PENTIUM WATER

LOTS 457 AND 456 PUG ROAD, BALDIVIS– STAGE 2 BULK EARTHWORKS

Native Vegetation Clearing Referral – Supporting Document

07 March 2026

Document Status

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Approval for Issue

Name	Signature	Date
John Halleen		07/03/2026

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Executive Summary

Location

The Stage 2 bulk earthworks site is in the municipality of the City of Rockingham and is located approximately:

- 45 kilometres (km) south of the Perth CBD
- 4.5 km north-east of the Baldivis District Centre
- 10 km east of the Rockingham Strategic Centre.
- 500 m east of the Kwinana Freeway.

Bulk Earthwork Proposal Summary

Stockland Development Pty Limited (Stockland) is advancing a concurrent bulk earthworks development application (DA) and a clearing permit under Part V of the *Environmental Protection Act 1986* (EP Act).

The bulk earthworks area totals 34.12 hectares (ha). The bulk earthwork DA centres upon the following:

- The imported sand fill material within portions of Lots 465 and 457 Pug Road, Baldivis. The imported fill material area totals 34.12 ha.

The native vegetation clearing permit (NVCP) application focuses on areas of regrowth native vegetation and the consolidated native vegetation area, covering a total of 2.09 ha (or 6% of the total bulk earthworks area).

The bulk earthworks represent Stage 2 of Stockland's bulk earthworks program, required to underpin a future residential development. The Stage 1 bulk earthworks were completed in the adjacent Lots 465, 466, and 1261 St Albans Road.

The bulk earthwork elements are defined in Table 1.

Table 1: Stage 2 Bulk Earthwork Elements

Element	Description	Figure
Bulk Earthwork Area	• The bulk earthwork area is focused on a 34.12 ha area within Lots 456 and 457, Pug Road. • The open paddock area consisting of pastoral grasses within the bulk earthwork area totals approximately 30.49 ha or 90% of the bulk earthworks area. • The open paddock area is subject to seasonal management activities, including harvesting cattle feed, maintaining fire breaks, and rotating cattle through the paddocks. • Sand fill to surcharge the Stage 2 earthworks area will be transported from the Stage 1 area via the internal access road to create a consolidated sand stockpile with a 1:3 batter slope across the bulk earthworks area. • The sand stockpile shall be compacted to establish a geotechnically stable site appropriate for future residential development.	Figure 1

Appendix A defines the approved bulk earthwork site plan.

Purpose

This application has been prepared to support a native vegetation referral for the Stage 2 bulk earthworks area.

Technical Surveys

The following baseline surveys underpin this application:

- Threatened and Priority flora desktop likelihood of occurrence assessment.
- Conduct a site visit and record all observable flora, vegetation, and related values (e.g., soil) in the bulk earthwork area, documenting the survey effort.

- Rationalise site inspection findings with potentially occurring Threatened and Priority flora and ecological communities, to determine if any occur or may occur.
- Prepare a memo report presenting the findings of the desktop assessment and site inspection.
- Desktop assessment for flora, fauna and ecological communities, comprising a review of the following data and preparation of tables of 'likelihood of occurrence' for each:
    - PMST
    - Dandjoo (NatureMap)
    - DBCA databases for:
    - Threatened and Priority Flora
        - Threatened and Priority ecological communities
        - Threatened and Priority Fauna

Vegetation Types within the Stage 2 Bulk Earthworks Area

Over 90% of the Stage 2 bulk earthworks area is within historically cleared livestock paddocks and is outside of any mapped environmentally sensitive area (ESA).

Surveys of the Stage 2 bulk earthworks area confirmed the presence of the following three discrete vegetation types:

- Planted native and non-native trees. This vegetation type does not meet "native vegetation" criteria in accordance with section 51A of the EP Act.
- Patches of regrowth native vegetation (specifically *Melaleuca* sp.).
- Consolidated remnant native vegetation area in the south-east portion of Lot 456.

Table 2 summarises the three vegetation areas (surveyed within the 34.12 ha bulk earthwork area.

The three vegetation areas within the 34.12 ha Stage 2 bulk earthworks area are shown in Figure 1.

Table 2: Summary of the Vegetation Units in the Bulk Earthwork Area

Vegetation Type	Vegetation Description	Vegetation Condition	Area (ha)
NVCP Application Area			
Area 2: Patches of regrowth native vegetation			
Open Paddock Area within Lots 456 & 467			
Mr - Melaleuca Woodland over grassland	• *Melaleuca rhaphiophylla* Low Open Woodland over *Avena barbata*, *Briza maxima* and *Lolium rigidum* Grassland.	Completely Degraded - Degraded	0.10
Mv - Melaleuca Shrubland over grassland	• *Melaleuca viminea* Shrubland over *Avena barbata*, *Briza maxima* and *Lolium rigidum* Grassland.	Completely Degraded - Degraded	0.01
Sub-Total			**0.11**
Area 3: Consolidated remnant native vegetation patch in the southeastern corner of lot 456			
CoMl - Casuarina Woodland	• *Casuarina obesa* open woodland over *Melaleuca lateritia* and *Melaleuca viminea* isolated shrubs over weeds.	Degraded	1.01
MlMv - Melaleuca Shrubland	• *Melaleuca lanceolata, Melaleuca lateritia* and *Melaleuca viminea* sparse shrubland over weeds.	Degraded	0.97
Sub-Total			**1.98**
NVCP Exempt Area			
Area 1: Planted vegetation along paddock boundaries (windbreaks)			
Paddock fencelines along the boundaries of Lots 456 & 467			
Ec - Eucalyptus Woodland	• *Eucalyptus camaldulensis* Low Open woodland over *Avena barbata* (Bearded Oat), *Briza maxima* (Blowfly Grass) and *Lolium rigidum* (Annual Ryegrass) Grassland.	Completely Degraded	1.34
EcCo - Eucalyptus Forest	• *Eucalyptus camaldulensis* Open Forest over *Casuarina obesa* Low Open Woodland over *Avena barbata*, *Briza maxima* and *Lolium rigidum* Grassland.	Completely Degraded - Degraded	0.14
Co - Casuarina Woodland	• *Casuarina obesa* Low Open woodland over weeds over *Avena barbata*, *Briza maxima* and *Lolium rigidum* Grassland. • Located along the eastern boundary of Lot 456.	Completely Degraded – Degraded	0.06
Sub-Total			**1.54**
Total			**3.63**

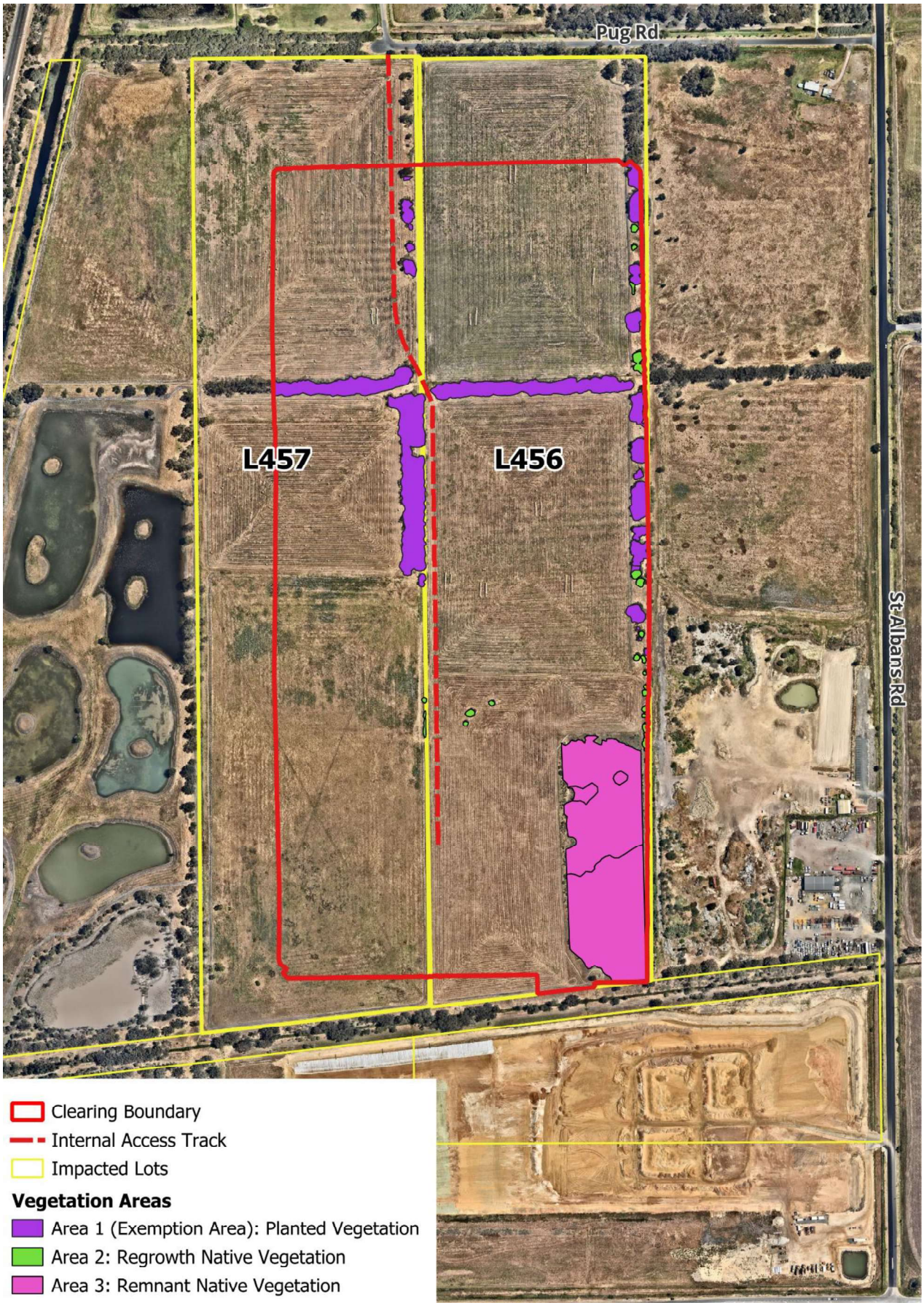


Figure 1: Stage 2 Bulk Earthworks Area subject to the NVCP Application.

NVCP Exemption Area

The open paddock area consisting of pastoral grasses within the bulk earthwork area totals approximately 30.49 ha or 90% of the bulk earthworks area.

The vegetation within Area 1, totalling 1.54 ha consists of historically planted trees. These trees were planted in linear rows along the fenced paddock boundaries within Lots 457 and 456, in approximately 2004, to serve as windbreaks.

The planted and non-native trees within Area 1 consist of:

- Open paddock area within Lots 456 and 457:
    - Non-native eucalyptus trees - *Eucalyptus camaldulensis* (River Red Gum). These trees were surveyed as Eucalyptus Forest/Eucalyptus Woodland and are located along the paddock fencelines.

The understorey consists of weed species, including *Avena barbata* (Bearded *Oat*), *Briza maxima* (Blowfly Grass) and *Lolium rigidum* (Annual Ryegrass).

The planted River Red Gum and Swamp Sheoak trees within Area 1 do not meet the criteria, "native vegetation" in accordance with section 51A of the EP Act, for the following reasons:

- The vegetation was not sown, planted or propagated as required under the EP Act or another written law.
- The planted Red River Gums are not a declared native vegetation.
- The vegetation was not planted for any of the following purposes:
    - Biodiversity or land conservation.
    - A requirement under a conservation covenant or agreement to reserve.
    - A restrictive covenant to conserve or any other form of binding undertaking to establish and maintain, or maintain, the vegetation.
- The vegetation is outside of any mapped ESA.

NVCP Application Area

The NVCP application centres on areas of regrowth native vegetation (primarily *Melaleuca* species) and the consolidated native vegetation area totalling 2.09 ha (Figure 1).

Table 3 details the 2.09 ha NVCP application area within the proposed 34.12 ha bulk earthwork footprint.

Table 3: Lot 456 and Lot 457 Pug Road NVCP Summary

Element	**Bulk Earthworks Program Description**		
Address	**Lots 456 and 457 Pug Road, Baldivis**		
Lot Details	**Area (ha)**	**CT**	Bulk Earthworks Area – 34.12 ha
Lot 456	23.81	594/96A	
Lot 457	24.74	594/97A	
Local Government	**City of Rockingham**		
Landowner	Stockland Miami (Qld) Pty Ltd (Stockland)		
Permit Characteristics			
Purpose	The bulk earthworks approval allows for the importation of sand fill material to provide a geotechnically stable foundation for a future residential, public open space development and associated civil infrastructure.		
Native Vegetation Area			

Element	Bulk Earthworks Program Description

NVCP Area	• Total clearing area: **2.09 ha**, consisting of:
	  ○ **Area 2 - open paddocks and the south-eastern boundary of Lot 456:**
	  ▪ 0.11 ha of scattered regrowth native vegetation comprising:
	  • *Melaleuca rhaphiophylla* Low Open Woodland over *Avena barbata, Briza maxima* and *Lolium rigidum* Grassland.
	  • *Melaleuca viminea* Shrubland over *Avena barbata, Briza maxima* and *Lolium rigidum* Grassland.
	  ▪ The vegetation was assessed in 'Completely Degraded' or 'Completely Degraded – Degraded' condition.
	  ○ **Area 3 – south-eastern corner of Lot 456:**
	  ▪ 1.98 ha of remnant native vegetation comprising:
	  • *Casuarina obesa* open woodland over *Melaleuca lateritia* and *Melaleuca viminea,* isolated shrubs over weeds
	  • *Melaleuca lanceolata*, *Melaleuca lateritia* and *Melaleuca viminea* sparse shrubland over weeds.
	  ▪ This vegetation was assessed in a 'Degraded' condition.
	• The 2.09 ha surveyed native vegetation area represents 6% of the bulk earthworks area.
	• The open paddock area consisting of pastoral grasses within the bulk earthwork area totals approximately 30.49 ha or 90% of the bulk earthworks area.

NVCP Application Boundary	• The NVCP application boundary is provided in Appendix B.
Planted or Non-Native Vegetation Areas	

NVCP Exemption Area	• **Area 1:**
	  ○ 1.54 ha of planted trees positioned in:
	  ▪ Linear rows of *Eucalyptus camaldulensis* and *Casuarina obesa* trees along internal access tracks and fenced paddock boundaries within Lots 456 and 457.
	  ○ The dominant understorey species are livestock paddock weed species, i.e., *Avena barbata* and *Briza maxima*.
	  ○ The vegetation was assessed in 'Completely Degraded' or 'Completely Degraded – Degraded' condition.

Clearing Management	

Key Actions	• Clearing will be undertaken by mechanical removal over approximately six weeks.
	• The approved DA will be subject to the specific environmental management measures, including:
	  ○ Construction Management Plan.
	  ○ Sand and Dust Management Plan.

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Prepared For Stockland

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1. Introduction

1.1. Project Context

The Stage 2 bulk earthworks aim to preload 34.12 ha with imported sand fill in the North-East Baldivis DSP area. This sand fill and preloading process aims to promote soil consolidation and minimise settlement prior to the permanent construction of residential lots, public open spaces, school sites, and related infrastructure.

The bulk earthwork and surrounding landholdings have been subject to significant historical disturbance and have limited remaining habitat values for flora, vegetation, and fauna. Over 90% of the Stage 2 bulk earthworks area is within land comprising paddocks and pasture, historically cleared of native vegetation.

The entire 34.12 ha Stage 2 bulk earthwork area is subject to ongoing land management activities, including:

- Lots 456 and 457 are primarily active cattle feed pastures containing a variety of introduced grass species. Seasonal management activities within the paddock areas include maintaining fire breaks, planting and managing permanent pastures, and growing annual fodder crops.
- The consolidated 1.98-ha remnant vegetation area (Area 3) is situated within the cattle paddock, exhibiting signs of livestock tracks and introduced weed (i.e., pasture grass species) throughout.

1.2. Applicant

This NVCP referral/application pertains to the clearing associated with the Stage 2 bulk earthwork DA.

Table 4 provides details about the applicant.

Table 4: NVCP Applicant

Element	Detail
Contact	Jacob Abbott
Title	Development Manager
Company	Stockland
Address	Level 12, 263 Adelaide Terrace, Perth, WA 6000
Email	jacob.abbott@stockland.com.au
Phone	(08) 6140 8000

1.3. Statutory Assessment Context

The 34.12-ha Stage 2 bulk earthworks DA area is situated within the following relevant statutory planning and environmental approval framework.

1.3.1. *Planning and Development Act 2005* (PD Act)

The Stage 2 bulk earthworks DA is situated within the designated planning determination areas as follows:

- Endorsed North-East Baldivis District Structure Plan (DSP).
- Metropolitan Region Scheme (MRS) Amendment 1427 North East Baldivis - Precinct 1 area.
- Stage 1 Local Structure Plan.
- The bulk earthwork DA approval.

1.3.2. *Environmental Protection Act 1986* (EP Act)

MRS Amendment 1427 was subject to an Environmental Protection Authority (EPA) assessment of the following environmental factors:

- Inland waters
- Social surroundings
- Flora and vegetation
- Terrestrial fauna

MRS Amendment 1427 was not subject to a 'formal' assessment by the EPA.

1.3.3. *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act)

In March 2020, the entire 760-ha North-East Baldivis DSP landholdings were subject to a referral and assessment under the Commonwealth EPBC Act (EPBC 2020/8634), focusing on potential impacts on the following key Matters of National Environmental Significance (MNES):

- Carnaby's cockatoo
- Baudin's cockatoo
- Forest red-tailed black cockatoo.

The Commonwealth assessed the proposed clearing of native and non-native vegetation associated with the construction of residential lots, employment and primary school, open space, and local roads as proposed within the North East Baldivis DSP area.

In June 2020, the Commonwealth EPBC Act assessment determined that the proposed actions, i.e., the clearing of vegetation to establish a residential development, were not 'significant' and therefore received a 'non-controlled action' level of assessment.

1.4. NVCP Application

The total area of native vegetation is 2.09 ha. The native vegetation consists of:

- Regrowth Melaleuca species are located primarily along fencelines or as isolated trees in the open paddocks; and
- A consolidated native vegetation area in the south-eastern portion of Lot 456.

The areas of native vegetation to be cleared (clearing area) are shown in Figure 2.

Table 5 details the landholdings and the bulk earthwork area subject to the NVCP application.

Table 5: NVCP Application Landholding Details

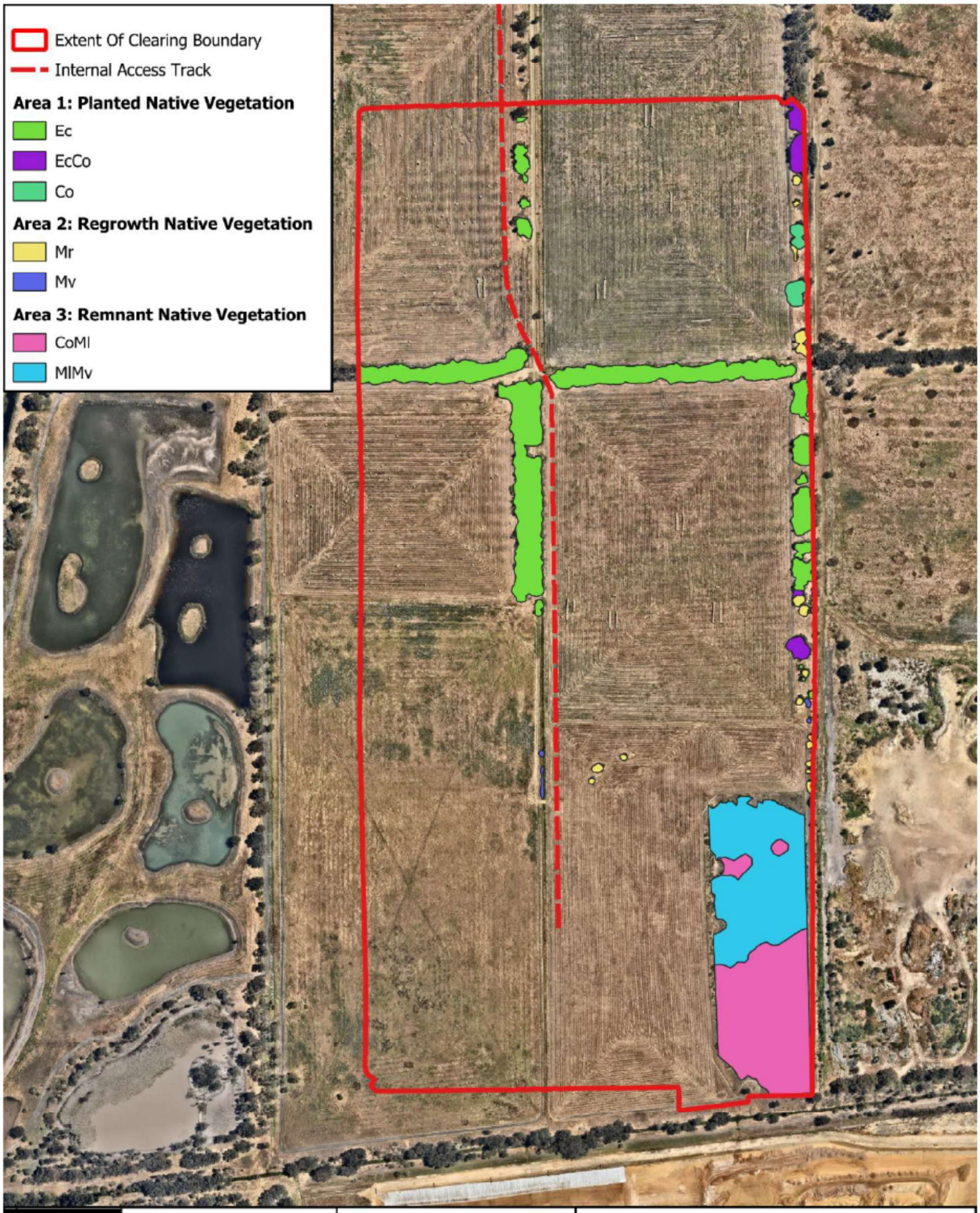
Element	**Detail**	
Lot Details	**Area (ha)**	**CT**
Lot 456	22.2486	594/96A
Lot 457	24.747	594/97A
Total Land Area	46.996 ha	
Bulk Earthwork Area	34.12 ha	
NVCP Application Area	2.09 ha	
Landowner	Stockland Miami (Qld) Pty Ltd (Stockland)	

1.5. Vegetation Types

The clearing area comprises three discrete vegetation areas, totalling 3.63 ha (Figure 2). The vegetation types consist of:

- Planted vegetation. This vegetation type does not meet the criteria for native vegetation.
- Patches of regrowth native vegetation (*Melaleuca* sp.).
- Consolidated remnant native vegetation area.

The three vegetation types were all surveyed in 'Degraded' or 'Completely Degraded' condition (Figure 3).



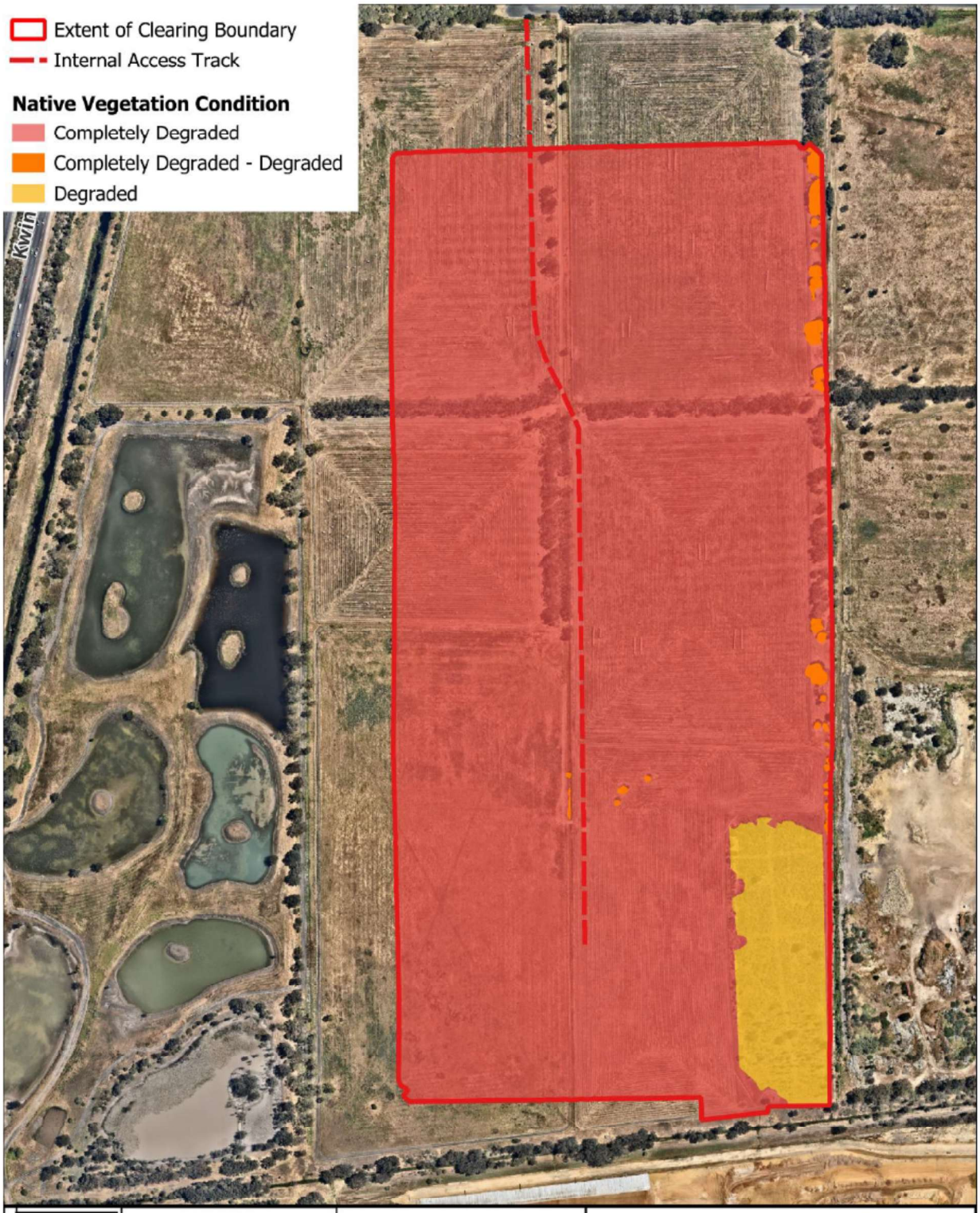
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GDA94 / MGA zone 50

Figure 2:
Native Vegetation Types



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Figure 3:
Native Vegetation Condition

1.5.1. NVCP Application Vegetation Types and Areas

The NVCP application focuses on the native vegetation within Areas 2 and 3, covering a total of 2.09 ha. The vegetation types included in this NVCP application are shown in Table 6.

Table 6: Vegetation Types subject to the NVCP Application

Vegetation Type	Vegetation Description	Vegetation Condition	Area (ha)
NVCP Application Area			
Area 2: Patches of regrowth native vegetation			
Open Paddock Area within Lots 456 & 467 and along the eastern fenceline of Lot 456			
Mr - Melaleuca Woodland over grassland	• *Melaleuca rhaphiophylla* Low Open Woodland over *Avena barbata*, *Briza maxima* and *Lolium rigidum* Grassland	Completely Degraded - Degraded	0.10
Mv - Melaleuca Shrubland over grassland	• Melaleuca viminea Shrubland over *Avena barbata*, *Briza maxima* and *Lolium rigidum* Grassland.	Completely Degraded - Degraded	0.01
Sub-Total			**0.11**
Area 3: Consolidated remnant native vegetation patch in the southeastern corner of Lot 456			
CoMl - Casuarina Woodland	• *Casuarina obesa* open woodland over *Melaleuca lateritia* and *Melaleuca viminea*, isolated shrubs over weeds.	Degraded	1.01
MlMv - Melaleuca Shrubland	• *Melaleuca lanceolata*, *Melaleuca lateritia* and *Melaleuca viminea* sparse shrubland over weeds.	Degraded	0.97
Sub-Total			**1.98**
Total			**2.09**

Figure 4 shows the 0.11 ha areas (Area 2) subject to the NVCP application:

- Area 2: 0.11 ha patches of:
  - Melaleuca trees (*Melaleuca rhaphiophylla* and *Melaleuca viminea*) across Lots 456 & 467 (see inserts A, B, and C).

Figure 5 depicts the location of the 1.98-ha consolidated remnant native vegetation situated in the south-eastern corner of Lot 456 (Area 3).



Figure 4: Patches of Regrowth Native Vegetation totalling 0.11 ha (Area 2)

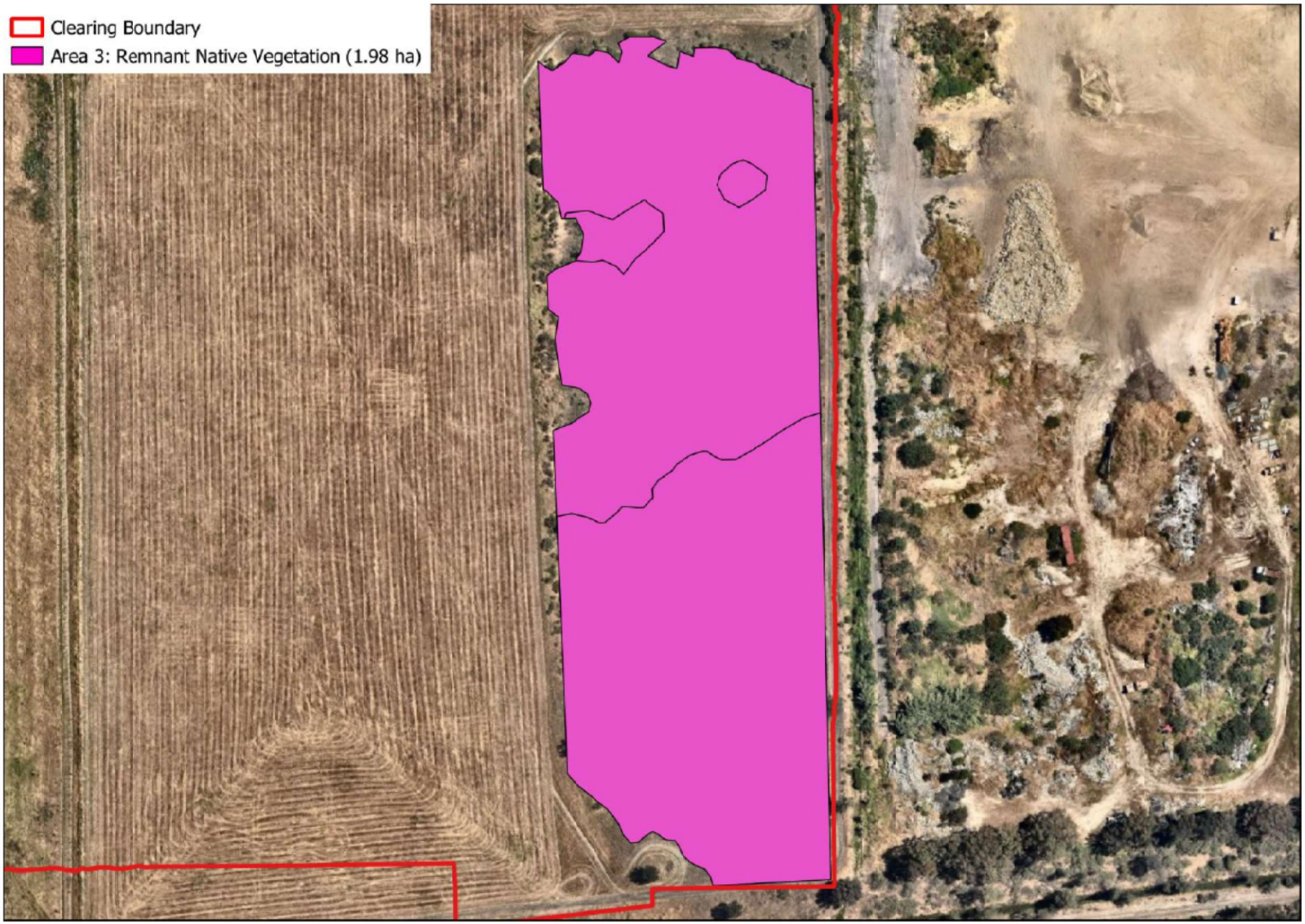


Figure 5: Consolidated Remnant Native Vegetation area totalling 1.98 ha in the south-east corner of Lot 456 (Area 3)

2. Native Vegetation Clearing Assessment

2.1. Surveys and Assessments

The following surveys/assessments were undertaken to inform this report:

- Focused Vision Consulting (2024) Lot 456, Mundijong Road – Spring Biological Assessment (Appendix C).
- Focused Vision Consulting (2025) Lots 458, 457 and 456 (bulk earthwork footprint area) – Reconnaissance Flora and Vegetation and Targeted Black-Cockatoo Habitat Assessment (Appendix D).

A summary of the surveyed vegetation types is presented in Table 7.

Table 7: Summary of Biological and Targeted Surveys

Botanist	Survey Details
Focused Vision Consulting (2024) Remnant vegetation area within the south-eastern corner of Lot 456.	• **Survey Area:** 2.167 ha remnant vegetation area within Lot 456. • **Survey Type:** Desktop assessment for flora, fauna, and ecological communities, comprising a review of the following data, preparation of tables of 'likelihood of occurrence', and a site visit. This survey confirmed that the 2.167 ha of remnant vegetation in Lot 456 consists of 2 vegetation units: o *Casuarina obesa* open woodland over *Melaleuca lateritia* and *Melaleuca viminea* isolated shrubs over weeds. o *Melaleuca lancelota, Melaleuca lateritia* and *Melaleuca viminea* sparse shrubland over weeds. • **Timing:** Site inspection occurred on 3 October 2024.
Focused Vision Consulting (2025) Lots 456, 457 and a portion of Lot 468.	• **Survey Area:** 51.8 ha within the paddock area (parts lots 458, 457 and 456). • **Survey Type:** Update Threatened and Priority flora desktop assessment likelihood of occurrence table. Complete site visit, record all observable flora, vegetation, and related (e.g., soil) values in the bulk earthworks area, and document the survey effort. Rationalise site inspection findings with potentially occurring Threatened and Priority flora and ecological communities, to determine if any occur or may occur. • **Timing:** Site inspection occurred on 30 June 2025.

2.2. Vegetation Survey Summary

The botanical and black cockatoo surveys addressed all the vegetation within Lots 456 and 457 within the Stage 2 bulk earthwork boundary. These surveys, combined with the review of the historical aerials, were used to determine the following:

- Planted vegetation areas that do not meet the criteria for native vegetation.
- Patches of regrowth native vegetation (specifically *Melaleuca* sp.). Only a negligible proportion of native regenerative Melaleuca species have likely occurred naturally within the Lots 456 & 467 paddock area.
- Consolidated remnant native vegetation area within the south east corner of Lot 456.

A summary of the vegetation survey results, inclusive of the planted and native vegetation units and black cockatoo habitat, is provided in Table 8.

Table 8: Summary of Biological and Targeted Survey Results

Botanical Survey Details	Spring Biological Assessment (FVC 2024)	Flora and Vegetation and Black-Cockatoo habitat assessment (FVC 2025)
Date of Field Assessment	3 October 2024	30 June 2025
Survey Area	2.167 ha	51.58 ha
Location	SE corner of Lot 456 (consolidated native vegetation area)	Paddock and fenceline areas within Lots 458, 457 and 456
Focus	Threatened and Priority flora suitable habitat, and the threatened black cockatoo species.	Threatened and Priority flora, suitable habitat, and the threatened black cockatoo species.
Native Vegetation Types	• The 1.98 ha remnant native vegetation area consists of 2 vegetation units: o **CoMl** - *Casuarina obesa* open woodland over *Melaleuca lateritia* and *Melaleuca viminea* isolated shrubs over weeds. o **MlMv** - *Melaleuca lancelota*, *Melaleuca lateritia* and *Melaleuca viminea* sparse shrubland over weeds.	• 51.58 ha survey area consists of four native vegetation units: o **Er** - *Eucalyptus rudis* subsp. *Rudis* Open Forest over weeds (not within the Stage 2 bulk earthworks area). o **Mr** - *Melaleuca rhaphiophylla* Low Open Woodland over **Avena barbata*, **Briza maxima* and **Lolium rigidum* Grassland o **Mt** - *Melaleuca teretifolia* Shrubland over **Avena barbata*, **Briza maxima* and **Lolium rigidum* Grassland. o **Mv** - *Melaleuca viminea* Shrubland over **Avena barbata*, **Briza maxima* and **Lolium rigidum Grassland.*
NVCP Exemption - Planted Vegetation	• N/A	• 51.58 ha survey area consists of four planted and/or non-native vegetation units: o **Co** - *Casuarina obesa* Low Open woodland over weeds over **Avena barbata*, **Briza maxima* and **Lolium rigidum.* o **Ec** - *Eucalyptus camaldulensis* Low Open woodland over **Avena barbata*, **Briza maxima* and **Lolium rigidum.* o **EcCo** - *Eucalyptus camaldulensis* Open Forest over Casuarina obesa Low Open Woodland over **Avena barbata*, **Briza maxima* and **Lolium rigidum* Grassland. o **Grassland** - Areas devoid of native vegetation (grasses and weeds).
Condition	• 'Degraded' condition with a significant introduced grass and weed-dominated understorey.	• 'Completely Degraded' or 'Completely Degraded – Degraded' condition.

Botanical Survey Details	Spring Biological Assessment (FVC 2024)	Flora and Vegetation and Black-Cockatoo habitat assessment (FVC 2025)
Threatened and Priority Ecological communities	• No Threatened or Priority ecological communities occur in the survey area.	• No Threatened or Priority Ecological Communities occur in the survey area.
Threatened and Priority Flora	• No Threatened or Priority Flora were recorded within the survey area. • Database-listed taxa are considered unlikely to occur due to the degraded vegetation and adjacent cattle paddock land use.	• No Threatened or Priority Flora were recorded within the survey area. • Database-listed taxa are considered unlikely to occur due to the degraded vegetation and adjacent cattle paddock land use.

Threatened black cockatoo species	• The Stage 2 bulk earthworks area is within the known range of Carnaby's and Forest red-tailed black cockatoos, and at the western extent of the current known range of Baudin's cockatoo.
	• The vegetation within the survey area was assessed as providing 'None/negligible' foraging habitat for the three black cockatoo species.
	• No suitable DBH (Diameter at Breast Height) trees occur within the survey area.
	• No roosts were positively identified during the field survey. No tall trees (>10 m) occur within the survey area, which would provide suitable roosting habitat.
		• The Stage 2 bulk earthworks area is within the known range of Carnaby's and Forest red-tailed back cockatoos, and at the western extent of the current known range of Baudin's cockatoo.
		• Within the NVCP application:
		  ○ The native vegetation within the Stage 2 bulk earthwork area provides 'None/Negligible' or 'Negligible to Low' quality foraging habitat for all three threatened black cockatoo species.
		  ○ This native vegetation primarily consists of *Melaleuca viminea*, *Melaleuca rhaphiophylla*, *Melaleuca lancelota*, Melaleuca lateritia and *Melaleuca teretifolia*, with a weed-dominated understory.
		• The planted/non-native vegetation (<u>not subject to the NVCP application</u>) consists of the following habitat type:
		  ○ The planted 'Mixed Woodland' habitat (*Eucalyptus camaldulensis* and *Casuarina obesa* trees) provided the highest quality foraging habitat within the survey area for all three black-cockatoo species. This habitat type provides:
		  ▪ 'Moderate' (4) foraging habitat for Baudin's Black-Cockatoo.
		  ▪ 'Low to Moderate' (3) foraging habitat for Carnaby's cockatoo and Forest red-tailed black cockatoo.
		  ○ The 'Mixed Woodland' habitat contains a total of 143 suitable DBH trees (>500 mm DBH) of Rank 5 (containing no hollows).

Botanical Survey Details	Spring Biological Assessment (FVC 2024)	Flora and Vegetation and Black-Cockatoo habitat assessment (FVC 2025)
		○ 105 of these Ranks 5 trees are within the Stage 2 bulk earthworks area. These potential nesting trees are mostly *Eucalyptus camaldulensis*.
Conclusion	• Due to the 'Completely Degraded' nature of the remnant vegetation, the two vegetation units are not considered representative of any Threatened or Priority Ecological Community. • The dominant understorey species are pasture species *Avena barbata* and *Briza maxima*.	• Due to the 'Completely Degraded' nature of the remnant vegetation, the vegetation units are not considered representative of any Threatened or Priority Ecological Community. • The dominant understorey species are pasture species *Avena barbata* and *Briza maxima*.

2.2.1. Site Photos

2.2.1.1. Area 2: Patches of regrowth native vegetation (0.11 ha)

The native vegetation regrowth consists primarily of *Melaleuca* trees over grassland (or pasture-weed) species. The *Melaleuca* trees present spatially as follows:

- Three *Melaleuca rhaphiophylla* trees occur within the bulk earthworks area. These trees are located within the cattle paddock area in the south-western portion of Lot 456.
- A single *Melaleuca rhaphiophylla* tree within the south-western portion of Lot 457.
- Ten *Melaleuca viminea* trees located along the Lot 456 and 457 boundary fenceline.
- Along the south-eastern boundary of Lot 456, fragmented *Melaleuca rhaphiophylla* and *Melaleuca viminea* trees occur.



Photo 1: *Melaleuca rhaphiophylla* trees (three) within the open paddock area of Lot 456.



Photo 2: Ten *Melaleuca viminea* trees located along the Lot 456 and 457 boundary fenceline.



Photo 3: **Isolated *Melaleuca rhaphiophylla* in the south-western boundary of Lot 457.**



Photo 4: ***Melaleuca rhaphiophylla* and *Melaleuca viminea* trees along the south-eastern boundary of Lot 456.**

2.2.1.2. Area 3: Consolidated remnant native vegetation area (1.98 ha)

Consolidated remnant native vegetation area that was not entirely historically cleared. This remnant vegetation area is within the open paddock and totals 1.98 ha.

Photos of the two surveyed vegetation types are presented below.



Photo 5: ***Casuarina obesa*** **open woodland over** ***Melaleuca lateritia*** **and** ***Melaleuca viminea*** **isolated shrubs over weeds**



Photo 6: ***Melaleuca lancelota, Melaleuca lateritia*** **and** ***Melaleuca viminea*** **sparse shrubland over weeds**

2.3. NVCP Exemption Area

Historical aerial imagery indicates that the majority of Lots 465 and 457 were largely cleared prior to 1950 and converted into livestock feeding paddock. Accordingly, the majority of the Stage 2 DA does not contain remnant vegetation.

The vegetation within Area 1, totalling 1.54 ha, consists of historically planted trees. These trees were planted in linear rows along the fenced paddock boundaries within Lots 457 and 456, in approximately 2004, to serve as windbreaks.

The non-native or planted vegetation types consist of the following:

- **Lots 456 and 457 paddock areas:**
    - The open paddock area consisting of pastoral grasses within the bulk earthwork area totals approximately 30.49 ha or 90% of the bulk earthworks area.
    - *Eucalyptus camaldulensis* Low Open woodland over *Avena barbata* (Bearded Oat), *Briza maxima* (Blowfly Grass) and *Lolium rigidum* (Annual Ryegrass) Grassland.
    - *Eucalyptus camaldulensis* Open Forest over *Casuarina obesa* Low Open Woodland over *Avena barbata*, *Briza maxima* and *Lolium rigidum* Grassland.

- *Casuarina obesa* Low Open woodland over weeds *over Avena barbata*, *Briza maxima* and *Lolium rigidum* Grassland.

The Focus Vision Consulting vegetation and flora assessment (FVC 2025) confirmed that the vegetation units within the paddock areas of Lots 456 and 457 were planted (e.g., *Eucalyptus camaldulensis* and *Callistemon phoeniceus*). None of these vegetation units was considered to represent remnant native vegetation (FVC 2025).

Photos of the planted vegetation types, not subject to the NVCP application, are presented below.



Photo 7: Rows of planted *Eucalyptus camaldulensis*



Photo 8: Planted *Casuarina obesa* along the boundary of Lot 456.



Photo 9: Open paddock area

3. Existing Environment

3.1. Existing land use

Key observations from the historical aerial photographs (1953 to present) are as follows:

- The bulk earthwork and surrounding landholdings have been subject to significant historical disturbance and have limited flora, vegetation, and fauna habitat values remaining. The open paddock area consisting of pastoral grasses within the bulk earthwork area totals approximately 30.49 ha or 90% of the bulk earthworks area.
- In 1953, the adjacent land uses included cleared agricultural paddocks. The historical and existing dominant land use within the bulk earthwork area and immediate surrounds includes:
    - Cattle paddocks
    - Livestock pasture cropping

Figures 6 and 7 present historical aerial photographs of the landholdings and surroundings from 1953 to the present.

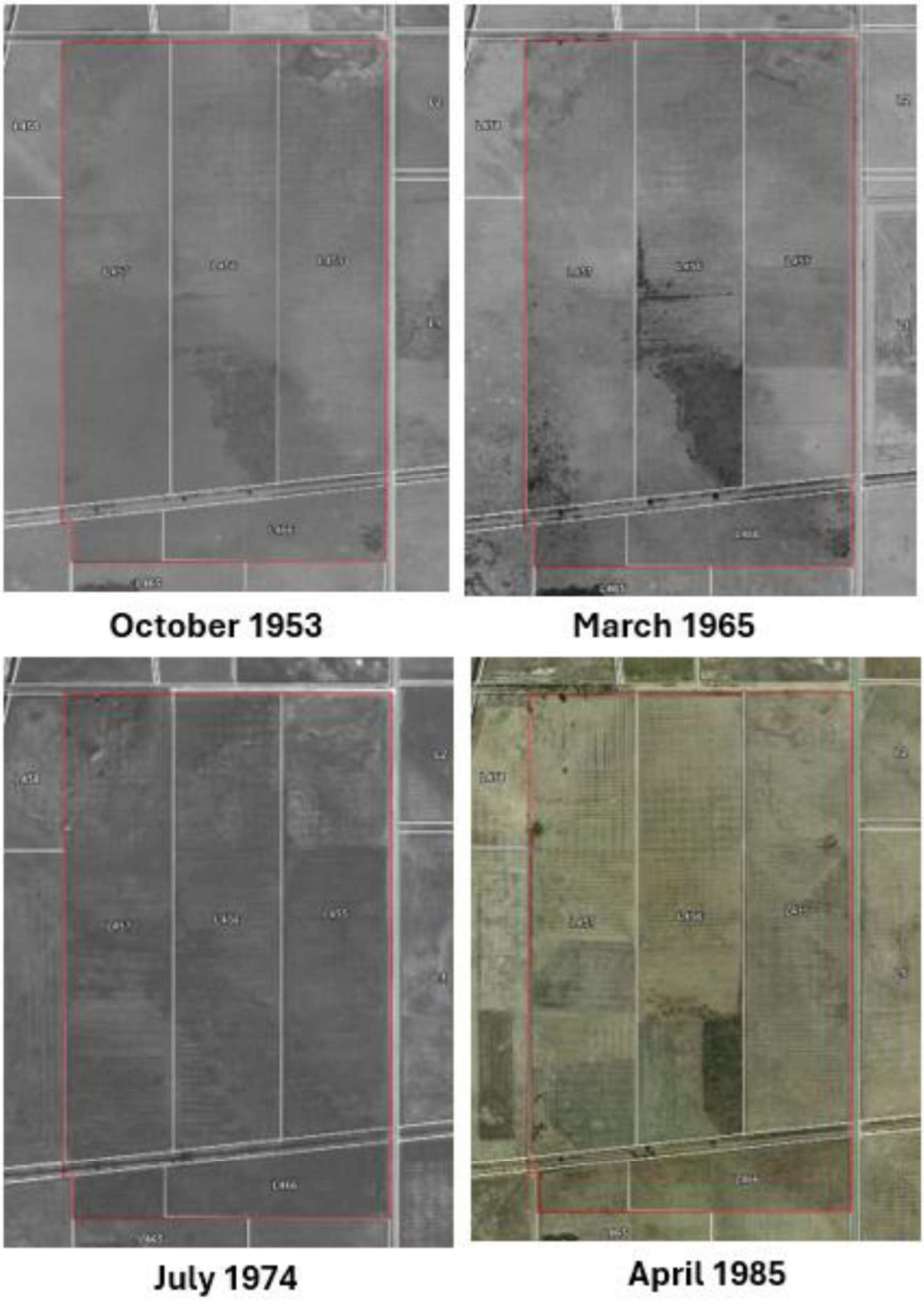


Figure 6: Historical aerial photography (1953 to 1985)

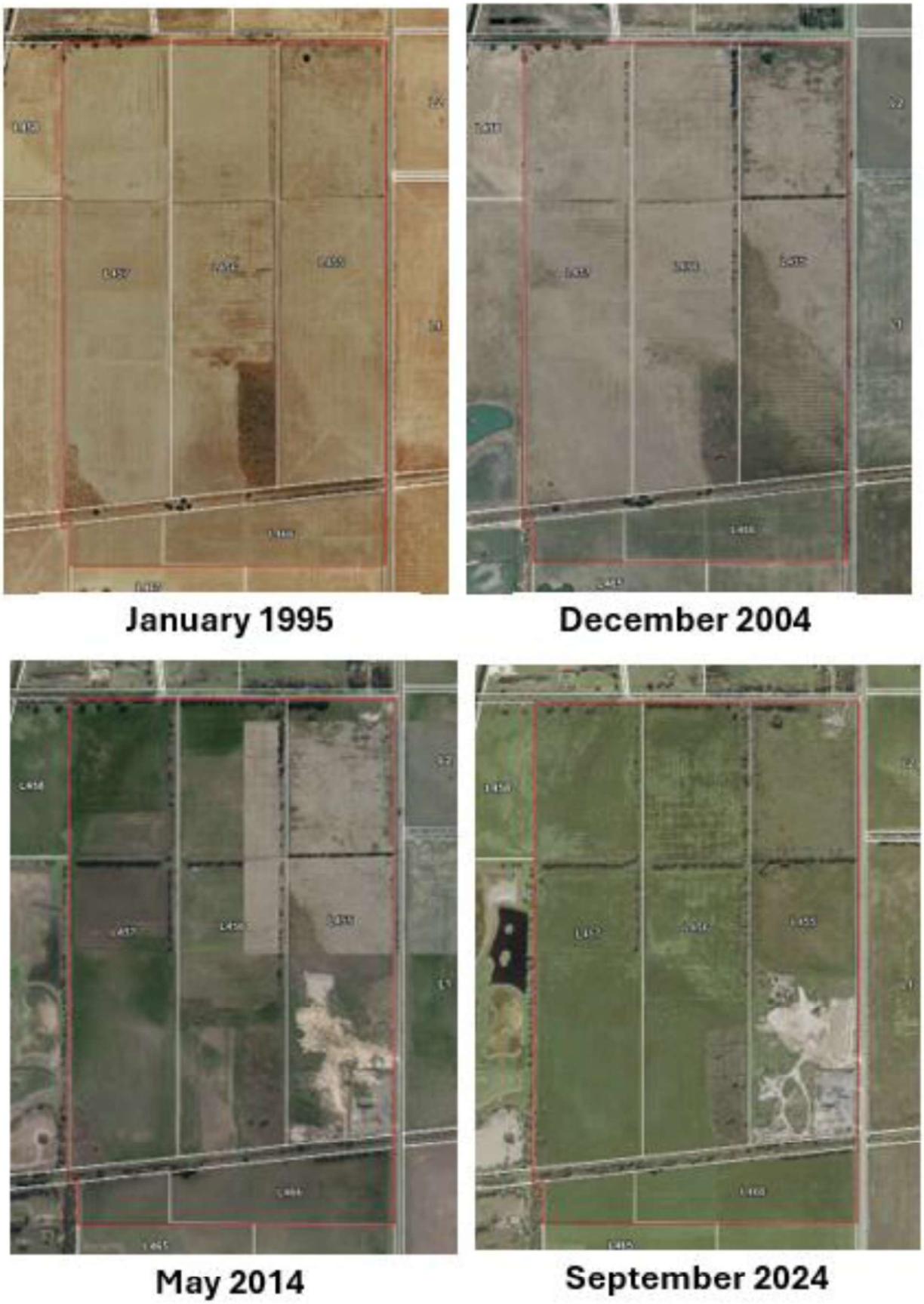


Figure 7: Historical aerial photography (1995 to 2024)

The assessment of historical aerials confirms the following:

1. The majority of Lots 456 and 457 has historically been cleared of native vegetation pre-1957.
2. The dominant land use is livestock paddocks.
3. The construction of the open drainage resulted in the extensive clearing of native vegetation. In the 1990's, trees (predominantly Sheoaks) were planted along the Lot 45 drainage reserve adjacent to the open drain.
4. Trees were planted along the fenced paddock boundaries within Lots 456 and 457.
5. The presence of the consolidated native vegetation area in the south-eastern corner of Lot 456. This native vegetation appears to represent the original vegetation from before 1950.
6. The consolidated remnant vegetation area has been modified since the 1950s, primarily due to cattle and pastoral cropping land uses. In 1953, the total area of native vegetation was approximately 4.160 ha. In 2025, it was approximately 2 ha.

The historical aerial photos of the consolidated remnant vegetation area within the south-eastern corner of Lot 456 are illustrated in Figure 8.



1953	1981	2024

Figure 8: Lot 456 Consolidated Remnant Native Vegetation Area Aerial Review (1953 to 2024)

3.2. Existing Environment Summary

3.2.1. Climate

Climate data from the Bureau of Meteorology (BoM) Jandakot Aero station (18.7km away) shows that the region experiences an average annual maximum temperature of 25.8 °C and an average annual minimum temperature of 23.2 °C

The regional average annual rainfall is 794.5 mm, most occurring between June and August (BoM 2026).

3.2.2. Environmental Summary

The existing environment within the bulk earthwork area/NVCP application area is summarised in Table 9.

Table 9: Existing Environment

<table>
<tr><th>Environmental Element</th><th colspan="6">Assessment</th></tr>
<tr><td>Regional vegetation</td><td colspan="6">• The Pre-European Vegetation Association is Association No. 968. This vegetation association is described as a Jarrah (Eucalyptus marginata), marri (Corymbia calophylla) and wandoo (E. wandoo) (Government of Western Australia, 2019)</td></tr>
<tr><td></td><td>Vegetation Association</td><td>IBRA subregion</td><td>Pre-European extent (ha)</td><td>Current Extent (ha)</td><td>% remaining</td><td>% Protected</td></tr>
<tr><td></td><td rowspan="3">986</td><td>Statewide</td><td>296,877.84</td><td>95,048.82</td><td>32</td><td>18.45</td></tr>
<tr><td></td><td>Swan Coastal Plain</td><td rowspan="2">136,188.20</td><td rowspan="2">9,017.32</td><td rowspan="2">6.62</td><td rowspan="2">1.43</td></tr>
<tr><td></td><td>Perth</td></tr>
<tr><td></td><td colspan="6">The regionally mapped SCP vegetation complex is the Serpentine River. The description of Serpentine River Complex, which is described as ‘Closed scrub of Melaleuca species and fringing woodland of Eucalyptus rudis (flooded gum), Melaleuca rhaphiophylla (swamp paperbark) along streams.</td></tr>
<tr><td></td><td>Vegetation Association</td><td>IBRA subregion</td><td>Pre-European extent (ha)</td><td>Current Extent (ha)</td><td>% remaining</td><td>% Protected</td></tr>
<tr><td></td><td>Serpentine River Complex</td><td>Swan Coastal Plain</td><td>19,855.41</td><td>1,940.18</td><td>9.77</td><td>2.61</td></tr>
<tr><td>Native Vegetation subject to the NVCP Application - 2.09 ha</td><td colspan="6">Description</td></tr>
<tr><td></td><td colspan="6">Area 2: Patches of regrowth native vegetation within Lots 456 & 467</td></tr>
<tr><td></td><td colspan="6">• Mr - Melaleuca Woodland over grassland: Melaleuca rhaphiophylla Low Open Woodland over Avena barbata, Briza maxima and Lolium rigidum Grassland
• Mv - Melaleuca Shrubland over grassland: Melaleuca viminea Shrubland over Avena barbata, Briza maxima and Lolium rigidum Grassland.</td></tr>
<tr><td></td><td colspan="6">Area 3: Consolidated remnant native vegetation patch in the southeastern corner of Lot 456</td></tr>
<tr><td></td><td colspan="6">• CoMl - Casuarina Woodland: Casuarina obesa open woodland over Melaleuca lateritia and Melaleuca viminea, isolated shrubs over weeds.
• MlMv - Melaleuca Shrubland: Melaleuca lanceolata, Melaleuca lateritia and Melaleuca viminea sparse shrubland over weeds.</td></tr>
<tr><td>Vegetation Condition</td><td colspan="6">• Given historic clearing and associated agricultural land uses, flora and vegetation within the bulk earthwork area have been significantly modified, with the entire bulk earthworks area identified as being in ‘Degraded’ or ‘Completely Degraded’ condition</td></tr>
<tr><td>Threatened Ecological Communities</td><td colspan="6">• No threatened ecological communities were identified, nor are any likely to occur based on the degraded nature of vegetation within the bulk earthwork area/NVCP application area.</td></tr>
<tr><td>Priority Flora</td><td colspan="6">• No Threatened or Priority flora have been previously recorded within the bulk earthwork area.
• A limited number of native species were observed to occur within the bulk earthwork area; the majority of the flora species observed were introduced grass species associated with the cattle feed pasture.</td></tr>
</table>

	• The vegetation within the bulk earthwork area is dominated by a dense understorey (over 90%) of introduced grasses, which compete with native understorey species. • All of the taxa identified through the database searches are considered unlikely to occur in the bulk earthwork area, due to the historical land modifications, clearing and ongoing cattle pasture feed land use and the significant weed load. • Due to the 'Degraded to Completely Degraded' nature of the native vegetation within the Stage 2 bulk earthwork area, it is not considered that any Threatened or Priority flora would occur.
Fauna Habitat	• Over 90% of the bulk earthwork area comprises cleared paddock areas. • All three threatened black cockatoo species (Carnaby's cockatoo, Forest red-tailed black cockatoo and Baudin's cockatoo) were identified through the desktop assessment as potentially occurring in the local area • The native vegetation present within the Stage 2 bulk earthworks primarily consists of Melaleuca species. Melaleuca shrubs and trees provide 'None/Negligible' or 'Negligible to Low' quality foraging habitat for all three black cockatoo species. • The habitat is 'Degraded to Completely Degraded' condition due to historical clearing, surrounding infrastructure and high levels of weed invasion. • The NVCP application area does not support known breeding sites for Black Cockatoos – no active breeding sites nor suitable hollows on trees were observed • No roosting activity was positively identified during the field survey.
Significant Ecological Linkage	• The bulk earthwork/NVCP application area is not part of a significant ecological linkage.
Wetlands and/or waterways	• No *Rights in Water and Irrigation Act 1914* (RIWI Act) Rivers overlap the proposed bulk earthwork area/NVCP application area. • The DBCA-mapped palusplain MUW (UFI 16021) is located across the bulk earthwork area. This MUW has no remaining ecological attributes and functions. This mapped wetland has been historically cleared and supports cattle/livestock paddocks, the Kwinana Freeway, and former clay pits.
Water resources	• The bulk earthwork area/NVCP application area does not overlap a mapped Public Drinking Water Source Area (PDWSA). • Based on the existing Geomorphic Wetlands of the Swan Coastal Plain mapping, one multiple-use wetland (MUW) is identified within the bulk earthwork/NVCP application area.
Conservation Reserves	• The bulk earthwork/NVCP application area does not overlap any conservation reserves.
Environmentally Sensitive Areas (ESAs)	• No mapped ESA is located within or adjacent to the bulk earthworks area.
Land and soil quality	• The bulk earthwork area is located within the Pinjarra P4 phase of the Swan Coastal Plain. This regional soil unit is characterised by poorly drained flats, olive-grey and yellowish-brown cracking clays, and, less commonly, non-cracking friable clays, with generally acidic subsoils. • Regional geological mapping indicates that the surficial geology consists of the Guildford Formation across the bulk earthwork area. The Guildford Formation geological unit is alluvial sand and clay with shallow-marine estuarine lenses and local conglomerate (Davidson 1995).

	• The DWER ASS mapping classifies the bulk earthwork area as a 'moderate to low risk' within 3 m of the natural soil surface. Noting the extent and purpose of the bulk earthwork area, the proposed clearing is unlikely to cause an appreciable increase in the existing risks of subsurface acidification.
Heritage	• No National Heritage Areas/World Heritage Areas or mapped Indigenous heritage areas overlap the bulk earthwork/NVCP application area.
Amenity	• The nearest sensitive receptors in proximity to the bulk earthwork area/NVCP application area include: o A commercial landscape supply business (Baldivis firewood and garden supplies) is located approximately 140 m east of the earthwork boundary in the southern portion of Lot 455. o A residential dwelling is located approximately 200 m east of the earthwork boundary in the northern portion of Lot 455.

3.3. Stakeholder Engagement

Stockland's bulk earthwork development application has been subject to a comprehensive stakeholder engagement program. The Development Application was subject to referral and comments across government agencies, including the City of Rockingham, the Department of Biodiversity, Conservation and Attractions (DBCA), the Department of Planning, Lands and Heritage, and DWER.

4. Management Measures

4.1. Measures to Avoid, Minimise, Reduce and Manage the Clearing Impacts

The Stage 2 DA is predominantly located in open paddock areas with pastoral grasses. The open paddock area totals approximately 30.49 ha (or 90%) of the bulk earthworks area.

The surveyed native vegetation areas consist of:

- Patches of native vegetation regrowth (Melaleuca species) on the periphery of the lots, i.e., along Lot 456 and 457 fencelines or isolated trees within the open paddocks.
- A consolidated remnant native vegetation patch in the south-west corner of Lot 456.

The understorey of all three vegetation types above is dominated by pasture weed species (i.e., *Avena barbata* (Bearded Oat), *Briza maxima* (Blowfly Grass) and *Lolium rigidum* (Annual Ryegrass)), which are subject to regular maintenance actions such as seasonal slashing.

Table 10 defines the management measures to avoid and minimise the potential clearing impacts. The WAPC-approved bulk earthwork is subject to specific management measures, which include native vegetation controls.

Table 10: Measures Undertaken to Avoid, Minimise, Reduce and Manage the Proposal Clearing Impacts

Management Control	Details
Native vegetation	• No clearing of native vegetation is permitted until an approved Native Vegetation Conservation Plan (NVCP) is in place.
Avoidance	• Considerable efforts have been made to avoid and minimise the clearing of native vegetation. These efforts include: o The bulk earthwork area avoids clearing native vegetation as far as practicable. o The vast majority (i.e., 90%) of the earthwork area avoids impacting native vegetation. o
Demarcation	• Demarcate using GPS coordinates and a flagged star picket the three native vegetation areas specifically: o Planted native vegetation along internal tracks and lot boundaries o *Melaleuca* tree species (regrowth) area o *Melaleuca* shrubland with *Casuarina obesa* open woodland remnant vegetation unit.
Bulk Earthworks DA	• The Stage 2 DA approval under the *Planning and Development Act 2005* will be subject to implementation conditions. • The specific environmental conditions, which were applied for the Stage 1 bulk earthwork DA approval, and replicated for the Stage 2 bulk earthworks approval, include: o Construction and Site Management Plan o Sand and Dust Management Plan o Drainage Management Strategy • Details of these management plans are defined below.

Construction /Site Works Management Plan	• The Construction and Site Management Plan covers the following elements: o Hours of construction and works. o Temporary fencing, hoardings, gantries, and signage. o Site access and egress. o Construction traffic management. o Pedestrian and cyclist management and any footpath obstructions. o Parking arrangements. o Deliveries and storage of construction materials and machinery o Management of stormwater, erosion and sediment. o Management of stockpiles, including detailing the location, height, duration, etc. of imported fill, any stockpiling of topsoil and stripped vegetation. o Management of any contaminated fill. o Management of potential asbestos-containing materials if identified during works. o Fuel and chemical management. o Management of any site dewatering or stormwater discharge. o Management of construction noise and/or vibration, and other site-generated noise and/or vibration. o Demolition and construction waste management, recycling, and removal, including disposal of stripped vegetation and materials re-use. o Protection of any street trees and public realm infrastructure. o Protection of remnant vegetation outside of the NVCP boundary. o Mosquito management. o Fauna management. o Weed management. o Public communication and complaint-handling procedures, including contact details for essential site personnel. o Groundwater and surface water monitoring program. o Ongoing monitoring of erosion and sediment management controls, including remediation actions as required. o Water quality management.
Sand and Dust Management Plan	• The Sand and Dust Management Plan covers the following elements: o Identification of sand and dust sources. o Site classification assessment o Sand and dust management controls, including: ▪ Sediment mobilisation controls, such as rock pitching and the installation of sediment fencing. ▪ The use of a water cart ▪ Hydro-mulching o Monitoring actions. o Contingency actions.
Drainage Management Strategy	• Flood modelling and flood impact assessment. • Assessment of the Stage 1 and Stage 2 bulk earthwork area on the floodplain. • Drainage management, such as stormwater controls

4.2. Approved Policies and Planning Instruments

The WAPC approval development application for Lots 456 and 457, Pug Road bulk earthwork DA is subject to the implementation of specific conditions under the *Planning and Development Act 2005*. The conditions include:

- Approval timeframe
- Conformity with Plans
- Environmental specific conditions, including:
    - Construction and Site Management Plan - prepared and implemented to the satisfaction of the WAPC (with advice from DWER and the City of Rockingham)

  - Sand and Dust Management Plan - prepared and implemented to the satisfaction of the WAPC (with advice from the City of Rockingham)
- Access – Traffic Management Plan.

5. Clearing Referral Assessment

5.1. Response to Clearing Referral Criteria

DWER's referral process supports a risk-based approach to assessing native vegetation clearing proposals by establishing a pathway for assessing very low-impact clearing activities deemed not to require a permit. When assessing the clearing referral, DWER regard the referral criteria listed in Section 51DA(4) of the EP Act. A clearing permit is required if all referral criteria are met.

Table 11 shows that the four referral criteria have been addressed and responded to for the 2.09 ha clearing area.

Table 11: Response to EP Act Clearing Referral Criteria

Aspect	Assessment
Criterion 1: The area proposed to be cleared is small relative to the total remaining vegetation • Relative to the total remaining vegetation in the region where the proposed clearing is located, and • Relative to the total remaining vegetation of the ecological community, the vegetation proposed to be cleared forms a part of.	• The clearing area is within landholdings subject to the Metropolitan Region Scheme (MRS) Amendment 1427 & 1428, which proposes to re-zone the landholding from 'Rural' to an 'Urban' land use. • The MRS Amendments were subject to an EPA assessment in July 2024, which included an assessment of the potential impacts of residential land use on Flora and vegetation, Terrestrial fauna, Inland waters, and Social surroundings. • The Native Vegetation Clearing Referrals Guideline ('the Guideline') (DWER 2021) states that a clearing permit is required if the extent of the proposed clearing is more than 1 ha. The proposed clearing involves the removal of 2.09 ha of native vegetation in 'Degraded' or 'Completely Degraded' condition. Although this exceeds the 1 ha threshold, all native vegetation is: o At a minimum, in a 'Degraded' condition o In a highly modified landscape. o The native vegetation present is primarily Melaleuca trees and shrub species offers 'Negligible to Low' quality foraging habitat for all three threatened black cockatoo species. • With the implementation of the management measures embedded in the DA approval, the removal of 2.09 ha is expected to result in a very low environmental impact. • The 2.09 ha native vegetation area is within the following regionally mapped vegetation: o Association No. 968 and the Serpentine River Complex. Both these regionally mapped vegetation associations and complexes have less than 10% of their known extent remaining. • The vegetation to be cleared is no longer considered representative of the Pre-European Vegetation Association 968 and/or an intact Serpentine River complex due to the 'Degraded' and 'Completely Degraded' conditions within the bulk earthwork/NVCP area
Criterion 2: There are no known or likely significant environmental values within the area • Biological values (e.g. flora, fauna, ecological communities) • Conservation values (e.g. impact on ecological linkages, conservation areas and heritage values) • Land and water resource values (e.g. wetlands and	As summarised below, no known or likely significant environmental values occur within the area. As such, the proposed clearing of 2.09 ha of native vegetation in 'Degraded' and 'Completely Degraded' condition does not conflict with this criterion. **Biological values** • Historical aerials confirm the Stage 2 bulk earthwork area was significantly cleared of native vegetation prior to 1951. • The clearing area comprises native vegetation in 'Degraded' and 'Completely Degraded' condition (Focused Vision 2024; Focused Vision 2025), • The *Melaleuca* trees within the NVCP area do not provide material habitat for any threatened, priority or specially

watercourses, water resources, land and soil quality).	protected fauna, including foraging, roosting or breeding habitat for the three threatened black cockatoo species. • The clearing area does not contain, nor is it in proximity to, any threatened or priority ecological community occurrences. • The referral area does not contain, nor is it in proximity to, any threatened or priority flora occurrences. **Conservation values** • The clearing area does not intersect any mapped regional ecological linkages. • The clearing area does not intersect any conservation reserves (e.g. Bush Forever, Environmental Protection Policy areas, DBCA managed land, Regional Open Space, or crown reserves vested for conservation purposes). • The clearing area does not intersect any mapped Aboriginal Cultural Heritage or Historic Heritage places. **Land and water resource values** • The clearing area does not contain, nor is it in proximity to, any wetlands listed under the Convention on Wetlands of International Importance (Ramsar Convention) or the Directory of Important Wetlands in Australia, or wetlands classified as 'conservation category' or 'resource enhancement' in the DBCA Geomorphic wetlands database. • The clearing area intersects a large 'multiple use' palusplain wetland (UFI 16021) that extends across thousands of hectares. This mapped wetland has been historically cleared and supports cattle/livestock paddocks, the Kwinana Freeway, and former clay pits. • The clearing area does not intersect with or impact upon a watercourse. • The clearing area is not within a public drinking water source area. • The DWER Contaminated Sites Database does not indicate any known contamination within the clearing or surrounding areas. • Regional acid sulfate soil (ASS) mapping indicates that the local area is within an area classified as 'moderate to low' risk of ASS occurring within 3 m of the natural soil surface. • The clearing of native vegetation is unlikely to disturb ASS. Similarly, earthworks associated with the importation of clean sand fill (as opposed to excavation) are also unlikely to disturb ASS.
Criterion 3: The state of scientific knowledge of native vegetation within the region is adequate.	• The Stage 2 bulk earthwork area is located within the Swan Coastal Plain. Various databases, spatial datasets, and other relevant information are available for the clearing area and the broader region. • Additionally, site-specific vegetation surveys across the bulk earthworks were completed between 2024 and 2026 to confirm the vegetation types and status within the Stage 2 bulk earthwork area. • The state of scientific knowledge of native vegetation in the region (and locally) is adequate. As such, the proposed clearing is not at variance with this criterion
Criterion 4: Conditions will not be required to manage environmental impacts	• Stockland has endeavoured to minimise the extent of clearing necessitated by the bulk earthwork DA. • The Stage 2 DA is predominantly located within open paddock areas consisting of pastoral grasses. The open paddock area totals approximately 30.49 ha (or 90%) of the bulk earthworks area.

	• The proposed clearing would affect 2.09 ha, comprising vegetation units within an open paddock setting in a weed-dominated understorey.
	• No site-specific conditions under the EP Act are required to clear 2.09 ha of native vegetation.
	• The WAPC approval development application for Lots 456 and 457 Pug Road bulk earthworks DA approval will be subject to the implementation of specific conditions under the *Planning and Development Act 2005*. The conditions include:
	  ○ Approval timeframe
	  ○ Conformity with Plans
	  ○ Environmental specific conditions, including:
	  ▪ Construction and Site Management Plan
	  ▪ Sand and Dust Management Plan
	  ○ Access – Traffic Management Plan

5.2. Assessment Against Clearing Principles

Table 12 assesses the 10 Clearing Principles (outlined in Schedule 5 of the EP Act) to support the NVCP application. The assessment concludes that the proposed clearing activity within the 2.09 ha NVCP application area is unlikely to be at variance with the 10 Clearing Principles.

Table 12: Assessment Against the 10 Clearing Principles

Principle	Assessment	Outcome
(a) Native vegetation should not be cleared if it comprises a high level of biological diversity.	The NVCP application proposes clearing 2.09 ha of native vegetation in three areas throughout the proposed 34.12 ha Stage 2 bulk earthwork area. **Vegetation** • Historical aerials confirm the majority of the bulk earthwork area has been significantly cleared of native vegetation since 1951. • The area subject to the NVCP application (2.09 ha in several patches) is in 'Degraded' or 'Completely Degraded' condition, predominantly (over 90%) comprising paddock grass. • The clearing areas consist of: o Area 2: Regrowth Native Vegetation ▪ In patches across Lots 456 and 457: • **Mr - Melaleuca Woodland over grassland:** *Melaleuca rhaphiophylla* Low Open Woodland over *Avena barbata*, *Briza maxima* and *Lolium rigidum* Grassland - 0.10 ha • **Mv - Melaleuca Shrubland over grassland:** *Melaleuca viminea* Shrubland over *Avena barbata*, *Briza maxima* and *Lolium rigidum* Grassland – 0.01 ha. o Area 3: Consolidated remnant native vegetation patch in the southeastern corner of Lot 456 ▪ **CoMl - Casuarina Woodland:** *Casuarina obesa* open woodland over *Melaleuca lateritia* and *Melaleuca viminea*, isolated shrubs over weeds - 1.01 ha. ▪ **MlMv - Melaleuca Shrubland:** *Melaleuca lanceolata*, *Melaleuca lateritia* and *Melaleuca viminea* sparse shrubland over weeds - 0.97 ha. • Only a negligible proportion of native regeneration, primarily *Melaleuca* species, may have occurred naturally within the paddock area. • The 2.09 ha NVCP application area does not contain high levels of biodiversity or provide habitat for fauna or Priority flora. • No TECs listed under the EPBC Act, BC Act, or PECs listed by DBCA in the proposed NVCP application area were identified. • The WAPC-approved bulk earthworks development application defines the following specific environmental conditions: o Approval timeframe o Construction and Site Management Plan o Sand and Dust Management Plan	Not at variance.
(b) Native vegetation should not be cleared if it comprises the whole or part of, or is necessary for the maintenance of, a significant habitat for fauna Indigenous to Western Australia.	• The NVCP area under application (2.09 ha in several patches) is in 'Degraded' or 'Completely Degraded' condition, predominantly comprising paddock grass. • The vegetation units do not comprise a significant fauna habitat. • The native vegetation present is primarily Melaleuca trees and shrub species offers 'Negligible to Low' quality foraging habitat for all three threatened black cockatoo species. • The NVCP area does not contain, nor is it in proximity to, any threatened or priority ecological community occurrences.	Not at variance.

	• The NVCP area does not contain, nor is it in proximity to, any wetlands listed under the Convention on Wetlands of International Importance (Ramsar Convention) or the Directory of Important Wetlands in Australia, or wetlands classified as 'conservation category' or 'resource enhancement' in the DBCA Geomorphic wetlands database.	
(c) Native vegetation should not be cleared if it includes, or is necessary for the continued existence of, rare flora.	• The 2.09 ha NVCP area does not impact any known records, nor is it likely to provide habitat for any threatened flora, as it is in a completely degraded condition with isolated trees over weeds. • The area subject to the NVCP application (2.09 ha in several patches) is in 'Degraded' or 'Completely Degraded' condition, predominantly (over 90%) comprising paddock grass accompanied by rows of planted *Eucalyptus camaldulensis* and *Causarina obesa* trees.	Not at variance.
(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.	• No vegetation associations or landforms identified within the proposed NVCP application area are associated with TECs or PECs. • No EPBC Act TECs exist in the proposed 2.09 ha NVCP application area. • The proposed works will impact no EPBC Act TECs or associated native vegetation. • No significant ecological communities are known or likely to occur within the NVCP application area. • Potential indirect impacts associated with dust emissions, erosion, and sediment during the earthwork construction phase will be mitigated through the availability and use of a water cart, the implementation of the Construction and Site Management Plan (includes erosion and sediment control, i.e., sediment fencing and hydro-mulching the sand pile area) and the Sand and Dust Management Plan.	Not at variance.
(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.	• The 2.09 ha native vegetation area is within the following regionally mapped vegetation: ○ Association No. 968 and the Serpentine River Complex. Both these regionally mapped vegetation associations and complexes have less than 10% of their known extent remaining. • The proposed clearing is minor (2.09 ha) and does not represent significant remnant native vegetation. • The vegetation to be cleared is no longer considered representative of the Pre-European Vegetation Association 968 and/or an intact Serpentine River complex due to the 'Degraded' and 'Completely Degraded' condition within the bulk earthwork/NVCP area. • The bulk earthworks area is located within the approved North-East Baldivis DSP and has been subject to an EPA assessment of MRS Amendment 1427, which identified 'Urban' land use within the proposed bulk earthworks area.	Not likely at variance.
(f) Native vegetation should not be cleared if it is growing in or in association with a watercourse or wetland.	• No mapped watercourses are located within the 2.09 ha NVCP application area. • The DBCA-mapped palusplain MUW (UFI 16021) is located across the bulk earthwork area. This mapped wetland has been historically cleared and supports cattle/livestock paddocks, the Kwinana Freeway, and former clay pits. • Potential indirect impacts associated with erosion and sediment during the earthwork construction phase will be mitigated through the availability and use of a water cart, the implementation of the Construction and Site Management Plan (includes erosion and sediment control, i.e., sediment fencing and hydro-mulching the sand pile area) and the Sand and Dust Management Plan.	Not likely at variance.

(g) Native vegetation should not be cleared if the clearing of the vegetation is likely to cause appreciable land degradation	• Historical aerial imagery dating from 1950 shows an extensive record of clearing and land alteration for agricultural purposes within the region. • Removing native vegetation at a small scale from importing clean fill material within a 34.12 ha bulk earthwork area is not likely to cause appreciable land degradation that will affect the present or the future 'residential' land use. • The NVCP application area has been subject to historical disturbance via land clearing, installation of surface water drains and cattle paddock land use. • The WAPC-approved bulk earthworks development application defines the following specific environmental conditions: o Approval timeframe o Construction and Site Management Plan o Sand and Dust Management Plan.	Not likely at variance.
(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.	• No conservation areas overlap the 2.09 ha NVCP application area. • No impacts on conservation areas are anticipated with the proposed clearing activities. • The vegetation of the proposed NVCP application area does not contribute to the environmental values of a conservation area. The proposed clearing of native vegetation within the NVCP application area will not have any offsite impacts. • Indirect impacts resulting from the proposed road upgrade works are anticipated to be limited to dust emissions, sediment and water runoff. To minimise these impacts, the following management plans will be implemented: o Construction and Site Management Plan (includes erosion and sediment control, i.e., sediment fencing and hydro-mulching the sand pile area). o Sand and Dust Management Plan.	Not at variance.
(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.	• No RIWI Act Rivers overlap the proposed NVCP application area. • The open paddock area consisting of pastoral grasses within the bulk earthwork area totals approximately 30.49 ha (or 90%) of the bulk earthworks area. The existing paddock areas contain historically constructed open drains along the fencelines to control and manage surface and groundwater levels. • The clearing of 2.09 ha of native vegetation located in patches across the 34.12 ha Stage 2 bulk earthwork area will not alter the existing groundwater levels or result in alteration in water quality. • The bulk earthworks DA approval has been subject to surface water modelling and flood impact assessment. Surface and groundwater through the implementation of a DWER-assessed Drainage Management Strategy. The Drainage Management Strategy addresses: o Flood management o Water discharge rates • The WAPC-approved bulk earthworks development application defines the following specific environmental conditions to manage surface water, sedimentation and erosion: o Construction and Site Management Plan o Sand and Dust Management Plan.	Not at variance.

(j) Native vegetation should not be cleared if the clearing of the vegetation is likely to cause or exacerbate the intensity of flooding.	• The 2.09 ha NVCP application area consists primarily of *Melaleuca* trees and shrubs over weeds. Given its small scale and nature, it will not exacerbate the incidence or intensity of flooding. • The bulk earthworks DA approval has been subject to surface water modelling, flood impact assessment and management action for the 34.12 ha bulk earthwork area via a Drainage Management Strategy. • The Drainage Management Strategy will be implemented subject to DWER's assessment and approval.	Not at variance.

6. Conclusion

Stockland has endeavoured to minimise the extent of clearing necessitated by the bulk earthwork development application.

The Stage 2 DA is predominantly located in open paddock areas with pastoral grasses. The open paddock area totals approximately 30.49 ha (or 90%) of the bulk earthworks area.

The surveyed native vegetation areas consist of:

- Patches of native vegetation regrowth (Melaleuca species) on the periphery of the lots, i.e., along Lot 456 and 457 fencelines or isolated trees within the open paddocks.
- A consolidated remnant native vegetation patch in the south-west corner of Lot 456.

The understorey of all three vegetation types above is dominated by pasture weed species (i.e., *Avena barbata* (Bearded Oat), *Briza maxima* (Blowfly Grass) and *Lolium rigidum* (Annual Ryegrass)), which are subject to regular maintenance actions such as seasonal slashing.

The 2.09 ha native vegetation subject to this NVCP application is in 'Degraded to Completely Degraded' condition.

DWER's referral process supports a risk-based approach to assessing native vegetation clearing proposals by establishing a pathway for assessing very low-impact clearing activity.

An assessment against the ten clearing principles demonstrates that the proposed clearing is not at variance with seven of the principles and is unlikely to be at variance with principles (e), (f), and (g).

The WAPC approval development application for Lots 456 and 457 Pug Road bulk earthwork program is subject to the implementation of conditions under the *Planning and Development Act 2005,* specific to water/drainage, sedimentation, erosion, dust and noise emissions, and topsoil disturbance. The conditions include the implementation of the following management plans:

- Construction and Site Management Plan - prepared and implemented to the satisfaction of the WAPC (with advice from DWER and the City of Rockingham)
- Sand and Dust Management Plan - prepared and implemented to the satisfaction of the WAPC (with advice from the City of Rockingham)

Based on the above, the proposed clearing is not anticipated to be significant locally or regionally. Overall, the loss of 2.09 ha of native vegetation is considered to have minimal environmental impact.

7. References

1. Beard, J. S., Beeston, G. R., Harvey, J. M., Hopkins, A. J. M., & Shepherd, D. P. (2013). The vegetation of Western Australia at the 1:3,000,000 scale. Explanatory memoir. Second edition. Conservation Science Western Australia, 9, 1–152.
2. Bureau of Meteorology (2024). Climate Data Online. Commonwealth of Australia, Bureau of Meteorology. http://www.bom.gov.au/climate/data/index.shtml?bookmark=200&view=map.
3. Department of Water (2016). Strategic Policy: Protecting public drinking water source areas in Western Australia. Government of Western Australia. Available online via: https://www.wa.gov.au/system/files/2022-04/Strategic-policy-protecting-public-water-sourceareas-in-Western-Australia.pdf
4. Focused Vision Consulting (FVC) (2024) Mundijong Road – Spring Biological Assessment. Unpublished Memorandum prepared for Pentium Water.
5. FVC (2025) Mundijong Road – DA Earthworks Area. Unpublished Memorandum prepared for Pentium Water
6. Department of Biodiversity, Conservation and Attractions (DBCA) (2024). Directory of Important Wetlands in Australia—Western Australia (DBCA-045). Department of Biodiversity, Conservation and Attractions. https://catalogue.data.wa.gov.au/tr/dataset/directory-of-important-wetlands-in-western-australia
7. Department of Primary Industries and Regional Development (DPIRD) 2022, Soil Landscape Mapping - Systems (DPIRD-064).

Appendix A: Stage 2 Bulk Earthwork Site Plan

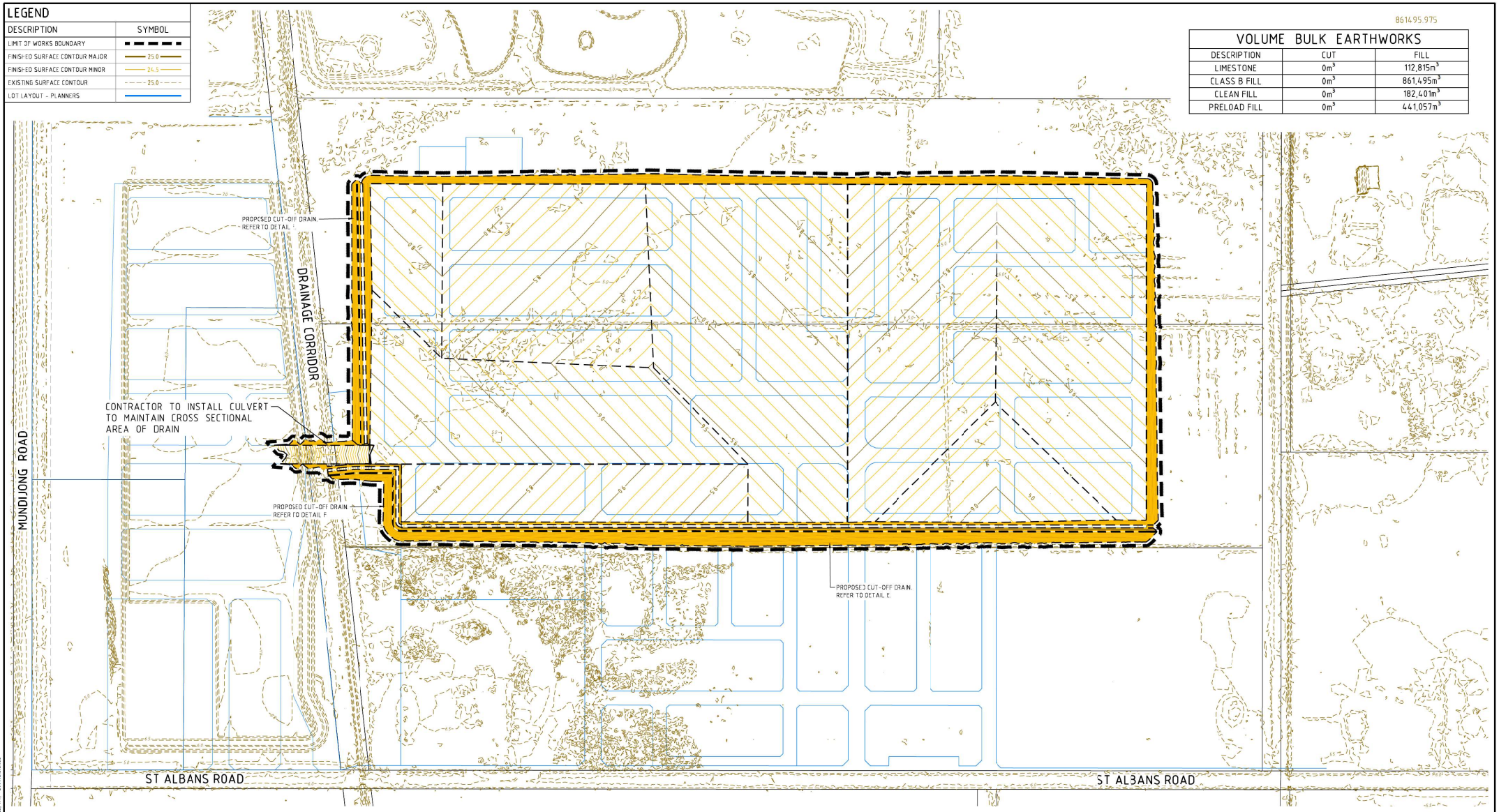
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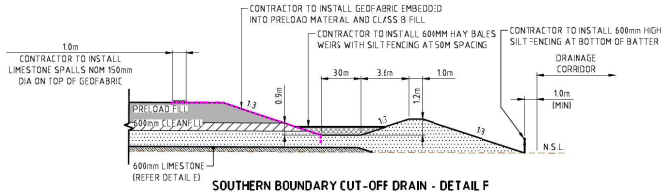
LEGEND

DESCRIPTION	SYMBOL
LIMIT OF WORKS BOUNDARY	
FINISHED SURFACE CONTOUR MAJOR	25.0
FINISHED SURFACE CONTOUR MINOR	24.5
EXISTING SURFACE CONTOUR	25.0
LOT LAYOUT - PLANNERS	

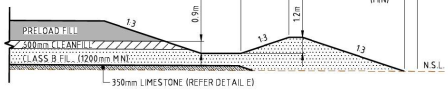
VOLUME BULK EARTHWORKS

DESCRIPTION	CUT	FILL
LIMESTONE	0m³	112,815m³
CLASS B FILL	0m³	861,495m³
CLEAN FILL	0m³	182,401m³
PRELOAD FILL	0m³	441,057m³

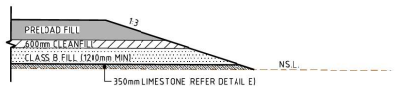




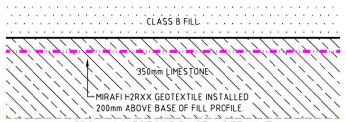
SOUTHERN BOUNDARY CUT-OFF DRAIN - DETAIL F
1:200



EASTERN BOUNDARY CUT-OFF DRAIN - DETAIL E
1:200



EARTHWORK BATTER INTERFACE
1:200



350mm LIMESTONE BASE - DETAIL E
1:200

REV	DATE	DRN	CKD	APP	AMENDMENT
C	16.03.26	RJW			RE-ISSUED FOR APPROVAL
B	30.01.26	RJW	TBL	T. LEARMONTH	RE-ISSUED FOR APPROVAL
A	29.01.26	RJW	TBL	T. LEARMONTH	ISSUED FOR INFORMATION

N

BEFORE YOU DIG www.byda.com.au

1:200 0m 4 8 12

1:2000 0m 40 80 120

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CLIENT: Stockland

APPROVED: TODD LEARMONTH

DESIGNED: AMC

SCALE: 1:200 1:2000

PROJECT: WELLARD FARMS - 01

TITLE: BULK EARTHWORKS
STAGE 1 (NORTH) DA PLAN - F.S.L.

ORIGINAL SIZE: A1

WAPC No.: TBC

DRAWING No.: 6489-01-203

REVISION: C

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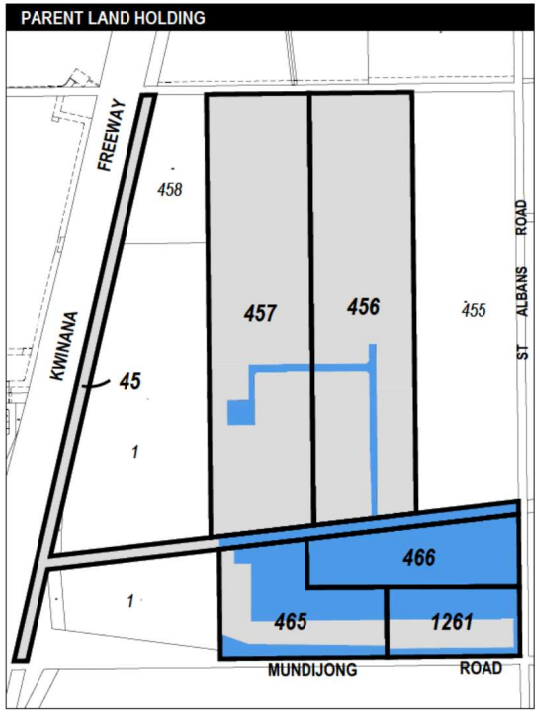
Appendix B: NVCP Application Boundary Reference Points

Application Area	Spatial Data	
	Latitude	Longitude
Lot 466 North-East Corner – a total of 5 Melaleuca trees		
Regrowth of an isolated Melaleuca sp. tree over weeds (1)	-32.29102780	115.84887045
Regrowth of an isolated Melaleuca sp. tree over weeds (2)	-32.29107288	115.84884009
Regrowth of an isolated Melaleuca sp. tree over weeds (3)	-32.29110325	115.84886493
Regrowth of an isolated Melaleuca sp. tree over weeds (4)	-32.29111613	115.84877660
Regrowth of an isolated Melaleuca sp. tree over weeds (5)	-32.29147497	115.84876464
Lot 465 South-Western Corner – a total of 3 Melaleuca trees		
Regrowth of an isolated Melaleuca sp. tree over weeds (1)	-32.29302906	115.84236888
Regrowth of an isolated Melaleuca sp. tree over weeds (2)	-32.29303366	115.84240292
Regrowth of an isolated Melaleuca sp. tree over weeds (3)	-32.29307598	115.84242869
Lot 465 South-Western Corner – Remnant *Melaleuca viminea* Tall Shrublands over *Leptocarpos* sp. Sparse Grassland		
Remnant *Melaleuca viminea* Tall Shrublands over *Leptocarpos* sp. Sparse Grassland	-32.29313471668864	115.84220228700514

Appendix C: FVC 2024 Lot 456 Pug Road – Spring Biological Assessment

Appendix E: Proposed Freehold Subdivision - Lots 45, 456, 457, 465, 466 and 1261, Pug Road, Baldivis





LOT SUMMARY (Residential)

Size	No. Lots
180m² - 234m²	5
235m² - 319m²	83
320m² - 449m²	66
450m² - 499m²	23
500m² - 549m²	2
Total	**179**

Minimum Lot Size	- 225m²
Maximum Lot Size	- 510m²
Average Lot Size	- 342m²
Total Lot Area	- 6.1163ha

Fee Payable Lots	No. Lots
Residential	179
Commercial	1
Other	2
Balance	5
Total	**187**

LOT SUMMARY (Form 1A)

Type	No. Lots
Fee payable lots	187
Non-fee payable lots	
Road Reserve	16
Road Widening	1
Open Space	2
Drainage Reserve	2
Public Purpose	1
Special Purpose	1
Total	**210**

LEGEND

- Lot 45 - 7.4334ha
  Lot 456 - 23.8912ha
  Lot 457 - 24.7532ha
  Lot 465 - 8.5121ha
  Lot 466 - 6.9987ha
  Lot 1261 - 5.0879ha
- Subject Area - 19.3999ha
- Road Widening
- Balance of
  Lot 45 - 5.2989ha
  Lot 456 - 22.8998ha
  Lot 457 - 24.0022ha
  Lot 465 - 3.1487ha
  Lot 1261 - 1.9270ha
- Lot A
- Lot B
- Public Open Space
- Drainage
- Special Purpose

All road carriageway detail where depicted on this subdivision plan including road pavements, road treatments, medians or parking, are for illustrative purposes only and are subject to final engineering design and separate approval processes. The detail reflects the preferred urban design intent for the road network standards.

For corner lots, vehicular access from the primary street will be subject to compliance with clause *5.3.5, C5.3 of the R-Codes Volume 1* to the satisfaction of the Local Government. Non-compliance with clause *5.3.5* may require vehicular access to be obtained from the secondary street.

All dimensions and areas depicted on this plan are subject to pre-cal and final survey and will vary from the figures shown. This plan remains the property of CLE.

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PROPOSED FREEHOLD SUBDIVISION

Lots 45, 456, 457, 465, 466 & 1261 (No Street Address), Baldivis

DRAFT

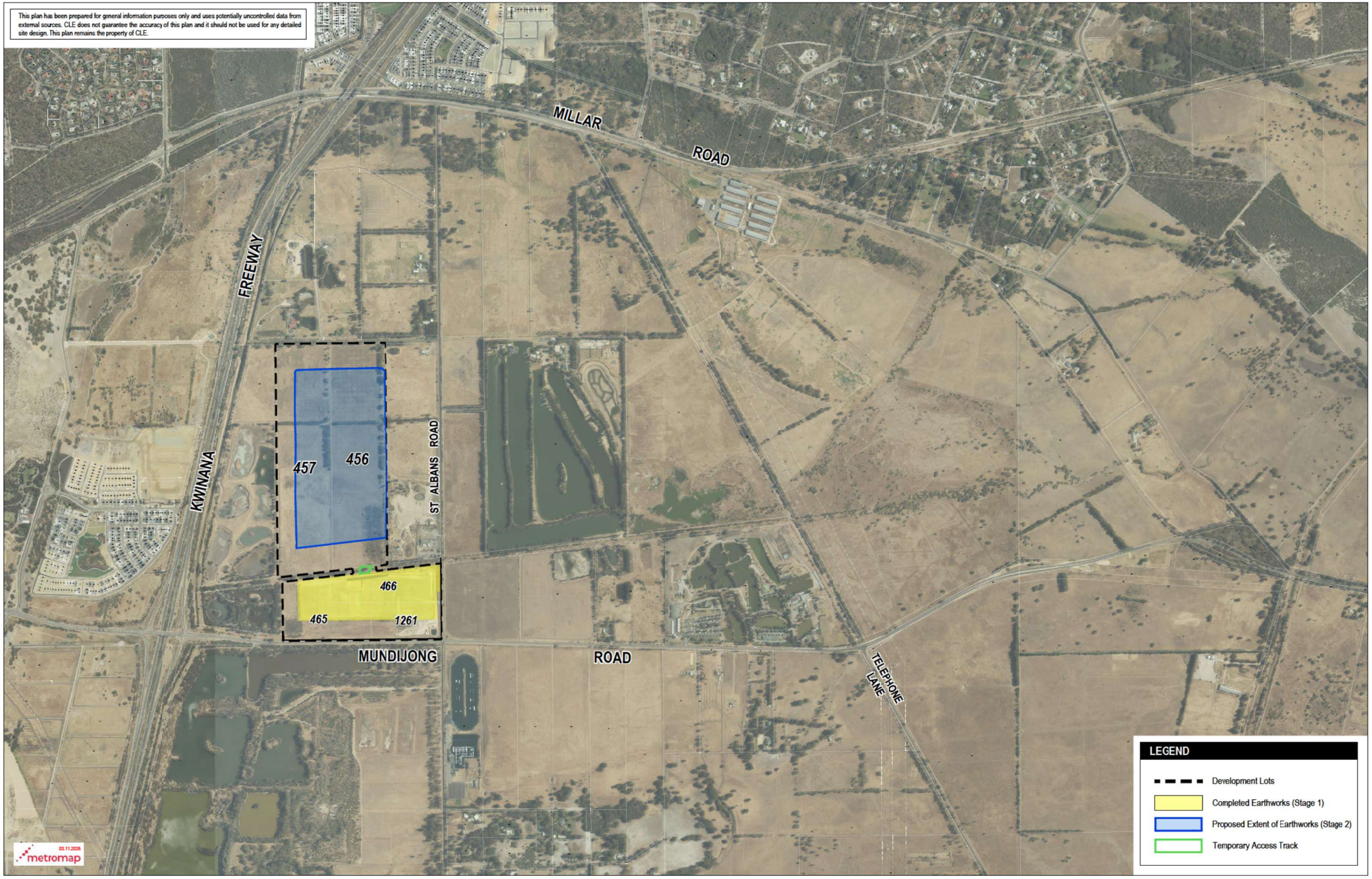
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date: 25 March 2026
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Appendix F: Site Plan- Northeast Baldivis Stage 2 Bulk Earthworks

This plan has been prepared for general information purposes only and uses potentially uncontrolled data from external sources. CLE does not guarantee the accuracy of this plan and it should not be used for any detailed site design. This plan remains the property of CLE.



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SITE PLAN - NORTHEAST BALDIVIS STAGE 2 BULK EARTHWORKS

Lots 456 & 457 Mundijong Road, Baldivis

0 0.1 0.2 0.3 0.4 0.5 0.6 0.7 0.8 0.9 1 km

plan no: 3097-284C-01
date: 17 July 2026
scale: 1:15,000 @A3, 1:7,500 @A1

N