



CLEARING PERMIT

Granted under section 51E of the Environmental Protection Act 1986

ADVICE NOTE

Allocation of offset site

The land transfer offset referred to in condition 5 of this permit is intended to contribute towards the conservation, in perpetuity, of 4.05 hectares of native vegetation within Lot 2658 on Deposited Plan 91418, Jarrahdale (Crown Reserve 6428), that comprises significant foraging habitat for *Zanda latirostris* (Carnaby's cockatoo), *Zanda baudinii* (Baudin's cockatoo) and *Calyptorhynchus banksia naso* (forest red-tailed black cockatoo), in addition to other environmental values.

PERMIT DETAILS

Area Permit Number: CPS 10192/2
 File Number: DWERVT12642
 Duration of Permit: From 6 December 2024 to 6 December 2036

PERMIT HOLDER

Shire of Serpentine-Jarrahdale

LAND ON WHICH CLEARING IS TO BE DONE

Atkins Road reserve (PIN 11750629), Jarrahdale
 Unnamed Road reserve (PIN 11750631), Jarrahdale

AUTHORISED ACTIVITY

The permit holder must not clear more than 0.35 hectares of native vegetation within the area cross-hatched yellow in Figure 1 of Schedule 1.

CONDITIONS

1. Period during which clearing is authorised

The permit holder must not clear any *native vegetation* after 6 December 2026.

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 *weed* or *dieback* affected soil, *mulch*, *fill*, or other material is brought into the area to be cleared; and
- (c) restrict the movement of machines and other vehicles to the limits of the areas to be cleared.

4. Directional clearing

The permit holder shall conduct clearing in a slow progressive manner towards adjacent native vegetation to allow fauna to move into adjacent native vegetation ahead of the clearing activity.

5. Fauna management – Black cockatoo habitat

- (a) Within 72 hours prior to undertaking any clearing authorised under this permit within the combined areas cross-hatched red in Figure 2 of Schedule 1, the permit holder must engage a *fauna specialist* to inspect all *black cockatoo habitat trees* identified in the report ‘Basic fauna and targeted black cockatoo assessment (Emerge Associates, 2023)’ for *evidence* of current or past breeding use by any *black cockatoo species* listed below:
 - (i) *Zanda baudinii* (Baudin’s cockatoo);
 - (ii) *Zanda latirostris* (Carnaby’s cockatoo); and
 - (iii) *Calyptorhynchus banksii naso* (forest red-tailed black cockatoo)
- (b) Where a *black cockatoo habitat tree* which contains a breeding hollow(s) with *evidence* of current or past breeding use by *black cockatoo species* is identified within the combined areas cross-hatched red in in Figure 2 of Schedule 1, then that tree must be retained from clearing, if possible.
- (c) If *black cockatoo habitat tree* which contains a breeding hollow(s) with *evidence* of current or past breeding use by *black cockatoo species* cannot be retained, the *black cockatoo habitat tree/s* is not authorised to be cleared until a *fauna specialist* has determined that it is no longer in use for that breeding season.
- (d) Each *black cockatoo habitat tree/s* with no *evidence* of current or past breeding use by *black cockatoo species* within the confined areas cross hatched red in Figure 2 and Schedule 1, must be retained from clearing, if possible.
- (e) If *black cockatoo habitat tree/s* with no *evidence* of current or past breeding use by *black cockatoo species* cannot be retained, that tree/s must only be cleared immediately after inspection.
- (f) For each *black cockatoo habitat tree* with *evidence* of current or past breeding use by *black cockatoo species* that cannot be retained, the permit holder must install one (1) artificial black cockatoo nest hollow, in accordance with condition 5(g).

- (g) For artificial cockatoo nest hollow(s) required by condition 5(d) of this permit must:
 - (i) be installed at a location identified by the Department of Biodiversity, Conservation and Attractions and in accordance with the location specifications detailed in Schedule 2;
 - (ii) be designed and placed in accordance with the specifications detailed in Schedule 2; and
 - (iii) be monitored and maintained in accordance with the specifications detailed in Schedule 2, for a period of at least ten years.
- (h) The permit holder must provide details and locations of any artificial black cockatoo nest hollow(s) installed in accordance with condition 5(g) to the *CEO* within two months of installation.
- (i) Within two months of clearing authorised under this permit within the areas crosshatched yellow on Figures 1 on Schedule 1, the permit holder must provide the results of the *fauna specialist's* inspection findings in a report to the *CEO*.

6. Offset – Crown Reserve

Within 24 months of the commencement of clearing authorised under this permit and no later than 6 December 2026, the permit holder must provide to the *CEO* a copy of the executed change in purpose of the area cross-hatched red in Figure 3 of Schedule 1 within Lot 2658 on Deposited Plan 91418, Jarrahdale (Crown Reserve 6428) from ‘Public Use’ to ‘Conservation’.

7. Records that must be kept

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

Table 1: Records that must be kept

No.	Relevant matter	Specifications
1.	In relation to the authorised clearing activities generally	(a) the species composition, structure, and density of the cleared area; (b) the location where the clearing occurred, recorded using a Global Positioning System (GPS) unit set to GDA2020, expressing the geographical coordinates in Eastings and Northings; (c) the date that the area was cleared; (d) the direction that clearing was undertaken; (e) the size of the area cleared (in hectares); (f) actions taken to avoid, minimise, and reduce the impacts and extent of clearing in accordance with condition 2; and

No.	Relevant matter	Specifications
		<p>(g) actions taken to minimise the risk of the introduction and spread of weeds in accordance with condition 3.</p> <p>(h) Actions taken in accordance with condition 4 of this permit; and</p> <p>(i) actions taken in accordance with condition 6 of this permit.</p>
2.	In relation to black cockatoo fauna management pursuant to condition 5	<p>(a) the time(s) and dates(s) of inspection(s) of all <i>black cockatoo habitat trees</i> by the <i>fauna specialist</i>;</p> <p>(b) a description of the inspection methodology employed by the <i>fauna specialist</i>;</p> <p>(c) the species name of any fauna determined by the <i>fauna specialist</i> to be occupying the suitable <i>black cockatoo habitat tree</i>;</p> <p>(d) where the <i>black cockatoo habitat trees</i> are determined by the <i>fauna specialist</i> to be occupied by <i>black cockatoo species</i>;</p> <p>(i) the time and date that it was determined to be no longer occupied; and</p> <p>(ii) a description of the evidence by which it was determined to be no longer occupied.</p> <p>(e) date, details and locations of any artificial cockatoo nest hollow installed, records using a Global Positioning System (GPS) unit set to Geocentric Datum Australia 2020.</p>

8. Reporting

- (a) The permit holder must provide to the CEO, on or before 30 June of each calendar year, a written report containing:
- (i) the records required to be kept under condition 7; and
 - (ii) records of activities done by the permit holder under this permit between 1 January and 31 December of the preceding calendar year
- (b) If no clearing authorised under this permit has been undertaken, a written report confirming that no clearing under this permit has been undertaken, must be provided to the CEO on or before 30 June of each calendar year.
- (c) The permit holder must provide to the CEO, no later than 90 calendar days prior to the expiry date of the permit, a written report of records required under condition 7, where these records have not already been provided under condition 8(a).

DEFINITIONS

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

Table 2: Definitions

Term	Definition
black cockatoo habitat trees	means trees that have a diameter, measured at 130 centimetres from the base of the tree, of 50 centimetres or greater (or 30 centimetres or greater for <i>Eucalyptus marginata</i> or <i>Corymbia calophylla</i>) that contain hollows suitable for breeding by <i>black cockatoo species</i> .
black cockatoo species	means one or more of the following species: (a) <i>Zanda latirostris</i> (Carnaby's cockatoo); (b) <i>Zanda baudinii</i> (Baudin's cockatoo); and/or (c) <i>Calyptorhynchus banksii naso</i> (forest red-tailed black cockatoo).
CEO	Chief Executive Officer of the department responsible for the administration of the clearing provisions under the <i>Environmental Protection Act 1986</i> .
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 <i>Phytophthora</i> species on native vegetation.
fill	means material used to increase the ground level, or to fill a depression.
department	means the department established under section 35 of the <i>Public Sector Management Act 1994</i> (WA) and designated as responsible for the administration of the EP Act, which includes Part V Division 3.
EP Act	<i>Environmental Protection Act 1986</i> (WA)
Evidence	means showing chew marks or scratching's on the habitat tree representative of the species being surveyed, the presence of the species entering or leaving the habitat tree, and/or the presence of chicks/young.
fauna specialist	means a person who holds a tertiary qualification specialising in environmental science or equivalent and has a minimum of 2 years work experience in fauna identification and surveys of fauna native to the region being inspected or surveyed, or who is approved by the CEO as a suitable fauna specialist for the bioregion, and who holds a valid fauna licence issued under the <i>Biodiversity Conservation Act 2016</i> .
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.
weeds	means any plant –

Term	Definition
	<ul style="list-style-type: none"> <li data-bbox="570 205 1333 275">(a) that is a declared pest under section 22 of the <i>Biosecurity and Agriculture Management Act 2007</i>; or <li data-bbox="570 285 1382 394">(b) published in a Department of Biodiversity, Conservation and Attractions species-led ecological impact and invasiveness ranking summary, regardless of ranking; or <li data-bbox="570 405 1094 432">(c) not indigenous to the area concerned.

END OF CONDITIONS



C Robertson
16.02.2026
3.59PM

Caron Robertson
MANAGER
NATIVE VEGETATION REGULATION

*Officer delegated under Section 20
of the Environmental Protection Act 1986*

16 February 2026

SCHEDULE 1

The boundary of the area authorised to be cleared is shown in the map below.

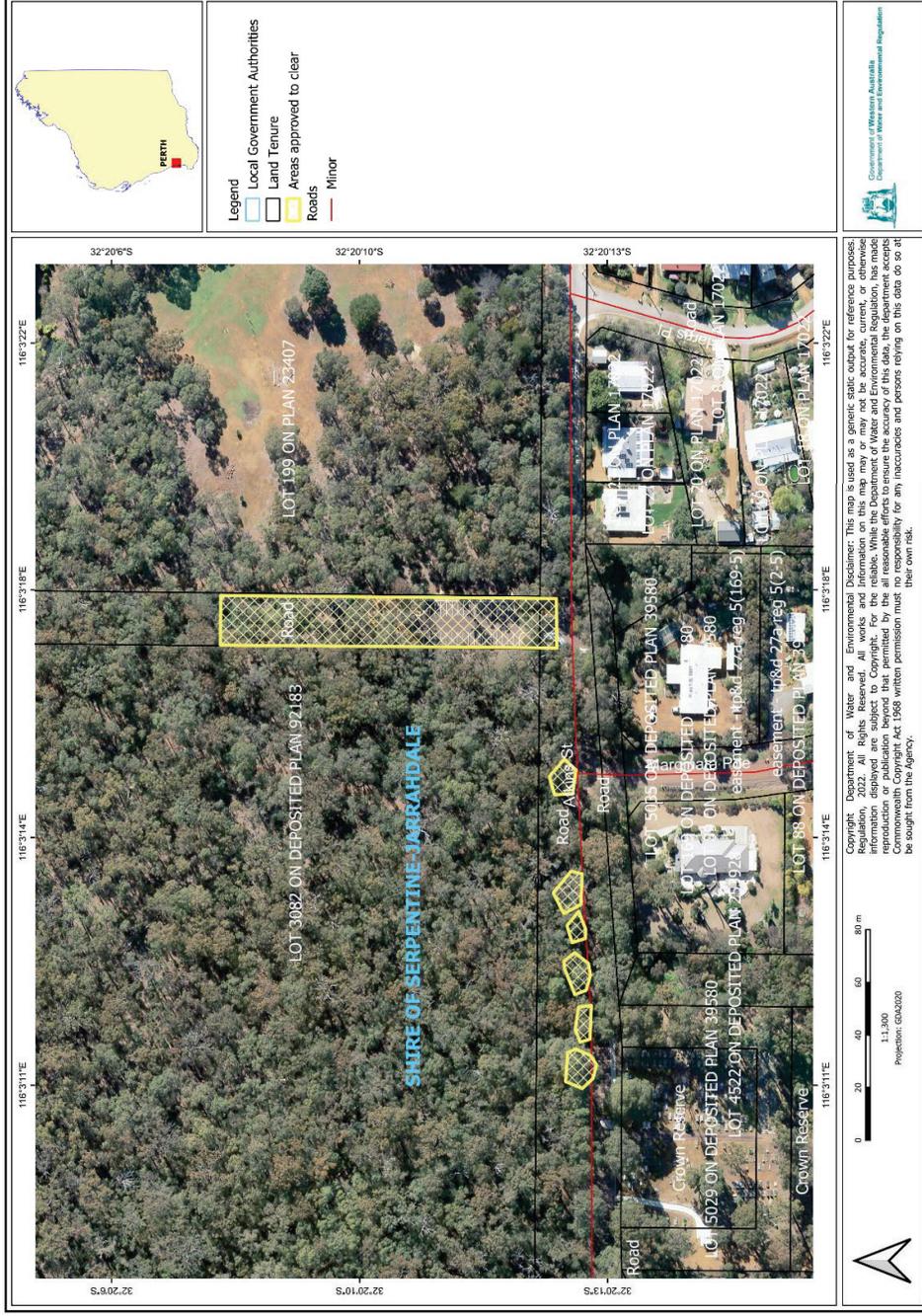


Figure 1: Map of the boundary of the area within which clearing may occur (area hatched yellow).



Figure 2: Map of the boundary of the area within which fauna management conditions apply (area hatched red).

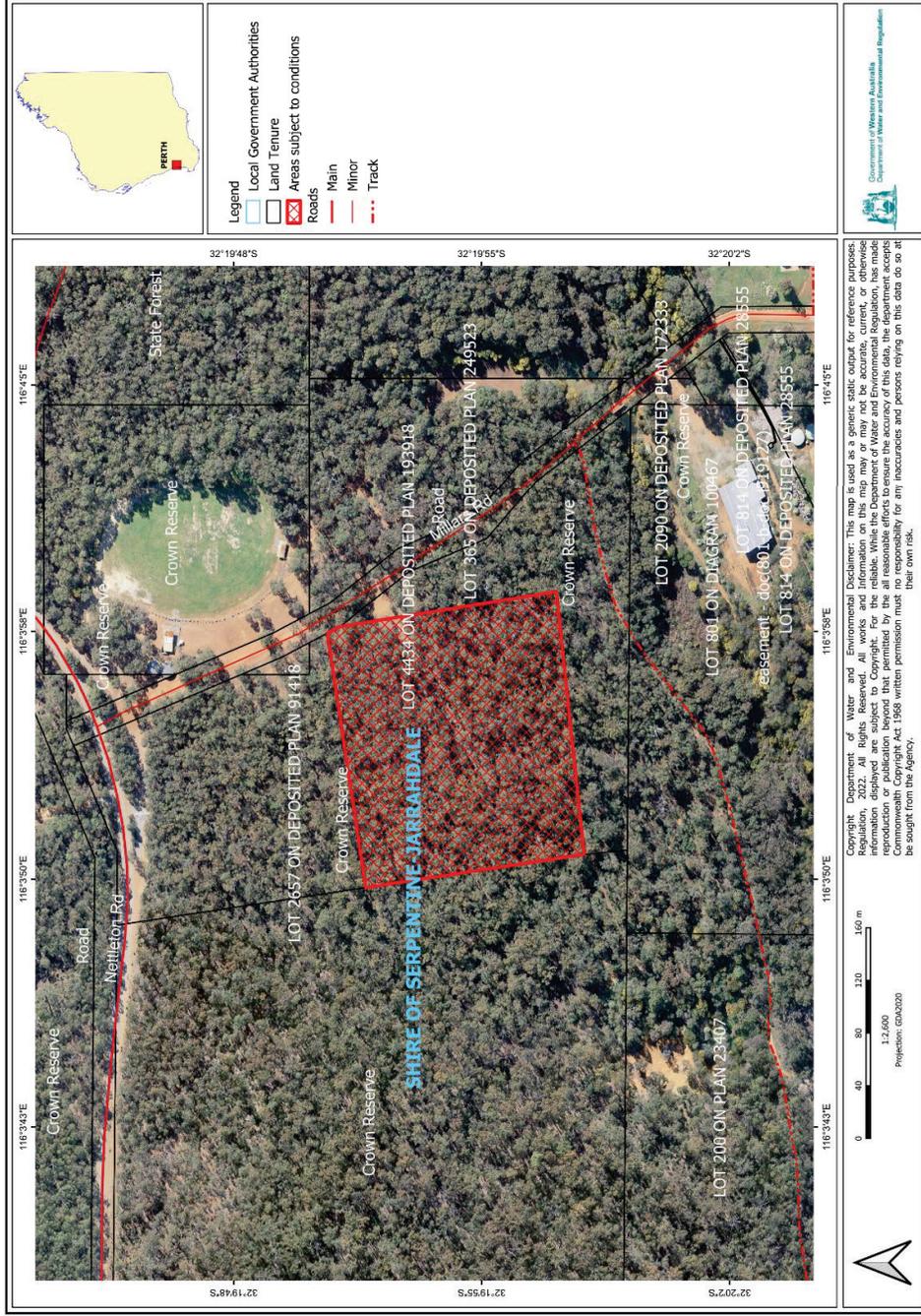


Figure 3: Map of the boundary of the area within which conditions apply (area hatched red).



Clearing Permit Decision Report

1 Application details and outcome

1.1. Permit application details

Permit number:	CPS 10192/2
Permit type:	Area permit
Applicant name:	Shire of Serpentine-Jarrahdale
Application area:	0.35 hectares of native vegetation
Purpose of clearing:	Constructing parking bay and a carpark
Method of clearing:	Mechanical
Property:	Atkins Road reserve (PIN 11750629) Unnamed Road reserve (PIN 11750631)
Location (LGA area/s):	Shire of Serpentine-Jarrahdale
Localities (suburb/s):	Jarrahdale

1.2. Description of clearing activities

The Shire of Serpentine-Jarrahdale (the Shire) has applied to extend the timeframes for reclassifying the land tenure of Lot 2658 on Deposited Plan 91418, Jarrahdale (Crown Reserve 6428) under permit condition 6 of CPS 10192/1. The authorised extent of clearing remains unchanged from clearing permit CPS 10192/1 (refer to Figure 1, Section 1.5).

CPS 10192/1 allowed for the clearing of 0.35 hectares of native vegetation distributed across multiple areas within Atkins Road reserve (PIN 11750629) and an unnamed Road reserve (PIN 11750631), to allow for the construction of roadside parking bays and a carpark.

1.3. Decision on application

Decision:	Granted
Decision date:	16 February 2026
Decision area:	0.35 hectares of native vegetation as depicted in Section 1.5, below.

1.4. Reasons for decision

On 15 November 2024, the Department of Water and Environmental Regulation (the department) determined to grant Clearing Permit CPS 10192/1 for the clearing of 0.35 hectares of native vegetation in Atkins Road reserve (PIN 11750629) and an unnamed Road reserve (PIN 11750631), for the purpose of construction of roadside parking bays and a carpark.

On 18 November 2025, the Department of Planning, Lands and Heritage (DPLH) advised that they are undertaking due diligence on changes to Lot 2658 on Deposited Plan 91418, Jarrahdale (Crown Reserve 6428), from 'Public Use' to 'Conservation' (DPLH, 2025). However, they indicated that the timeframe required under CPS 10192/1 for condition 6 (due 6 December 2025) is unlikely to be met. As a result, an amendment to the clearing permit will be needed to extend the timeframe for condition 6.

On 28 November 2025, the department informed the Shire of DPLH's delay and advised that the Shire must apply for an amendment to CPS 10192/1 to extend the timeframe for condition 6.

On 10 December 2025, the Shire submitted an amendment application to extend condition 6 of CPS 10192/1. The extent of clearing remains unchanged (Shire of Serpentine-Jarrahdale, 2025)

This clearing permit amendment application was submitted, accepted, assessed and determined in accordance with sections 51E and 51O of the *Environmental Protection Act 1986* (EP Act).

In making this decision, the Delegated Officer had taken into consideration the previous assessment, that was undertaken in November 2024, endorsement provided by the DPLH, and that the proposed amendment does not change the proposed clearing footprint. The assessment against the clearing principles outlined in Schedule 5 of the EP Act has not changed since the assessment for CPS 10192/1.

The Delegated Office has taken the above into consideration and decided to grant an amended clearing permit.

1.5. Site maps

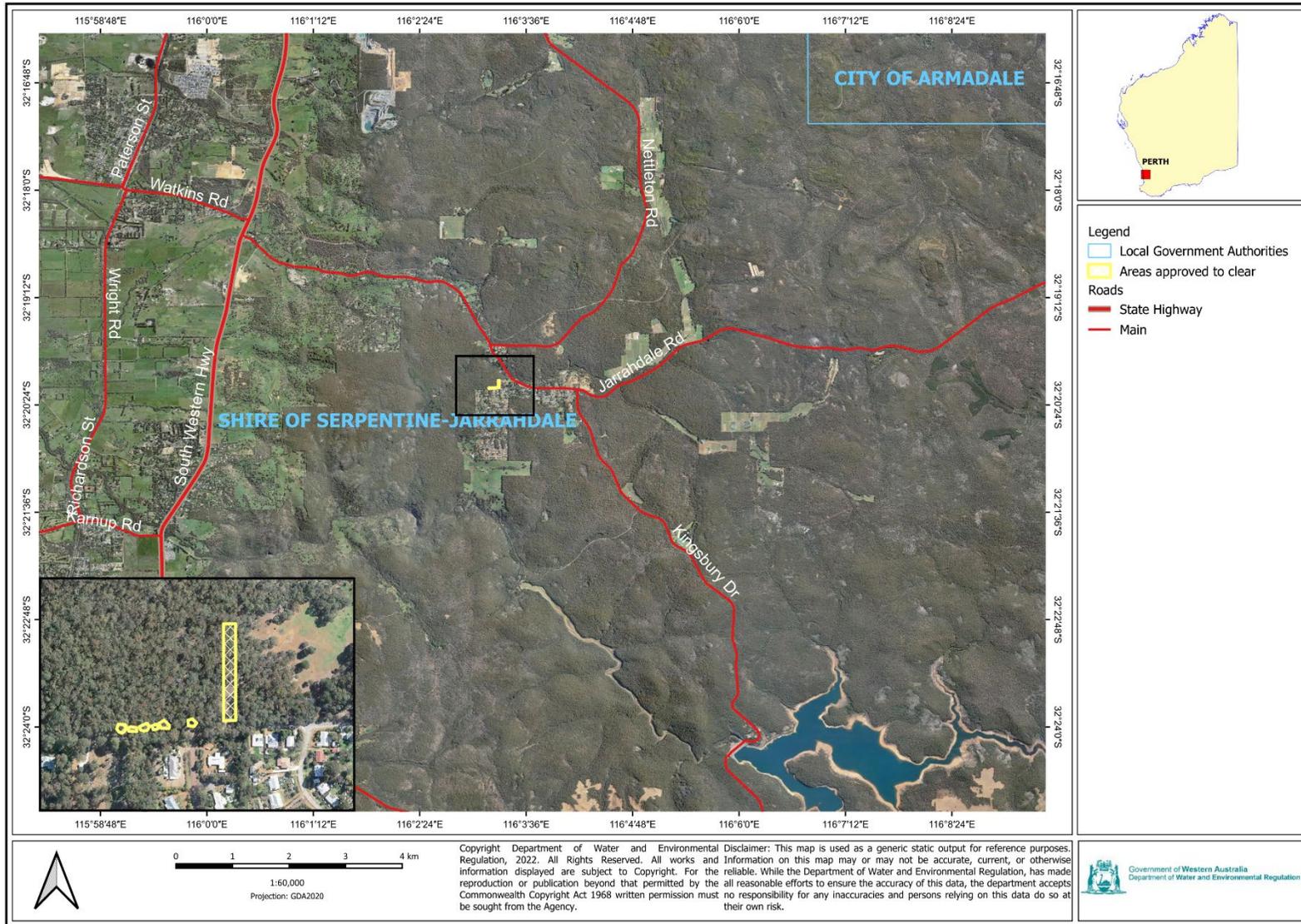


Figure 1: Context map of the area permitted to be cleared under CPS 10192/1. The areas cross-hatched yellow indicates the areas authorised to be cleared under the amended granted clearing permit CPS 10192/2.

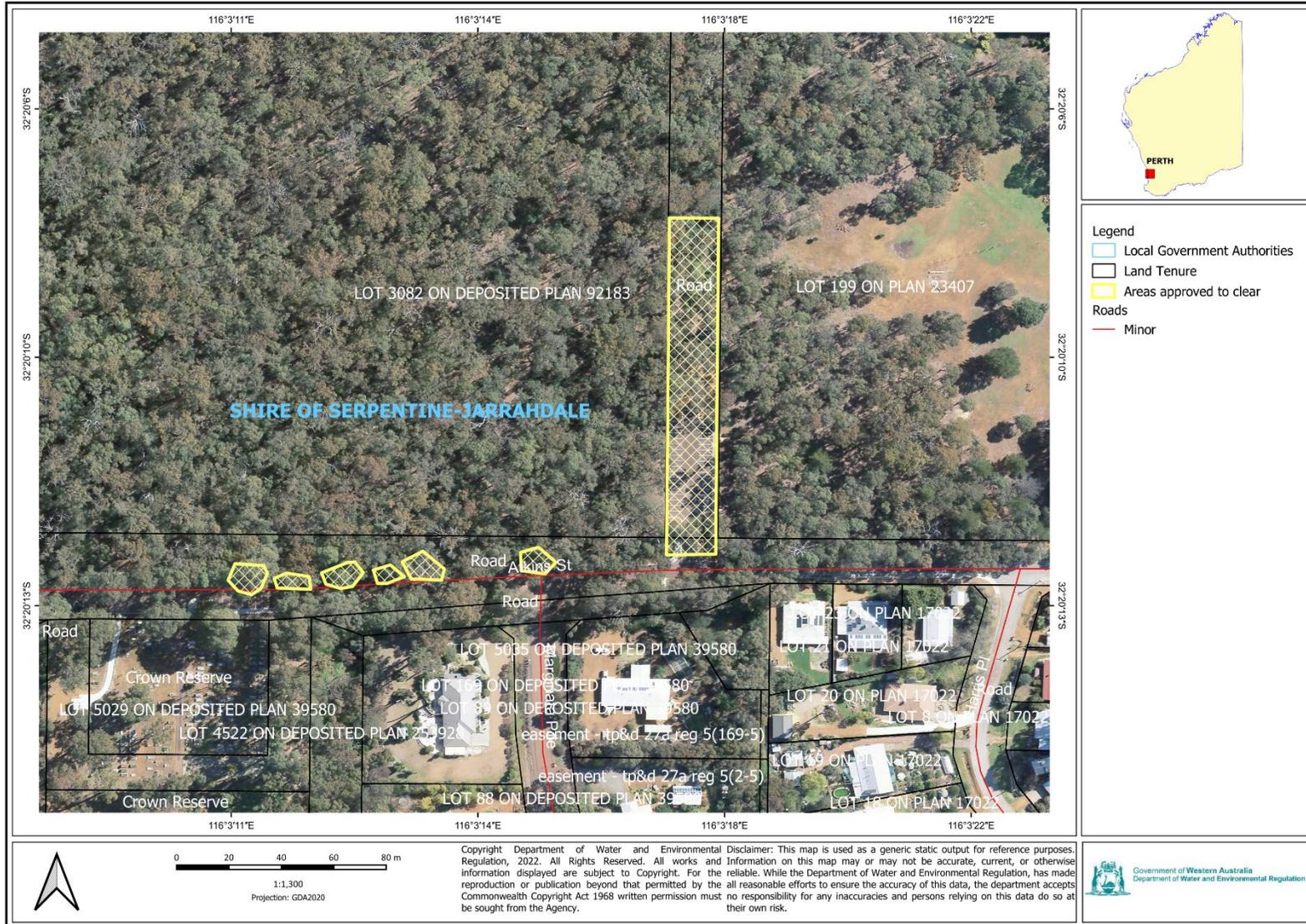


Figure 2: Map of the application area CPS 10192/1. The areas cross-hatched yellow indicates the areas authorised to be cleared under the amended granted clearing permit CPS 10192/2.

2 Legislative context

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

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

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

Other legislation of relevance for this assessment include:

- *Biodiversity Conservation Act 2016* (WA) (BC Act)
- *Environment Protection and Biodiversity Conservation Act 1999* (Cth) (EPBC Act)
- *Planning and Development Act 2005* (WA) (P&D Act)
- *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

The avoidance and minimisation measures proposed by the applicant have not changed and can be found in the decision report for CPS 10192/1.

3.2. Assessment of impacts on environmental values

The assessment against the clearing principles outlined in Schedule 5 of the EP Act remains unchanged and can be found in the decision report prepared for Clearing Permit CPS 10192/1.

3.3. Relevant planning instruments and other matters

DPLH have noted that pursuant to condition 6 of the permit, the Shire is required to arrange for the purpose of the Reserve, to be amended to 'Conservation' by no later than 6 December 2025. DPLH have stated that they are current progressing the standard due diligence process to facilitate the required tenure amendment to satisfy the abovementioned condition. However, the timeframe for granting the changes by the 6 December 2025 will not be met as they are waiting on the process of progressing survey requirements to facilitate this matter.

DPLH have provided the department with a letter in support for the Shire of Serpentine-Jarrahdale application to amend the timeframe of clearing permit condition 6 of CPS 10192/1 over Reserve 6428 and will continue to proceed in the changing of the tenure to satisfy condition 6.

End

Appendix A – References

Department of Water and Environmental Regulation (DWER) (2025). *CPS 10192/1 Decision Report*. (DWER Ref DWERDT1034303). Available from: <https://ftp.dwer.wa.gov.au/permit/10192/>

Department of Planning, lands and Heritage (DPLH) (2025). *Additional information for CPS 10192/1*, received 18 November 2025 (DWER Ref: DWERDT1251340).

The Shire of Serpentine-Jarrahdale (2025). *Clearing permit amendment application CPS 10192/2*, received 10 December 2025 (DWER Ref: DWERDT1245303).