cockatoo species
Current number of rehabilitation site	0	The planting area is currently in a completely degraded (Keighery, 1994) condition and contains no vegetation.

Future number WITHOUT Rehabilitation	0	Without rehabilitation processes no increase in native tree numbers within the site.
Future number WITH Rehabilitation	3	Increase in rehabilitation value with the planting of 3 jarrah/marri trees.
Time until Ecological Benefit (Years)	16	Average time until planted vegetation can be used as foraging habitat by black cockatoos. An extra one year has been added to account for the delay in commencement of the revegetation (assumed to commence within one year of the permit start date).
Confidence in Rehabilitation result (%)	80	High level of confidence in rehabilitation result

Appendix F. Biological survey information excerpts / photographs of the vegetation (Hazelmere Stirling Pty Ltd, 2026)



Fig 3: Jarrah tree (Hazelmere Stirling Pty Ltd, 2026)



Fig 4: Jarrah tree (Hazelmere Stirling Pty Ltd, 2026)



Fig 5: Tuart tree (Hazelmere Stirling Pty Ltd, 2026)

Appendix H. Sources of information

H.1. GIS databases

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

- Aboriginal Heritage Places (DPLH-001)
- Cadastre (LGATE-218)
- Contours (DPIRD-073)
- 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

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

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