GOVERNMENT OF
WESTERN AUSTRALIA

# CLEARING PERMIT

*Granted under section 51E of the Environmental Protection Act 1986*

| | |
|---|---|
| **Purpose Permit number:** | CPS 10595/2 |
| **Permit Holder:** | Trico Resources Pty Ltd |
| **Duration of Permit:** | From 20 December 2024 to 20 December 2035 |

**ADVICE NOTE**

Revegetation and rehabilitation offset

The '3650 Toodyay Road, Bailup Landscaping Plan' referred to in condition 10 of this permit, is intended to facilitate the *revegetation* and *rehabilitation* of a total of 2.76 hectares of *native vegetation* within Lot 3556 on Deposited Plan 426420, Bailup that comprises of significant foraging habitat for *black cockatoo species*, to be protected in perpetuity.

The permit holder is authorised to clear *native vegetation* subject to the following conditions of this permit.

## PART I – CLEARING AUTHORISED

**1. Clearing authorised (purpose)**

The permit holder is authorised to clear *native vegetation* for the purpose of road widening and construction of an acceleration lane.

**2. Land on which clearing is to be done**

Toodyay Road reserve (PINs 1367736, 1367737, 1367744, 1367745, 1367746, 1367748, 12846248), Morangup and Bailup

Lot 3557 on Deposited Plan 429332, Morangup and Bailup

**3. Clearing authorised**

The permit holder must not clear more than 1.4 hectares of *native vegetation* within the area cross-hatched yellow in Figure 1 of Schedule 1.

**4. Period during which clearing is authorised**

The permit holder must not clear any *native vegetation* after 20 December 2029.

## PART II – MANAGEMENT CONDITIONS

### 5. Avoid, minimise, and reduce impacts and extent of clearing

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

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

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

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

### 6. Weed and dieback management

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

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

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

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

### 7. Directional clearing

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

### 8. Vegetation management – watercourse or wetland

The permit holder shall not clear *riparian vegetation* of any *watercourse* or *wetland*.

### 9. Vegetation management – flora management

Prior to commencing *clearing*, the permit holder shall demarcate the perimeter of populations of *priority* flora species *Tetratheca pilifera* identified within the report prepared by Western Environmental '3650 Toodyay Road, Bailup - Targeted Flora Searches (CPS 10595/1), 20 September 2024' at the locations specified in Table 1 below.

Table 1: Locations of *Tetratheca pilifera* to be demarcated**.**

| Easting | Northing |
|---|---|
| 433603.9911 | 6491894.2291 |
| 433563.8473 | 6491878.2546 |

## 10. Offset – revegetation and rehabilitation

For the area cross-hatched red in Figure 2 of Schedule 1, the permit holder must implement and adhere to the '3650 Toodyay Road, Revegetation management plan addendum dated 10 April 2026 (DWER Ref: DWERDT1310864), including but not limited to the following actions:

(a) no later than 20 December 2026 commence *revegetating* and *rehabilitating* the 2.76 hectares area cross-hatched red on Figure 2 of Schedule 1 by way of:

  (i) ripping the soil prior to *direct seeding;*

  (ii) *direct seeding* at an *optimal time,* using plant species that will provide suitable foraging habitat for *black cockatoo species*;

  (iii) ensuring only *local provenance* seeds and propagating material are used to *revegetate* and *rehabilitate* the area;

(b) implement hygiene protocols by cleaning earth-moving machinery of soil and vegetation prior to entering and leaving the *revegetation* and *rehabilitation* area;

(c) establish at least six 10 x 10 metre *quadrat* monitoring sites;

(d) water planted vegetation between December and April for the first two years post planting;

(e) undertake *weed* control activities prior to the commencement of *revegetation* and *rehabilitation*, and then at least annually until the completion criteria, as per Table 2, have been met;

(f) achieve the following *completion criteria* listed in Table 2 for the area *revegetated* and *rehabilitated* under condition 10(a) of this permit:

Table 2**:** Completion criteria for the *rehabilitation* and *revegetation* with the areas cross hatched red in Figure 2 of Schedule 1.

| Aspect | Completion Criteria | Monitoring |
|---|---|---|
| Black cockatoo | The site must be fully revegetated to at least 75% cover of high to medium priority foraging species for *black cockatoo species* | *Quadrats* to be assessed bi-annually by an *environmental specialist* in spring and autumn for a minimum of three years after plants are established. |
| Plant density | The following plant density to be achieved:<br>• Upper storey: 1 tree per 10 $m^2$<br>• Mid- and ground storey: 1 plant per 4 $m^2$ | *Quadrats* to be assessed bi-annually by an *environmental specialist* in spring and autumn for a minimum of three years after plants are established. |
| Weeds present | • No woody, rhizomatous, bulbous, Declared Pest Plants under the *Biosecurity and Agricultural Management Act 2007* or Weeds of National Significance present.<br>• Perennial grasses will be kept below 150 mm and no greater than 5% coverage. | *Quadrats* to be assessed bi-annually by an *environmental specialist* in spring and autumn for a minimum of three years after plants are established. |

(g) undertake remedial actions for the *revegetation* and *rehabilitation* area where monitoring indicates that the completion criteria, outlined in Table 2, have not been met, including:

(i) deliberately *planting* and/or *direct seeding native vegetation* that will result in the minimum targets specified in Table 2 (completion criteria);

(ii) undertake further *weed* control activities; and

(iii) continue monitoring of the *rehabilitated* area by an *environmental specialist*, until the completion criteria outlined in Table 2, have been met.

(h) where an *environmental specialist* has determined that the completion criteria, outlined in Table 2 have been met, a report is to be provided to the *CEO* within three (3) months of the determination being made by the *environmental specialist;* and

(i) where the *CEO* does not agree with the determination made under condition 10(h), the *CEO* may require the permit holder to undertake remedial actions in accordance with the requirements under condition 10(g).

**11. Offset - conservation covenant**

In respect to the area cross-hatched red in Figure 2 of Schedule 1, the permit holder must, no later than 12 months after commencing *revegetation and rehabilitation* under condition 10 of this permit, and no later than 20 December 2027 give a conservation covenant under section 30B of the *Soil and Land Conservation Act 1945* for the protection and management of vegetation in perpetuity, in accordance with the following conditions;

(a) native vegetation in the area subject to the conservation covenant must not be cleared, other than for clearing required under the *Bush Fires Act 1954;*

(b) the conservation covenant is to apply in perpetuity and be registered on the title of the property; and

(c) within one (1) month of executing and returning the conservation covenant to the Commissioner of Soil and Land Conservation the permit holder shall notify the *CEO* in writing that the conservation covenant has been executed.

**12. Offset - vegetation management - fencing**

(a) Prior to commencing *revegetation* and *rehabilitation* activities in accordance with condition 10, the permit holder must construct a fence enclosing the area cross-hatched red in Figure 2 of Schedule 1.

(b) The fence should allow for the movement of wildlife by being raised 15 centimetres from the ground.

(c) The permit holder must notify the *CEO* within three (3) months of the completion of the fence constructed under condition 12(a).

## PART III - RECORD KEEPING AND REPORTING

**13. 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 3.

Table 3: 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;<br>(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;<br>(c) the date that the area was cleared;<br>(d) the size of the area cleared (in hectares);<br>(e) actions taken to avoid, minimise, and reduce the impacts and extent of *clearing* in accordance with condition 5; and<br>(f) actions taken to minimise the risk of the introduction and spread of *weeds* and *dieback* in accordance with condition 6. |
| 2. | In relation to the offset management, pursuant to conditions 10, 11 and 12 | (a) the location and size of the areas revegetated and rehabilitated (in hectares) recorded using a GPS unit set to GDA2020, expressing the geographical coordinates in Eastings and Northings or decimal degrees<br>(b) the date that *revegetation* and *rehabilitation* works began;<br>(c) a species list identifying those species planted;<br>(d) the assessment of the *revegetation* and *rehabilitation* against criterion outlined in Table 2;<br>(e) any remedial actions undertaken in accordance with condition 10(g);<br>(f) a copy of the *environmental specialist* report and activities undertaken during monitoring;<br>(g) a copy of the relevant conservation covenant under section 30B of *the Soil and Land Conservation Act 1945* in accordance with condition 11; and<br>(h) evidence of fencing undertaken in accordance with condition 12. |

## 14. Reporting

The permit holder must provide to the *CEO* the records required under condition 13 of this permit when requested by the *CEO*.

## DEFINITIONS

In this permit, the terms in Table 4 have the meanings defined.

Table 4: Definitions

| Term | Definition |
|---|---|
| black cockatoo species | means one or more of the following species: (a) *Calyptorhynchus lateriosis* (Carnaby's cockatoo); (b) *Calyptorhynchus baudinii* (Baudin's cockatoo); and/or (c) *Calyptorhynchus banksii naso* (forest red-tailed black cockatoo). |
| CEO | Chief Executive Officer of the department responsible for the administration of the clearing provisions under the *Environmental Protection Act 1986*. |
| clearing | has the meaning given under section 3(1) of the EP Act. |
| condition | a condition to which this clearing permit is subject under section 51H of the EP Act. |
| department | means the department established under section 35 of the *Public Sector Management Act 1994* (WA) and designated as responsible for the administration of the EP Act, which includes Part V Division 3. |
| dieback | means the effect of *Phytophthora* species on native vegetation. |
| direct seeding | means a method of re-establishing vegetation through the establishment of a seed bed and the introduction of seeds of the desired plant species. |
| environmental specialist | means a person who holds a tertiary qualification in environmental science or equivalent and has experience relevant to the type of environmental advice that an environmental specialist is required to provide under this Permit, or who is approved by the CEO as a suitable environmental specialist. |
| EP Act | *Environmental Protection Act 1986* (WA) |
| fill | means material used to increase the ground level, or to fill a depression. |
| local provenance | means native vegetation seeds and propagating material from natural sources within 50 kilometres and the same Interim Biogeographic Regionalisation for Australia (IBRA) subregion of the area cleared. |
| mulch | means the use of organic matter, wood chips or rocks to slow the movement of water across the soil surface and to reduce evaporation. |
| native vegetation | has the meaning given under section 3(1) and section 51A of the EP Act. |
| optimal time | means the period from April to June for undertaking planting and *direct seeding* |
| quadrat | means a sample plot established for the purpose of data collection and monitoring vegetation characteristics, for example species composition, structure, density and condition |
| rehabilitate/ed/ion | means actively managing an area containing native vegetation in order to improve the ecological function of that area |
| revegetate/ed/ion | means the re-establishment of a cover of local provenance native vegetation in an area using methods such as natural regeneration, direct seeding and/or planting, so that the species composition, structure and density is similar to pre-clearing vegetation types in that area |
| riparian vegetation | has the meaning given to it in Regulation 3 of *the Environmental Protection (Clearing of Native Vegetation) Regulations 2004.* |

| Term | Definition |
|---|---|
| watercourse | has the meaning given to it in section 3 of the *Rights in Water and Irrigation Act 1914*. |
| weeds | means any plant –<br>(a) that is a declared pest under section 22 of the *Biosecurity and Agriculture Management Act 2007*; or<br>(b) published in a Department of Biodiversity, Conservation and Attractions species-led ecological impact and invasiveness ranking summary, regardless of ranking; or<br>(c) not indigenous to the area concerned. |
| wetland | means an area of seasonally, intermittently or permanently waterlogged or inundated land, whether natural or otherwise, and includes a lake, swamp, marsh, spring, dampland, tidal flat or estuary. |

**END OF CONDITIONS**

C Robertson
06.05.2026
2.24PM

Caron Robertson
MANAGER
NATIVE VEGETATION REGULATION

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

6 May 2026

# Schedule 1

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

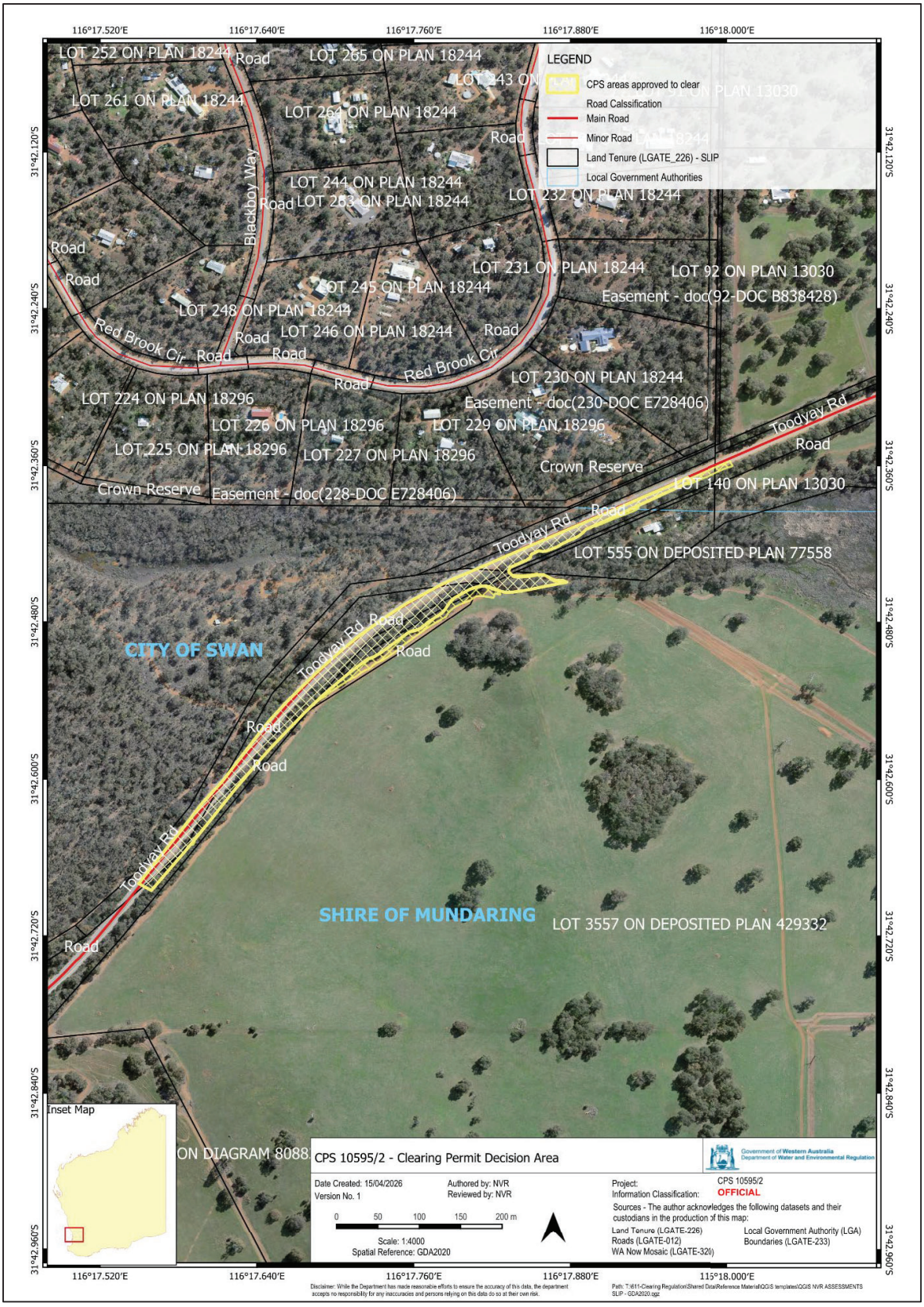


**Figure 1: Map of the boundary of the area within which *clearing* may occur**


**Figure 2: Map of the boundary of the area within which *conditions* apply**

Government of Western Australia
Department of Water and Environmental Regulation

# Clearing Permit Decision Report

## 1 Application details and outcome

### 1.1. Permit application details

| | |
|---|---|
| **Permit number:** | CPS 10595/2 |
| **Permit type:** | Purpose permit |
| **Applicant name:** | Trico Resources Pty Ltd |
| **Application received:** | 19 December 2025 |
| **Application area:** | 1.4 hectares of native vegetation |
| **Purpose of clearing:** | Road widening and construction of acceleration lane for heavy vehicle access |
| **Method of clearing:** | Mechanical |
| **Property:** | Toodyay Road reserve (PINs 1367736, 1367737, 1367744, 1367745, 1367746, 1367748, 12846248)<br>Lot 3557 on Deposited Plan 429332 |
| **Location (LGA area/s):** | Shire of Mundaring and Shire of Toodyay |
| **Localities (suburb/s):** | Bailup and Morangup |

### 1.2. Description of clearing activities

This amendment is to increase the area of clearing by 0.15 hectares to accommodate for road widening of the acceleration lake for heavy vehicle access. The entire clearing permit footprint sought under CPS 10595/2 is 1.4 hectares (Trico Resources, 2025a) (see Figure 1, Section 1.5).

CPS 10595/1 authorised the clearing of 1.25 hectares of native vegetation along the road corridor to facilitate road widening and the construction of an acceleration lane for heavy-vehicle access. However, this approved clearing footprint was subsequently found to be insufficient to meet Main Roads Western Australia (MRWA) road design standards. Following the initial marking-up of the approved clearing boundary, it was determined that additional clearing would be required to accommodate associated earthworks and batter extents (Trico Resources, 2025a).

Clearing activities under CPS 10595/1 commenced on 2 December 2025 (Trico Resources, 2025b). Based on the aerial imagery available to the department, it appears that approximately 50 per cent of the approved clearing area has already been cleared.

### 1.3. Decision on application

| | |
|---|---|
| **Decision:** | Granted |
| **Decision date:** | 6 May 2026 |
| **Decision area:** | 1.4 hectares of native vegetation, as depicted in Section 1.5, below. |

### 1.4. Reasons for decision

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). The Department of Water and

Environmental Regulation (the department) advertised the application for 21 days and 12 submissions were received. Consideration of matters raised in the public submissions is summarised in Appendix B.

In making this decision, the Delegated Officer had regard for

- avoidance and minimisation actions implemented by the applicant (see section 3.1);
- site characteristics and analysis of flora, fauna and ecological communities recorded/mapped within the local area (a 10 kilometres radius buffer from the application area) (see Appendix C);
- the 10 Clearing Principles set out in Schedule 5 of the EP Act (see Appendix D);
- a detailed assessment of the clearing impacts on environmental values (see Section 3.2);
- available datasets at the time of the assessment (see Appendix H);
- the additional information obtained during the assessment, including the findings of:
    - flora, vegetation and black cockatoo assessment (Western Environmental, 2024b);
    - a targeted flora search (Western Environmental, 2024b); and
    - landscaping plan prepared for Trico Resources (iPlan, 2021).

In addition to the above, the Delegated Officer also took into consideration the following when making the decision to grant the clearing permit application:

- the previous assessment was undertaken less than 18 months ago, and the additional area represents a 0.15 hectare increase;
- the clearing is to improve community safety by diverting the passage of heavy vehicles around the Toodyay community;
- vehicle sight lines for the proposed roadworks entry and exit must ensure sufficient clear visibility along the agreed sight-line corridors. The design of bulk earthworks, including batters, slopes, and any associated clearing, must maintain these sight lines, as they directly influence the safety outcomes for the proposed crossover access, acceleration lanes, and any related road widening works;
- the road design has undergone the MRWA 15 per cent, 85 per cent and 100 per cent Issued for Construction (IFC) design stages; and
- a valid development approval is in place for the gravel extraction at 3650 Toodyay Road, Bailup, for which the road widening works are required.

The assessment against the clearing principles has not changed from that undertaken for CPS 10595/1, except in relation to Clearing Principle (b). Under this principle, the assessment identified that the proposed clearing would result in an additional loss of 0.15 hectares of high-quality black cockatoo foraging habitat, which is recognised as having potential significance for black cockatoo species.

The Delegated Officer determined that the proposed additional clearing of 0.15 hectares is not likely to lead to an unacceptable risk to environmental values, provided appropriate conditions are applied to the permit and the proposed offset is implemented (refer to Section 4).

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

- avoid, minimise to reduce the impacts and extent of clearing;
- take hygiene steps to minimise the risk of the introduction and spread of weeds;
- undertake slow, progressive one directional clearing to allow terrestrial fauna to move into adjacent habitat ahead of the clearing activity;
- demarcate adjacent recorded populations of *Tetratheca pilifera*, prior to clearing;
- prohibit clearing of riparian vegetation; and
- revegetation and rehabilitation offset for black cockatoo foraging habitat (refer to Section 4).

## 1.5. Site map

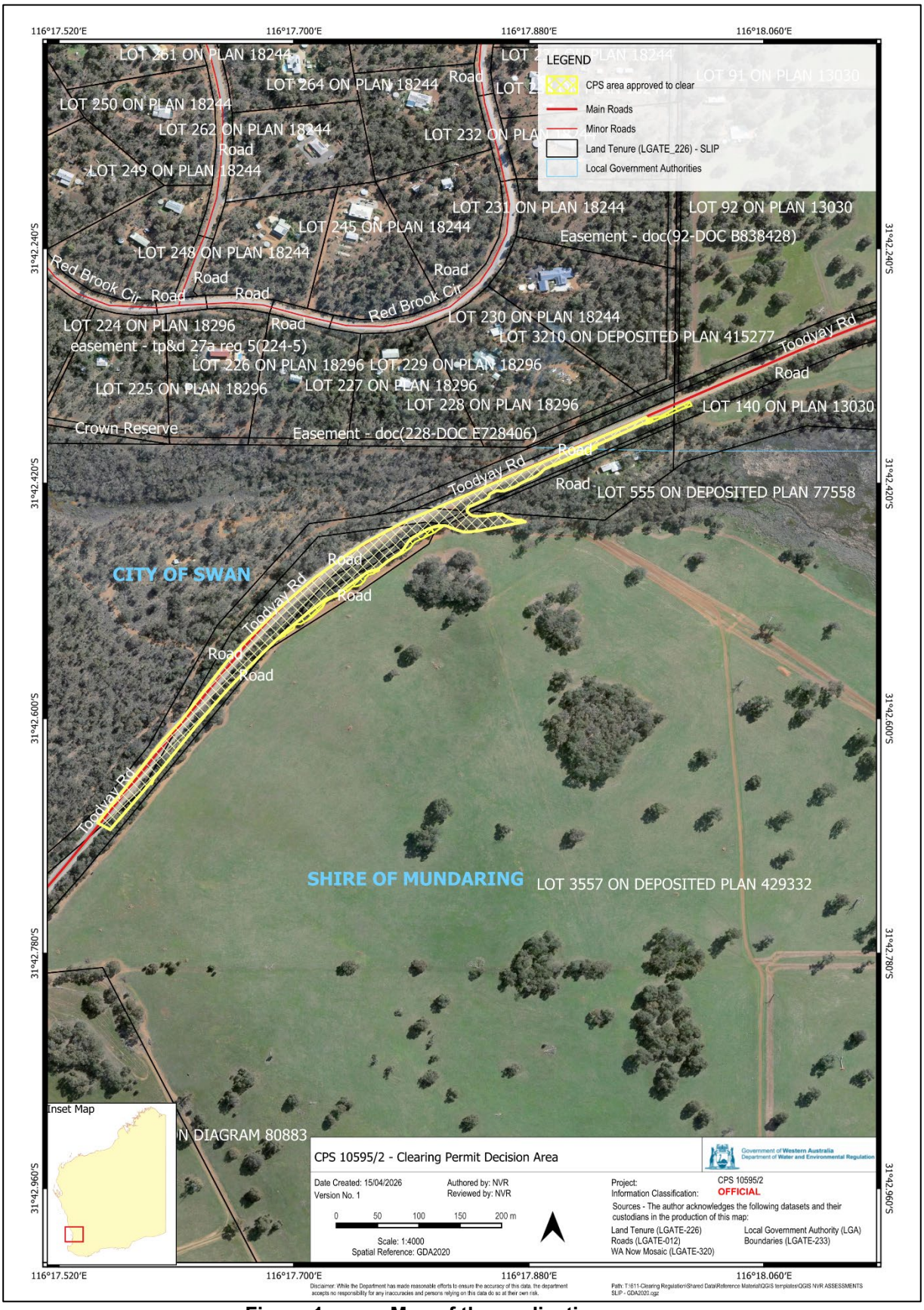


**Figure 1 Map of the application area**

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

## 2 Legislative context

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

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

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

Other legislation of relevance for this assessment include:

- *Biodiversity Conservation Act 2016* (WA) (BC Act)
- *Conservation and Land Management Act 1984* (WA) (CALM Act)
- *Environment Protection and Biodiversity Conservation Act 1999* (Cth) (EPBC Act)

Relevant policies considered during the assessment include:

- *Environmental Offsets Policy* (2011)

The key guidance documents which inform this assessment are:

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

## 3 Detailed assessment of application

### 3.1. Avoidance and mitigation measures

A detailed description of avoidance and mitigation measures as well as the necessity of the clearing is outlined in CPS 10595/1 NV-T08 Clearing permit template (purpose permit) (pathway 3)

In addition to the information provided under CPS 10595/1, the department requested further clarification from the applicant regarding the need for the proposed additional clearing and the reasons it was not included in the original application.

The following response was received to address the departments request (Western Environmental, 2025):

- The initial application showed a clearing boundary that did not fully follow the approved MRWA Bulk Earthworks Plan and batter points. This occurred due to a misunderstanding about the extent of vegetation required to be cleared to allow earthworks to be carried out and completed safely in accordance with MRWA requirements and safety standards.
- As the earthworks were agreed following Ministerial intervention with MRWA, these works cannot be amended.
- Adequate sight lines are required for vehicles accessing and exiting the new roadworks. The extent of bulk earthworks, including batters, slopes, and associated clearing, must maintain these sight-line corridors, as they underpin the safety requirements for the proposed crossover access, acceleration lanes, and associated road widening works.

The department further sought clarification regarding the alternatives considered in lieu of extending the clearing footprint. In response, the applicant advised the following (Western Environmental, 2025):

- All reasonable alternatives were comprehensively examined over a period of approximately 2.5 to 3 years in consultation with MRWA. Following extensive discussions and multiple design iterations, MRWA issued a Concept Plan for the required works.
- The proposed design has progressed through MRWA's staged design process, including the 15 per cent, 85 per cent, 100 per cent, and Issued for Construction (IFC) design stages.
- Four key MRWA functional areas were involved in finalising the road design, namely the Materials Engineering Branch, Road Technologies and Engineering (RTE), Signs and Lines, and the Assets Branch.

It was advised by the applicant that once the additional clearing prescribed in this application is completed, no further clearing will be required.

Due to the already existing alignment of Toodyay Road and MRWA construction standards, opportunities to further avoid impacts and to implement mitigation measures were limited for this project. The following avoidance and mitigation measures have been and will be implemented for further clearing activities:

- Two populations of P3 species *Tetratheca pilifera* (12 individuals) will be avoided and have been marked. No additional impacts to *Tetratheca pilifera* will result from this proposed amendment to the clearing boundary.
- Any clearing has been limited to areas where clearing is required for site access and road construction. No additional clearing is proposed.

After consideration of the above, it was determined that the applicant has appropriately demonstrated avoidance and mitigation measures, however an offset to counterbalance the significant residual impacts to black cockatoo foraging habitat is considered necessary. In accordance with the Government of Western Australia's *Environmental Offsets Policy and Environmental Offsets Guidelines*, the significant residual impacts have been addressed through the conditioning of environmental offset requirements on the permit. The nature and suitability of the offset provided is summarised in Section 4.

## 3.2. Assessment of impacts on environmental values

In assessing the application, the Delegated Officer had regard for the site characteristics (see Appendix C) and the extent to which the impacts of the proposed clearing present a risk to biological, conservation, land and water resource values. The consideration of these impacts, and the extent to which they can be managed through conditions applied in line with sections 51H and 51I of the EP Act, is set out below.

A review of current environmental information (Appendix C) indicates that the environmental values present within the existing permit area and local area (10 kilometres from the application area) remain unchanged from the previous assessment of the permit and can be found in the Decision Report prepared for CPS 10595/1.

Key considerations of the previous assessment include:

- loss of 1.17 hectares of high-quality black cockatoo foraging habitat;
- loss of potential habitat for chuditch and western brush wallaby, which is not likely to result in significant impacts to these species;
- loss of two plants of Priority 3 species *Tetratheca pilifera*, which is not likely to impact the conservation status of this species and is unlikely to impact adjacent populations; and
- minor and temporary impacts to Red Swamp Brook, however, is unlikely to result in significant impacts to this watercourse or on the upstream swamp.

The additional area of proposed clearing contains similar values to those previously assessed under CPS 10595/1. The assessment of the environmental values in the additional area that required further consideration are detailed below.

**Assessment relating to additional area:**

The proposed amendment to CPS 10595/1 includes an additional clearing area of 0.15 hectares adjacent to the existing permit area (Figure 2).

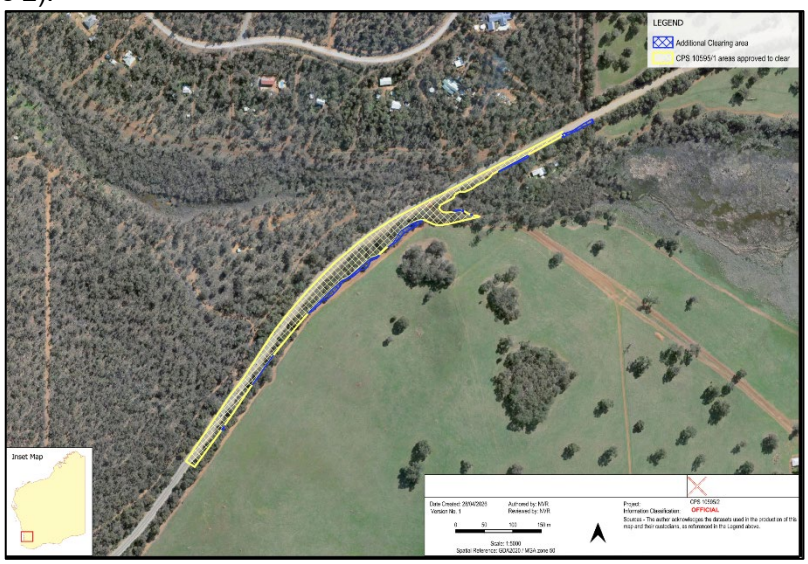


**Figure 2: A representation of the area approved under CPS 10595/1 (yellow) and the additional areas proposed for clearing (blue)**

**Conservation significant fauna**

A desktop assessment of current databases identified no records of threatened or priority fauna species occurring within the additional area proposed to be cleared. Further, no new records of threatened or priority fauna species occur within the local area since the previous assessment of clearing permit 10595/1.

The flora, vegetation and black cockatoo assessment conducted by Western Environmental (2024a) included the additional area proposed for clearing under this amendment.

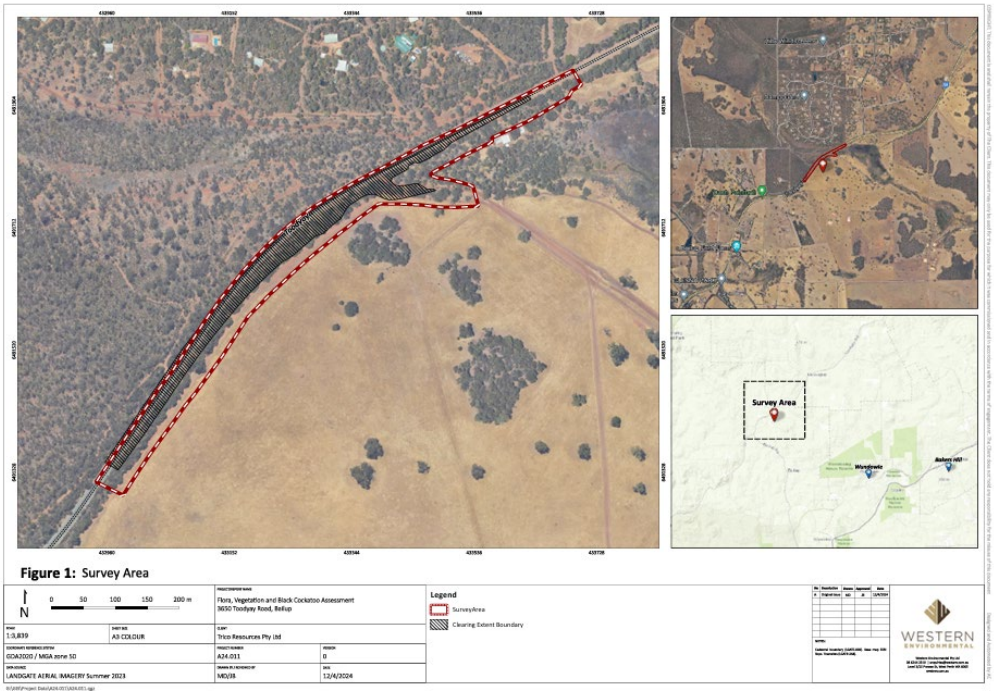


**Figure 3: A map representing the survey area.**

According to the results of the survey, the 0.15 hectares of native vegetation comprised of 0.07 hectares of VT01 - Jarrah-marri open forest and 0.08 ha of VT02 - Wandoo woodland. The condition of the vegetation includes 0.13 hectares in very good (Keighery, 1994) condition and 0.02 hectares in good (Keighery, 1994) condition (Western Environmental, 2025a).

The black cockatoo assessment determined that eight habitat trees with a diameter at breast height (DBH) at or above 500 mm (five jarrah trees, two wandoo trees and one stag) are present within the additional application area. None of the trees are assessed to contain suitable breeding hollows for black cockatoo species (Western Environmental, 2025a).

The vegetation within the application area comprises high quality foraging habitat for the Carnaby's black cockatoo and Baudin's black cockatoo. 0.07 hectares of high-quality foraging habitat for Forest red-tailed black cockatoo is also present within the application area. No suitable breeding hollows were observed from the ground (Western Environmental, 2025a). The tall trees have the potential to provide roosting habitat for black cockatoos noting that water is also present nearby. However, no evidence of night roosting (e.g. piles of scats or chewed trees) was recorded within the survey area (Western Environmental, 2025a). Noting the local area is highly vegetated and provides similar roosting habitat, the removal of potential roosting habitat within the additional application area is not likely to have a significant impact on continuance of local black cockatoo populations.

No conservation significant fauna species were identified within the additional clearing area, and there have been no changes to the known distribution, documented ecology, or conservation status of the fauna species considered during the previous assessment of the permit. On this basis, the Delegated Officer determined that the assessment of potential impacts to fauna remains unchanged from the previous assessment, and that the existing fauna management conditions on the permit remain adequate to mitigate any potential impacts to conservation significant fauna.

CPS 10595/1 identified the application area as containing potential habitat for the chuditch (*Dasyurus geoffroii*) and the western brush wallaby (*Notamacropus irma*). However, given the presence of a substantially larger and

contiguous tract of vegetation located to the north of Toodyay Road, it is more likely that these species would preferentially utilise that vegetation. Accordingly, the vegetation proposed to be cleared is unlikely to constitute significant habitat for these species. The additional clearing of 0.15 hectares does not alter the outcome of the original assessment outcome.

Ecological linkage
The additional clearing area falls within a known Perth Regional Ecological Linkage. This linkage runs east-west across the application area. Based on this, and noting the vegetation occurs within a road reserve, the removal of these trees may result in fragmentation of this ecological linkage which connects contiguous native vegetation and may therefore impact on fauna dispersal within the road reserve.

According to the fauna assessment above, the fauna species most likely to occur within the application area are three species of black cockatoos. These species are highly mobile and can utilise vegetation present to the west of the application area to move across the landscape. The proposed clearing will not sever their movement at a landscape scale. Based on the above, the application area is not likely to provide significant habitat for the Chuditch and the Western brush wallaby and clearing of this additional area is not likely to significantly impact dispersal opportunities for any conservation significant species.

Cumulative impacts of fragmentation of native vegetation may contribute to long-term viability of populations of fauna locally, therefore the department has applied the precautionary principle and has required the applicant to undertake revegetation, and rehabilitation works immediately east of the existing road footprint. These measures are intended to ensure that vegetation is re-established in this area and that ecological connectivity along the road reserve is maintained in the long-term.

**Conservation significant flora**

A desktop review of current datasets identified no records of threatened or priority flora species occuring within the additional area proposed for clearing. One new record of a priority flora species was identified within the local area since the previous assessment of clearing permit CPS 10595/1 (Western Environmental, 2024b). The newly recorded flora is *Meionectes tenuifolia*, a Priority three flora recorded 9.98 kilometres from the application area. This species is usually associated with swamp, wetland or inundated soils; tall shrubland of Melaleuca spp., over *Drosera* spp., *Verticordia* spp., *Pimelea* spp., *Angianthus* spp., *Crassula* spp. and mixed heath and sedges, growing on wet grey sand (WA herb, 1998-). Based on the known habitat requirements for this species and the habitat present within the application area, it is unlikely that this species would occur within the application area.

The likelihood assessment of the remaining conservation significant flora species remains unchanged from the previous assessment of clearing permit CPS 10595/1.

The biological surveys conducted by Western Environmental (2024a, 2024b) did not record the presence of any conservation significant flora species within the additional area proposed for clearing.

Based on the above assessment, the impacts to conservation significant flora species are considered unchanged from the previous assessment of the permit. The Delegated Officer determined that the existing flora management conditions on the permit are still adequate to mitigate any potential impacts to conservation significant flora.

**Land degradation**

The soils within the additional application area occurs over three different soil landscape mappings, described as:
- Pindalup 1 Phase - well drained gravelly brownish sands, pale brown sands and earthy sands.
- Pindalup 5 Phase - broad, level to gently inclined (<5%) valley floors with very poorly drained uniform grey or brown clays or clay loams.
- Yalanbee 1 Phase - well drained gently undulating lateritic uplands with moderately deep to deep fine gravelly brownish sands, pale brown sands and earthy sands.

Soils within the application area present a high risk of land degradation resulting from wind erosion, waterlogging and subsurface acidification. The application area is close to Red Swamp Brook, a major tributary of the Avon River, and forms part of the hydrological connection to Red Swamp upstream. However, the additional area proposed for clearing does not intersect a watercourse or wetland.

The clearing required is limited to isolated patches of vegetation or isolated trees. No riparian vegetation will be impacted during the works. The applicant has advised that the additional clearing is limited to areas above the culvert and outside the banks of the waterway (Western Environmental, 2025).

Based on the above, with consideration of the management measures implemented during previous works (Western Environmental, 2025) and proposed to be maintained during any further clearing to prevent erosion following vegetation removal, the department considers that the proposed additional clearing is unlikely to result in an appreciable impact from land degradation.

**Cumulative impacts**

National objectives and targets for biodiversity conservation in Australia include a benchmark to prevent the clearing of ecological communities where less than 30 per cent of their pre-1750 extent remains, as species loss is understood to accelerate exponentially below this threshold at an ecosystem level (Commonwealth of Australia, 2001).

The application area is located within the Jarrah Forest Interim Biogeographic Regionalisation of Australia (IBRA) bioregion, which retains approximately 53 per cent of its pre-European vegetation extent. At a local scale, approximately 49 per cent of native vegetation remains. The mapped vegetation types within the local area retain approximately 87.35 per cent and 76.79 per cent of their original extents, respectively.

As both the local area and the mapped vegetation types retain more than 30 per cent of their pre-European vegetation extent, the application area is not considered to be within a landscape where species loss is likely to accelerate exponentially at an ecosystem level.

Based on information available to the department, eight clearing permits have been granted within a 10-kilometre radius of the application area, resulting in the clearing of approximately 84 hectares of native vegetation. The local area currently retains approximately 16,074 hectares of native vegetation. The proposed clearing of 0.15 hectares would therefore represent a loss of approximately 0.00093 per cent of native vegetation within the local area.

On this basis and noting the proposed revegetation and rehabilitation measures proposed adjacent to the clearing area, the department does not consider that the additional 0.15 hectares area would contribute significantly to cumulative impacts of clearing in the local area.

Given the above, the assessment of environmental impacts against the clearing principles remains unchanged and can be found in the decision report prepared for clearing permit CPS 10595/1. The Delegated Officer considers that the existing conditions on Permit 10595/1 are sufficient in managing and mitigate the impacts of the clearing and has determined that the proposed amendment to 10595/2 is unlikely to lead to an unacceptable risk to the environment.

Conclusion

Based on the above assessment, the proposed clearing will result in the loss of 1.32 hectares (in total) of high-quality black cockatoo foraging habitat, which is considered to have significant impacts on black cockatoos. While chuditch and western brush wallaby may also inhabit the application area, the additional area proposed for clearing is unlikely to have significant impacts on these species

For the reasons set out above, the impacts of the proposed clearing on black cockatoos and potential mortality risk on chuditch and western brush wallaby can be managed by slow directional clearing to allow fauna to move into adjacent vegetation and a revegetation and rehabilitation offset.

Conditions

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

- Slow directional clearing to allow fauna to move into adjacent vegetation ahead of the clearing activity.
- Revegetation and rehabilitation offset for black cockatoo foraging habitat (refer to Section 4).
- Avoid, minimise to reduce the impacts and extent of clearing.
- Take hygiene steps to minimise the risk of the introduction and spread of weeds.
- Demarcate adjacent recorded populations of *Tetratheca pilifera*, prior to clearing.
- No clearing of riparian vegetation permitted.

## 3.3. Relevant planning instruments and other matters

The Shire of Mundaring was contacted but did not provide any comment regarding this amended clearing permit application.

The Shire of Toodyay has no objection to the additional proposed clearing (Shire of Toodyay, 2026).

Red Brook Swamp is a Registered Aboriginal Heritage site. Trico Resources has obtained Regulation 7 and Regulation 10 approval under the *Aboriginal Heritage Act 1974*. This included the commitment to avoid any impact to the beds and banks, as well as the clearing of riparian vegetation.

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

## 4 Suitability of offsets

Under CPS 10595/1, a revegetation and rehabilitation offset of 2.44 hectares was conditioned on the clearing permit to offset the residual impacts to 1.17 hectares of black cockatoo foraging habitat.

Through the detailed assessment outlined in Section 3.2 above, the Delegated Officer has determined that, after the application of the avoidance and mitigation measures, residual impact of 0.15 hectares of black cockatoo foraging habitat remains. The department considered that:

- Vegetation within the additional area includes jarrah marri forest and wandoo woodlands (Western Environmental, 2024a).
- Seven black cockatoo roost sites have been recorded within 12 kilometre buffer from the application area with the closested record at 2.32 kilometres from the application area. This roost site has recorded both white tailed black cockatoo and red-tailed black cockatoo roosting activity.
- Five potential and two confirmed white tailed black cockatoo breeding trees are recorded within 12 kilometre buffer from the application, approximately 6.5 kiolometres and 11 kilometres from the application area respectively.
- Foraging evidence of Forest Red-tailed was observed within the Survey Area. Feathers of Carnaby's cockatoo were found. A flock of Carnaby's Cockatoo was observed flying over the Survey Area (Western Environmental, 2024a).

To counterbalance these impacts, the applicant proposed an environmental offset consisting of revegetation and rehabilitation of a 0.32 hectares area. A revegetation plan was prepared and submitted to the department to support the proposed offset. The applicant has advised that the same planting densities, completion criteria and monitoring regime will be applied as approved under CPS 10595/1. It is proposed to extend the current offset area by 0.32 hectares. This area will be placed under a conservation covenant as a condition of the permit.

In assessing whether the proposed offset is adequately proportionate to the significance of the environmental values being impacted, a calculation using the WA offset metric 'calculator' was undertaken. The calculation have determined that to offset 100 percent of the significant residual impacts of clearing 0.15 hectares of black cockatoo foraging habitat, an area of 0.32 hectares of revegetation/rehabilitation is required.

The department notes that the removal of native vegetation will result in a reduction in the availability of foraging habitat for black cockatoos. However, the department considers that this impact is appropriately accounted for through the time until ecological benefit factor incorporated into the WA Environmental Offsets Calculator when determining the offset area required to counterbalance impacts to fauna. As outlined in Appendix F, a timeframe of 17 years was applied to represent the period required for revegetated areas to establish and mature sufficiently to provide habitat values for black cockatoos.

The Delegated Officer considers that this adequately counterbalances the significant residual impacts listed above. The justification for the values used in the offset calculation is provided in Appendix F.

## End

## Appendix A. Additional information provided by applicant

| Summary of comments | Consideration of comment |
|---|---|
| Additional evidence of consideration of avoidance and mitigation measures, and justification regarding the necessity of the clearing (Western Environmental, 2025) | Considered in Section 3.1 |
| Flora, Vegetation and Black Cockatoo Assessment (Western Environmental, 2024a) | Considered in Section 3.2 |
| A targeted flora search (Western Environmental, 2024b) | Considered in Section 3.2 |
| Offset proposal (Western Environmental, 2026) | Considered in Section 4 and summarised in Appendix F |

## Appendix B. Details of public submissions

During the 21-day public submission period, the department received 12 submissions (Submission, 2025a-Submission 2025l). The table below summarises the comments received, grouped into five categories, and outlines the applicant's responses to the issues raised.

| Summary of comments | Consideration of comment |
|---|---|
| **Planning Concerns** (Submission, 2025a-Submission 2025l) | |
| Permit 10595/1 stated no further clearing would be required, yet a new application (10595/2) followed. | The department's assessment of the clearing permit application is focussed on the potential impacts of clearing native vegetation, whereas the applicant is responsible for planning, providing specifications, building, and maintaining the road network within its jurisdiction<br><br>The initial application did not fully align with the approved MRWA Bulk Earthworks Plan and batter extents due to a misunderstanding of the vegetation clearing required to safely undertake the earthworks in accordance with MRWA safety standards. The earthworks scope was formally agreed with MRWA following Ministerial intervention and cannot be amended. Clearing extents are determined by required sight lines, batters, slopes and associated works necessary to ensure safe access, acceleration lanes and road widening (Western Environmental, 2025).<br><br>The design was developed through extensive consultation with MRWA over approximately 2.5–3 years and underwent full MRWA design review stages (15%, 85%, 100% and IFC), involving multiple MRWA branches and the Minister's office. The clearing extent is the outcome of a rigorous and publicly accountable design process. Once this clearing is completed, no further clearing will be required (Western Environmental, 2025). |
| Residents feel the necessity for clearing has not been justified to a high enough threshold. | |
| Supporting documentation is viewed as lacking evidence that alternative designs or reduced-clearing options were fully explored. | |
| Requests for clarity on the engineering, safety and design reasons for the scale of clearing. | |
| Concerns that the extent of vegetation removal appears excessive and may be driven by construction convenience. | |
| Concern about potential future amendments leading to additional clearing. | |
| **Environmental and Ecological Impacts** (Submission, 2025a-Submission 2025l) | |
| Significant loss of habitat for black cockatoos (Carnaby's, Baudin's, and red-tailed) and other native wildlife. | The loss of habitat for the three black cockatoo species have been counterbalanced through revegetation/rehabilitation offset requirements in the |

| Summary of comments | Consideration of comment |
|---|---|
| Mature and hollow-bearing trees—over 100 years in formation—would be permanently lost. | clearing permit. The offset calculation takes into consideration the time until ecological benefit. See section 4 and Appendix F for further details. The department considers that its offset conditions are consistent with the *WA Environmental Offsets Policy* 2011 and the *WA Environmental Offsets Guidelines 2014*.<br><br>The trees proposed for clearing were assessed through a black cockatoo habitat assessment, and no hollows suitable for breeding were identified (Western Environmental, 2024a). The department considered the necessity of the clearing in determining to grant the clearing permit for removing these large trees.<br><br>Conditions of the clearing permit were implemented, such as directional clearing to allow fauna the chance to move into adjacent vegetated areas.<br><br>See section 3.2 regarding the assessment on ecological linkage impacts and cumulative impacts.<br><br>No riparian systems will be impacted by the works. Assessment on land degradation impacts are detailed in section 3.2 and decision report CPS 10595/1. |
| The roadside vegetation forms a key ecological corridor; further clearing contributes to fragmentation. | |
| Clearing threatens habitat for hawks, eagles, small birds, kangaroos, echidnas, wallabies, and lizard species. | |
| ecological impacts irreversible, affecting landscape integrity and ecosystem function. | |
| cumulative impacts from gravel extraction, road upgrades, and other infrastructure works. | |
| Proposed revegetation offsets cannot replace mature woodland, riparian systems, hollow-bearing trees, or existing buffers. | |
| Additional earthworks may worsen erosion, disrupt drainage, and affect downstream ecosystems. | |
| **Waterway and Riparian Concern** (Submission, 2025a-Submission 2025l) | |
| Red Brook and Red Swamp Brook provide important ecological and water functions; residents fear salinity, degradation, and habitat loss. | The amendment proposes to increase the total clearing extent by a total of 0.15 ha. The clearing that is required is limited to isolated patches of vegetation or isolated trees.<br><br>No riparian vegetation will be cleared during the works. Clearing is limited to areas above the culvert and outside the banks of the waterway.<br><br>Potential stormwater runoff is managed through an Environmental Management Plan. |
| Clearing adjacent to Red Swamp Brook risks sediment entering a major tributary of the Avon River. | |
| Requests for sediment-management conditions to prevent runoff during storm events. | |
| Concerns that riparian vegetation removal will impact water quality and aquatic-dependent fauna. | |
| **Noise, Dust, and Amenity Impacts** (Submission, 2025a-Submission 2025l) | |
| Remaining trees help buffer residents from noise and dust; their removal will worsen amenity impacts. | The clearing provisions contained in Part V, Division 2 of the EP Act relate only to the direct impacts of clearing native vegetation. These matters fall outside the scope of the clearing principles in Schedule 5 of the EP Act. |
| Loss of vegetation will reduce natural visual screening and acoustic protection. | |
| **Traffic, Safety, and Heavy-Vehicle Issues** (Submission, 2025a-Submission 2025l) | |
| increased truck movements, especially near residential areas. | The clearing provisions contained in Part V, Division 2 of the EP Act relate only to the direct impacts of clearing native vegetation. These matters fall outside the scope of the clearing principles in Schedule 5 of the EP Act. |
| multiple vehicle damages (e.g., windscreens) from road-freight activity. | |
| Increased truck traffic heightens risks to wildlife, especially kangaroos and other fauna already frequently struck. | |
| Concerns that the proposed works will not improve safety on Toodyay Road, contrary to stated objectives. | |
| **Community and Social Concerns** (Submission, 2025a-Submission 2025l) | |

| Summary of comments | Consideration of comment |
|---|---|
| Belief that the community bears the environmental and amenity costs without receiving any benefits. | The clearing provisions contained in Part V, Division 2 of the EP Act relate only to the direct impacts of clearing native vegetation. These matters fall outside the scope of the clearing principles in Schedule 5 of the EP Act. |
| Opposition to mining and extractive industries operating close to homes. | |
| Concerns about lack of engagement or consultation from project proponents. | |
| Residents request greater transparency, justification, and accountability in planning decisions. | |

# Appendix C. Site characteristics

## C.1. Site characteristics

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

| Characteristic | Details |
|---|---|
| Local context | The area proposed to be cleared is part of some native vegetation along Toodyay Road surrounded by general agricultural, rural residential or rural zones in the intensive land use zone of Western Australia. The proposed clearing area mostly borders a cleared agricultural property, with a large stretch of native vegetation on the opposite side of Toodyay Road. Spatial data indicates the local area (10-kilometre radius from the centre of the area proposed to be cleared) retains approximately 49.23 per cent of the original native vegetation cover. |
| Ecological linkage | Part of the application area intersects the Perth regional ecological linkage and a Roadside conservation ecological linkage along Toodyay Road. |
| Conservation areas | There are no conservation areas within the application area, the closest (an area under a conservation covenant) is approximately 910 metres north of the application area. |
| Vegetation description | The vegetation within the amendment area include 0.15 ha of native vegetation comprised of 0.07 ha of VT01 - Jarrah-marri open forest and 0.08 ha of VT02 - Wandoo woodland (Western Environmental, 2024a).<br><br>This is consistent with the mapped vegetation types:<br>• Dwellingup, D4, which is described as open forest to woodland of *Eucalyptus marginata* subsp. *thalassica* - *Corymbia calophylla* on lateritic uplands in semiarid and arid zones.<br>• Pindalup, Pn, which is described as open forest of *Eucalyptus marginata* subsp. *thalassica* - *Corymbia calophylla* on slopes and open woodland of *Eucalyptus wandoo* with some *Eucalyptus patens* on the lower slopes in semiarid and arid zones.<br><br>The mapped vegetation types retain approximately 87.35 and 76.79 per cent of their original extents (Government of Western Australia, 2019b). |
| Vegetation condition | The condition of the vegetation (Keighery, 1994) within the additional area include (Western Environmental, 2024a):<br>• 0.13 ha in Very Good condition.<br>• 0.02 ha in Good condition.<br><br>The full Keighery (1994) condition rating scale is provided in Appendix E.<br><br>Representative photos and the full survey descriptions and mapping are available in Appendix G. |

| Characteristic | Details |
|---|---|
| Climate and landform | The closest weather station at Baker's Hill is 13.8 km from Bailup (BOM, 2024). The mean maximum temperature is highest in January at 31.8 degrees Celsius and lowest in July at 15.1 degrees Celsius. The mean minimum temperature is highest in February at 16.1 degrees Celsius and lowest in August at 6.4 degrees Celsius. The annual rainfall is 579.5 mm. |
| Soil description | The soils within the additional application area occurs over three different soil landscape mappings, described as:<br>• Pindalup 1 Phase - well drained gravelly brownish sands, pale brown sands and earthy sands.<br>• Pindalup 5 Phase - broad, level to gently inclined (<5%) valley floors with very poorly drained uniform grey or brown clays or clay loams.<br>• Yalanbee 1 Phase - well drained gently undulating lateritic uplands with moderately deep to deep fine gravelly brownish sands, pale brown sands and earthy sands. |
| Land degradation risk | The application area has a high risk of wind erosion, waterlogging, subsurface acidification with moderate to low risks for the remaining land degradation factors. |
| Waterbodies | The desktop assessment and aerial imagery indicated that no watercourses or wetland occur within the additional application area. |
| Hydrogeography | The application area is within the Avon River Surface Water Catchment Area proclaimed under the *Rights in Water and Irrigation Act 1914*. Hydrogeology: Rocks of Low Permeability, Fractured and Weathered Rocks - Local Aquifers (gneiss, migmatite lithology) Groundwater salinity: 1000-3000 mg/L TDS |
| Flora | The desktop assessment recorded one Threatened and 12 Priority flora species in the local area (10 km radius), the closest of which was Priority 2 species *Verticordia citrella* recorded 1.77 km from the application area. The flora species *Meionectes tenuifolia* was not considered in the previous assessment as this record fell just outside the 10-kilometre buffer. The closes record of *Meionectes tenuifolia* is at 9.98 kilometres from the application area.<br><br>Eight were found in similar vegetation types and four in similar soil types as the application area. The flora surveys (Western Environmental, 2024a and 2024b) recorded a population of 2 plants of one conservation significant species, Priority species 3 *Tetratheca pilifera* within the application area. However, these does not fall within the additional area proposed for clearing, and another two populations of this species to the north of the application area.<br><br>No other conservation significant flora species were recorded. |
| Ecological communities | The desktop assessment recorded no priority or threatened ecological communities in the local area. The flora survey (Western Environmental, 2024a) found none of the vegetation types represented a priority or threatened ecological community. |
| Fauna | The desktop assessment recorded 12 conservation significant fauna in the local area with the closest record, the forest red-tailed black cockatoo approximately 20 metres from the application area.<br><br>Four potential white tailed black cockatoo breeding trees have been recorded within the local area, approximately 6.5 km from the application area. Five black cockatoo roost sites have been recorded in the local area, with the closest 2.32 km from the application area. This roost site has recorded both white tailed black cockatoo and red-tailed black cockatoo roosting activity. |

## C.2. Flora analysis table

With consideration for the site characteristics set out above, relevant datasets (see Appendix H.1), and biological survey information, impacts to the following conservation significant flora required further consideration.

| Species name | Conservation status | Suitable habitat features ? [Y/N] | Suitable vegetation type? [Y/N] | Suitable soil type? [Y/N] | Distance of closest record to application area (km) | Number of known records (total) | Are surveys adequate to identify? [Y, N, N/A] |
|---|---|---|---|---|---|---|---|
| *Banksia nivea* subsp. Morangup (M. Pieroni 94/2) | P2 | Y | Y | Y | 3.96 | 3 | Y |
| *Beaufortia purpurea* | P3 | Y | Y | N | 4.65 | 2 | Y |
| *Cyanicula ixioides* subsp. *ixioides* | P4 | Y | N | N | 8.19 | 11 | Y |
| *Drosera sewelliae* | P2 | Y | N | N | 8.67 | 2 | Y |
| *Grevillea candolleana* | P2 | Y | Y | N | 5.18 | 6 | Y |
| *Senecio gilbertii* | P1 | Y | Y | N | 9.84 | 2 | Y |
| *Tetratheca pilifera* | P3 | Y | Y | Y | 6.68 | 4 | Y |
| *Verticordia citrella* | P2 | Y | Y | Y | 1.77 | 8 | Y |
| *Verticordia huegelii* var. *tridens* | P3 | Y | Y | Y | 4.60 | 2 | Y |

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

## C.3. Fauna analysis table

With consideration for the site characteristics set out above, relevant datasets (see Appendix H.1), and biological survey information, impacts to the following conservation significant fauna required further consideration.

| Species name | Conservation status | Suitable habitat features? [Y/N] | Suitable vegetation type? [Y/N] | Distance of closest record to application area (km) | Number of known records (total) | Are surveys adequate to identify? [Y, N, N/A] |
|---|---|---|---|---|---|---|
| *Calyptorhynchus banksii naso* (forest red-tailed black cockatoo) | VU | Y | Y | 0.02 | 11 | Y |
| *Dasyurus geoffroii* (chuditch) | VU | Y | Y | 2.68 | 8 | N |
| *Notamacropus irma* (western brush wallaby) | P4 | Y | Y | 1.93 | 3 | N |
| *Zanda baudinii* (Baudin's cockatoo) | EN | Y | Y | 3.49 | 6 | Y |
| *Zanda latirostris* (Carnaby's cockatoo) | EN | Y | Y | 1.18 | 58 | Y |

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

## Appendix D. Assessment against the clearing principles

| Assessment against the clearing principles | Variance level | Is further consideration required? |
|---|---|---|
| **Environmental value: biological values** | | |
| Principle (a): *"Native vegetation should not be cleared if it comprises a high level of biodiversity."*<br>Assessment:<br>The vegetation of the application area does not align with any Threatened Ecological Communities (TEC) or Priority Ecological Communities. No conservation significant flora species were recorded from the additional clearing area.<br>The additional area proposed to be cleared contain significant habitat for fauna. | At variance<br>(as per CPS 10595/1) | Yes<br>*Refer to Section 3.2 above.* |
| Principle (b): *"Native vegetation should not be cleared if it comprises the whole or a part of, or is necessary for the maintenance of, a significant habitat for fauna."*<br>Assessment:<br>The additional area proposed to be cleared contains foraging and potential roosting habitat for threatened black cockatoos. | At variance<br>(as per CPS 10595/1) | Yes<br>*Refer to Section 3.2 above.* |
| Principle (c): *"Native vegetation should not be cleared if it includes, or is necessary for the continued existence of, threatened flora."*<br>Assessment:<br>The additional area proposed to be cleared is unlikely to contain habitat for flora species listed under the BC Act. | Not likely to be at variance<br>(as per CPS 10595/1) | No |
| Principle (d): *"Native vegetation should not be cleared if it comprises the whole or a part of, or is necessary for the maintenance of, a threatened ecological community."*<br>Assessment:<br>The additional area proposed to be cleared does not contain species indicative of a threatened ecological community. | Not likely to be at variance<br>(as per CPS 10595/1) | No |
| **Environmental value: significant remnant vegetation and conservation areas** | | |
| Principle (e): *"Native vegetation should not be cleared if it is significant as a remnant of native vegetation in an area that has been extensively cleared."*<br>Assessment:<br>The extent of the mapped vegetation type is consistent with the national objectives and targets for biodiversity conservation in Australia (to prevent clearance of ecological communities with an extent below 30 per cent of that present pre-1750, below which species loss appears to accelerate exponentially at an ecosystem level (Commonwealth of Australia 2001)).<br>While vegetation within the application area is associated with a mapped Perth Regional Ecological Linkage, it is not considered to be a crucial component of this linkage noting the extensive vegetation present to the north of Toodyay Road which would be much more important to this linkage.<br>It is also noted that following the revegetation and rehabilitation actioned adjacent to the road where the clearing has occurred, this linkage values that is impacted will be reestablished. | Not likely to be at variance<br>(as per CPS 10595/1) | No |

| Assessment against the clearing principles | Variance level | Is further consideration required? |
|---|---|---|
| Principle (h): *"Native vegetation should not be cleared if the clearing of the vegetation is likely to have an impact on the environmental values of any adjacent or nearby conservation area."*<br>Assessment:<br>Given the distance to the nearest conservation area, the proposed additional clearing is not likely to have an impact on the environmental values of nearby conservation areas. | Not likely to be at variance<br>(as per CPS 10595/1) | No |
| **Environmental value: land and water resources** | | |
| Principle (f): *"Native vegetation should not be cleared if it is growing in, or in association with, an environment associated with a watercourse or wetland."*<br>Assessment:<br>Given no water courses or wetlands are recorded within the additional application area, the proposed clearing is unlikely to impact on- or off-site hydrology and water quality. No clearing of riparian vegetation is likely to occur. | Not likely to be at variance<br>(as per CPS 10595/1) | No |
| Principle (g): *"Native vegetation should not be cleared if the clearing of the vegetation is likely to cause appreciable land degradation."*<br>Assessment:<br>The mapped soils are highly susceptible to wind, waterlogging and subsurface acidification. Noting the extent of the application area, the proposed clearing is not likely to have an appreciable impact on land degradation. | Not likely to be at variance<br>(as per CPS 10595/1) | Yes<br>*Refer to Section 3.2 above.* |
| Principle (i): *"Native vegetation should not be cleared if the clearing of the vegetation is likely to cause deterioration in the quality of surface or underground water."*<br>Assessment:<br>the Red Swamp Brook is mapped within close proximity to the additional clearing area. However, noting the small area of the additional clearing, and noting that no watercourses occur within the additional area, any significant impact from the clearing on the surface water of Ref Swamp Brook is unlikely. No groundwater impacts are considered likely as well. | Not likely to be at variance<br>(as per CPS 10595/1) | No |
| Principle (j): *"Native vegetation should not be cleared if the clearing of the vegetation is likely to cause, or exacerbate, the incidence or intensity of flooding."*<br>Assessment:<br>The mapped soils and topographic contours in the surrounding area do not indicate the proposed clearing is likely to contribute to increased incidence or intensity of flooding or waterlogging. | Not likely to be at variance<br>(as per CPS 10595/1) | No |

## Appendix E. Vegetation condition rating scale

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

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

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

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

## Appendix F. WA Offset Metric

Offset calculation for the removal of 1.7 hectares of native vegetation significant for black cockatoos under the clearing permit CPS 10595/1 is available through CPS 10595-1 - Decision report.pdf

Revegetation offset – Black cockatoo species (only for the additional area cleared)

| Calculation | Score (Area) | Rationale |
|---|---|---|
| **Conservation significance** | | |
| Description | Native vegetation that is representative of significant black cockatoo foraging habitat | Application area contains 0.15 hectares of significant foraging habitat for Carnaby's cockatoo, forest red-tailed black cockatoo and Baudin's cockatoo. |
| Type of environmental value | Species (Fauna) | |
| Conservation significance of environmental value | Rare/threatened species – endangered | Carnaby's cockatoo, Baudin's cockatoo are listed as endangered under the BC Act and EPBC Act, whilst the forest red-tailed black cockatoo listed as Vulnerable. Have used the highest conservation ranking. |
| Landscape-level value impacted | yes/no | Yes |
| **Significant impact** | | |
| Description | Native vegetation that is representative of significant black cockatoo foraging habitat | High quality foraging habitat was identified within the application area. |
| Significant impact (hectares) / Type of feature | 0.15 | Based on the available information, the proposed additional clearing area includes 0.15 hectares that represents high value foraging habitat for black cockatoos. |

| Calculation | Score (Area) | Rationale |
|---|---|---|
| Quality (scale) / Number | 7 | An area of 0.15 ha within the additional application area is mapped as Jarrah–Marri open forest, Wandoo woodland and mixed Eucalyptus open forest, which provides foraging habitat. The vegetation is considered to be high-quality foraging habitat as it comprises primary foraging species, occurs within close proximity to known breeding and roosting sites, shows evidence of black cockatoo use within the survey area, and black cockatoos were observed during the survey. The presence of nearby water sources further enhances the habitat value. |
| **Offset** | | |
| Description | Revegetation and conservation covenant. | Revegetation of 2.76 hectares of existing cleared areas with black cockatoo foraging habitat. This revegetation area will be conserved in perpetuity under a conservation covenant. |
| Proposed offset (area in hectares) | 0.32 | 0.32 hectares is proposed to be revegetated with suitable black cockatoo habitat. |
| Current quality of offset site / Start number (of type of feature) | 1 | Land is considered to provide very minimal foraging value, noting it has been cleared. This value is consistent with the value used under CPS 10595/1. |
| Future quality WITHOUT offset (scale) / Future number WITHOUT offset | 1 | Condition not likely to change without intervention. This value is consistent with the value used under CPS 10595/1. |
| Future quality WITH offset (scale) / Future number WITH offset | 6 | With the planting of appropriate foraging species, noting the local context (nearby roosting and breeding sites and water availability) and that vegetation will be part of an existing vegetation corridor, it is considered that revegetation will provide good quality foraging habitat for black cockatoo species. A revegetation plan is prepared by the applicant to support the revegetation/rehabilitation works. |
| Time until ecological benefit (years) | 17 | 15 years minimum to achieve foraging resource, plus 2 years for revegetation to commence. |
| Confidence in offset result (%) | 80 | There is a moderate level of confidence that the offset will achieve the predicted result given revegetation and rehabilitation will be undertaken in accordance with a Project Revegetation Plan prepared. |
| Duration of offset implementation (maximum 20 years) | 20 | The offset site will be conserved in perpetuity under a conservation covenant. Therefore, the maximum of 20 years is applied. |
| Time until offset site secured (years) | 1 | one year after commencement of revegetation. |
| Risk of future loss WITHOUT offset (%) | 15% | As appropriate for rural zoning. |
| Risk of future loss WITH offset (%) | 5% | The future conservation (in perpetuity) of the offset site under a conservation covenant would result in increased security and substantially reduce the risk of loss. |
| Percentage of mitigation and offset that counterbalances impacts (%) | 100% | Obtained through the input of variables explained above. |

## Appendix G. Biological survey information excerpts / photographs of the vegetation (Western Environmental, 2024a, Western Environmental, 2024b)


**Figure 4: Vegetation types mapped within the additional clearing area (cross hatched blue).**

| Vegetation Unit Description | Total Area, Proportion (%) of vegetation within Survey Area | Vegetation Condition | Photograph |
|---|---|---|---|
| **VT01 - Jarrah-marri open forest**<br><br>*Eucalyptus marginata* and *Corymbia calophylla* over *Banksia squarrosa* and *Xanthorrhoea preissii* over native sedges and herbs. | 1.34 ha<br><br>46.0% | Very Good |  |

**Figure 5: Vegetation type (VT01) mapped within the survey area.**

| Vegetation Unit Description | Total Area, Proportion (%) of vegetation within Survey Area | Vegetation Condition | Photograph |
|---|---|---|---|
| **VT02 - Wandoo woodland**<br><br>*Eucalyptus wandoo* woodland over *Banksia squarrosa* and *Xanthorrhoea preissii* over native and weedy herbs and sedges.<br>Laterite outcrops and gravel | 1.39 ha<br><br>47.8% | Good |  |

**Figure 6: Vegetation type (VT01) mapped within the survey area.**

| Vegetation Unit Description | Total Area, Proportion (%) of vegetation within Survey Area | Vegetation Condition | Photograph |
|---|---|---|---|
| **VT03 - *Eucalyptus rudis* over *Melaleuca* sp.**<br><br>*Eucalyptus rudis* over *Melaleuca ?viminea* over native sedges and weedy herbs and grasses. Vegetation associated with drainage line. | 0.18 ha<br><br>6.2% | Good |  |

**Figure 7: Vegetation type (VT01) mapped within the survey area.**

# Appendix H. Sources of information

## H.1. GIS databases

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

- 10 Metre Contours (DPIRD-073)
- Aboriginal Heritage Places (DPLH-001)
- Aboriginal Heritage Places (DPLH-001)
- Cadastre (LGATE-218)
- Cadastre Address (LGATE-002)
- Contours (DPIRD-073)
- DBCA – Lands of Interest (DBCA-012)
- DBCA Legislated Lands and Waters (DBCA-011)
- Directory of Important Wetlands in Australia – Western Australia (DBCA-045)
- Environmentally Sensitive Areas (DWER-046)
- Flood Risk (DPIRD-007)
- Groundwater Salinity Statewide (DWER-026)
- Hydrography – Inland Waters – Waterlines
- Hydrological Zones of Western Australia (DPIRD-069)
- IBRA Vegetation Statistics
- Imagery
- Local Planning Scheme – Zones and Reserves (DPLH-071)
- Native Title (ILUA) (LGATE-067)
- Offsets Register – Offsets (DWER-078)
- Pre-European Vegetation Statistics
- Public Drinking Water Source Areas (DWER-033)
- Ramsar Sites (DBCA-010)
- Regional Parks (DBCA-026)
- Remnant Vegetation, All Areas
- RIWI Act, Groundwater Areas (DWER-034)
- RIWI Act, Surface Water Areas and Irrigation Districts (DWER-037)
- Soil Landscape Land Quality – Flood Risk (DPIRD-007)
- Soil Landscape Land Quality – Phosphorus Export Risk (DPIRD-010)
- Soil Landscape Land Quality – Subsurface Acidification Risk (DPIRD-011)
- Soil Landscape Land Quality – Water Erosion Risk (DPIRD-013)
- Soil Landscape Land Quality – Water Repellence Risk (DPIRD-014)
- Soil Landscape Land Quality – Waterlogging Risk (DPIRD-015)
- Soil Landscape Land Quality – Wind Erosion Risk (DPIRD-016)
- Soil Landscape Mapping – Best Available
- Soil Landscape Mapping – Systems
- Wheatbelt Wetlands Stage 1 (DBCA-021)

Restricted GIS Databases used:

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

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