GOVERNMENT OF
WESTERN AUSTRALIA

CLEARING PERMIT

Granted under section 51E of the Environmental Protection Act 1986

PERMIT DETAILS

Area Permit Number: CPS 11015/1

File Number: DWERVT18293

Duration of Permit: From 28 January 2026 to 28 January 2034

PERMIT HOLDER

City of Wanneroo

LAND ON WHICH CLEARING IS TO BE DONE

Lot 600 on Deposited Plan 302260, Neerabup

AUTHORISED ACTIVITY

The permit holder must not clear more than 8.92 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 28 January 2028.

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

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

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

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

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

3. Weed and dieback management

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

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

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

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

4. Directional clearing – Fauna management

The permit holder must:

(a) conduct clearing activities in a slow, progressive manner in a northern direction, towards adjacent *native vegetation*; and

(b) allow a reasonable time for fauna present within the area being cleared to move into adjacent *native vegetation* ahead of the *clearing* activity.

5. Staged clearing - Land degradation management

The permit holder must not clear native vegetation unless actively commencing construction activities within three months of the authorised clearing being undertaken.

6. Mitigation *planting* – Black cockatoo habitat

(a) Within 12 months of undertaking clearing authorised under this permit and no later than 28 January 2029, the permit holder must undertake deliberate *planting* of at least six (6) *Eucalyptus marginata* (Jarrah) and/or *Eucalyptus todtiana* (Coastal Blackbutt) trees within the area cross-hatched red in Figure 2 of Schedule 1 by:

(i) ensuring only *local provenance* species are used;

(ii) ensuring *planting* is undertaken at the *optimal time*; and

(iii) undertaking *weed* control and watering of *plantings* for at least two years post *planting*.

(b) Within 24 months of *planting* the *Eucalyptus marginata* (Jarrah) and/or *Eucalyptus todtiana* (Coastal Blackbutt) trees in accordance with condition 6(a) of this permit, the permit holder must:

(i) engage an *environmental specialist* to make a determination that at least six (6) *Eucalyptus marginata* (Jarrah) and/or *Eucalyptus todtiana* (Coastal Blackbutt) trees will persist and survive; and

(ii) if the determination made by the *environmental specialist* under condition 6(b)(i) is that at least six (6) *Eucalyptus marginata* (Jarrah) and/or *Eucalyptus todtiana* (Coastal Blackbutt) trees will not survive, undertake additional *planting* that will result in at least six (6) *Eucalyptus marginata* (Jarrah) and/or *Eucalyptus todtiana* (Coastal Blackbutt) trees persisting within the area cross-hatched red in Figure 2 of Schedule 1.

(c) Where additional *planting* of *Eucalyptus marginata* (Jarrah) and/or *Eucalyptus todtiana* (Coastal Blackbutt) trees is undertaken in accordance with condition 6(b)(ii), the permit holder must repeat the activities required by conditions 6(a) and 6(b).

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 size of the area cleared (in hectares); and (e) actions taken to avoid, minimise, and reduce the impacts and extent of clearing in accordance with condition 2; and (f) actions taken to minimise the risk of the introduction and spread of *weeds* and *dieback* in accordance with condition 3; (g) actions taken in accordance with condition 4; and (h) actions taken in accordance with condition 5.
2.	In relation to *planting* pursuant to condition 6.	(a) the size of the *planted Eucalyptus marginata* (Jarrah) and/or *Eucalyptus todtiana* (Coastal Blackbutt) trees; (b) the date(s) on which the *planting* was undertaken; (c) the boundaries of the *planted* area, recorded using a Global Positioning System (GPS) unit set to Geocentric Datum Australia 2020 (GDA2020), expressing the geographical coordinates in Eastings and Northings or decimal degrees; (d) a description of the *planting* activities undertaken pursuant to condition 6, including actions taken to implement watering and weed control; (e) a copy of the *environmental specialist*'s monitoring report and determination; and

No.	Relevant matter	Specifications
		(f) a description of any *remedial actions* undertaken pursuant to conditions 6(b)(ii) and 6(c) where monitoring indicates that the *planted* trees will not survive.

8. Reporting

The permit holder must provide to the *CEO* the records required under condition 7 of this permit when requested by the *CEO*.

DEFINITIONS

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

Table 2: Definitions

Term	Definition
CEO	Chief Executive Officer of the department responsible for the administration of the clearing provisions under the *Environmental Protection Act 1986*.
clearing	has the meaning given under section 3(1) of the EP Act.
condition	a condition to which this clearing permit is subject under section 51H of the EP Act.
fill	means material used to increase the ground level, or to fill a depression.
dieback	means the effect of *Phytophthora* species on native vegetation.
environmental specialist	means a person who holds a tertiary qualification in environmental science or equivalent, and has a minimum of 2 years work experience relevant to the type of environmental advice that an environmental specialist is required to provide under this permit, or who is approved by the CEO as a suitable environmental specialist.
department	means the department established under section 35 of the *Public Sector Management Act 1994* (WA) and designated as responsible for the administration of the EP Act, which includes Part V Division 3.
EP Act	*Environmental Protection Act 1986* (WA)
local provenance	means native vegetation seeds and propagating material from natural sources within 100 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 May to July for undertaking planting.
planted/ing	means the re-establishment of vegetation by creating soil conditions and planting seedlings of the desired species.
remedial action/s	means for the purpose of this permit, any activity that is required to ensure successful re-establishment and survival of planted trees.
weeds	means any plant –

Term	Definition
	(a) that is a declared pest under section 22 of the *Biosecurity and Agriculture Management Act 2007*; or (b) published in a Department of Biodiversity, Conservation and Attractions species-led ecological impact and invasiveness ranking summary, regardless of ranking; or (c) not indigenous to the area concerned.

END OF CONDITIONS

J Burton

Jessica Burton
MANAGER
NATIVE VEGETATION REGULATION

Officer delegated under Section 20
of the Environmental Protection Act 1986

5 January 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 condition 6 applies (red-hatched area)

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 11015/1
Permit type:	Area permit
Applicant name:	City of Wanneroo
Application received:	28 March 2025
Application area:	8.92 hectares (revised) of native vegetation
Purpose of clearing:	Constructing resource recovery and waste processing infrastructure facilities
Method of clearing:	Mechanical
Property:	Lot 600 on Deposited Plan 302260
Location (LGA area/s):	City of Wanneroo
Localities (suburb/s):	Neerabup

1.2. Description of clearing activities

The vegetation proposed to be cleared is contained within a single contiguous area of remnant native vegetation (see Figure 1, Section 1.5). The proposed clearing is required to facilitate the construction of the Neerabup Resource Recovery Precinct (NRRP) – stage 1, including a waste transfer building, a material recovery facility, a community recycling centre and supporting infrastructure for the southern portion of the NRRP. The NRRP is designed to provide infrastructure for recyclables, organics, and residual waste, including a Waste to Energy facility, Material Recovery Facilities, Food Organics/Garden Organics processing, and a Waste Transfer Station (WTS).

The application was revised during the assessment process following a review of the design and layout of the NRRP. The change resulted in a minor increase in the proposed clearing area from 8.9 hectares to 8.92 hectares (see Section 3.1 for further details).

1.3. Decision on application

Decision:	Granted
Decision date:	5 January 2026
Decision area:	8.92 hectares of native vegetation, as depicted in Section 1.5, below.

1.4. Reasons for decision

This clearing permit application was submitted, accepted, assessed and determined in accordance with sections 51E and 51O of the *Environmental Protection Act 1986* (EP Act). The Department of Water and Environmental Regulation (DWER) advertised the application for a total of 21 days and no submissions were received during the advertisement period. One submission was received outside of the advertisement period in December 2025. Issues raised have been considered and summarised in Appendix A.

In making this decision, the Delegated Officer had regard for the site characteristics (see 0), relevant datasets (see Appendix 0), the findings of an environmental assessment (Ecoscape, 2021) and a basic fauna and targeted black cockatoo habitat assessment (Western Environmental, 2025) (see Appendix F), the clearing principles set out in

Schedule 5 of the EP Act (see 0), relevant planning instruments and any other matters considered relevant to the assessment (see Section 3). The Delegated Officer also took into consideration that the NRRP will help address the lack of waste infrastructure in northern Perth while increasing material recovery and reducing transportation costs and emissions.

The assessment identified that the proposed clearing will result in:

- the loss of four native trees that provide significant foraging habitat for Carnaby's cockatoo;
- the loss of 34 potential breeding (no hollows) and roosting trees suitable for black cockatoo species;
- the potential introduction and spread of weeds into adjacent vegetation, which could impact on the quality of the adjacent vegetation and its habitat values; and
- potential land degradation in the form of wind erosion.

After consideration of the available information, as well as the applicant's minimisation and mitigation measures (see Section 3.1), the Delegated Officer determined the environmental impacts of the proposed clearing can be minimised and managed to unlikely lead to an unacceptable risk to environmental values. The applicant has suitably demonstrated avoidance and minimisation measures.

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

- Avoid, minimise to reduce the impacts and extent of clearing
- Take hygiene steps to minimise the risk of the introduction and spread of weeds
- Staged clearing to minimise soil erosion
- Undertake slow, progressive one directional clearing to allow terrestrial fauna to move into adjacent habitat ahead of the clearing activity
- Undertake mitigation planting of 6 Jarrah/Costal blackbutt trees onsite, to mitigate impacts to moderate quality foraging habitat for Carnaby's cockatoo.

1.5. Site map

Figure 1: Map of the application area.

The area crosshatched yellow indicate the area 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)
- *Environment Protection and Biodiversity Conservation Act 1999* (Cth) (EPBC Act)

Relevant policies considered during the assessment include:

- *Environmental Offsets Policy* (2011)
- *State Planning Policy 2.8 - Bushland policy for the Perth Metropolitan Region* (2010) (SPP 2.8)

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, 2016a)

- Technical guidance – *Terrestrial Vertebrate Fauna Surveys for Environmental Impact Assessment* (EPA, 2020).

3 Detailed assessment of application

3.1. Avoidance and mitigation measures

Consideration of Alternatives
Four nominated sites within the Neerabup Industrial Area were considered for the proposal. This included Lot 502 to the north of the application area which is currently used for motorsport use and is zoned Bush Forever and Regional Parks and Recreation under the Metropolitan Regional Scheme. Given the current use, limited disturbance to remnant vegetation and inclusion of Bush Forever, it was determined that this site should not be suitable for the project.

Lot 503, a former landfill site was also considered. Extensive investigations would be required to determine the type of waste, extent of fil and depth of capping currently on this site. In addition, it is zoned as Parks and Recreation under the MRS and as Bush Forever. Given this, this site was not considered appropriate.

The application area is located within Lot 600 which is currently zoned as Public-Purpose – Special Use, under the MRS. The southern portion of this lot is sparsely vegetated and includes a number of illegal trail bike tracks. Given this, it was considered the most appropriate site for the project (Talis Consultants, 2024).

Avoidance and minimisation measures
Supporting information submitted by the applicant indicates that the clearing has been limited to the extent necessary for the required NRRP infrastructure (Talis Consultants, 2025a). The applicant advised that the design of the facility has avoided any clearing within the Lake Pinjar wetland which is a mapped Conservation Category Wetland (CCW).

The original application area excluded a five-metre buffer surrounding three potential black cockatoo breeding trees identified in the surveys and proposed to incorporate the trees into the design of the NRRP facility (City of Wanneroo, 2025). The three trees proposed to be excluded do not currently exhibit characteristics necessary for black cockatoo breeding but are of suitable size to provide nesting hollows in the future (Western Environmental, 2025; Ecoscape, 2021). However, upon review of the design of the proposed Waste Transfer Station (WTS), the applicant determined that the three trees hinder the functionality and safety of the site (Talis Consulting, 2025b). Shifting the WTS to avoid the trees would also result in a larger footprint and potentially increase clearing into the adjacent Environmentally Sensitive Area (ESA) relating to a mapped Conservation Category Wetland (CCW). Noting that the three trees do not currently provide suitable breeding hollows for black cockatoos, the applicant determined that the clearing of these trees was required to improve the safety and functionality of the site and ensure the clearing footprint could be minimised to the extent possible (Talis Consulting, 2025b). As a result, the application area was revised to include the trees and relative buffer zones, resulting in an increase in the proposed clearing from 8.9 hectares to 8.92 hectares.

Mitigation measures
The applicant proposes to undertake the following mitigation measures as part of the project:

- The approved clearing area will be demarcated prior to the commencement of project activities and native vegetation clearing.
- Clearing activities will be restricted to the approved clearing boundaries.
- All contractors and internal personnel undertaking clearing will be inducted in accordance with City of Wanneroo internal procedures.
- Hygiene measures will be implemented to ensure clean machinery and equipment is used for clearing activities to reduce the risk and spread of weeds and dieback, in particular, the spread of declared pest and Weed of National Significance; *Asparagus asparagoides*.
- Drainage channels will be used to effectively transport any surface water run-off to three storm water retention ponds (one for each facility) for sedimentation or diversion.
- Risks associated with surface water will be managed through the establishment of a best practice and operationally flexible Surface Water Management System (SWMS), including the following design features:
    - Graded hardstands made of asphalt or concrete with swales and/or pit and pipe drainage channels, and culverts where necessary, to capture stormwater runoff within the site's operational areas;
    - Ensure the SWMS is appropriately sized to manage a 1-in-20-year annual exceedance probability, 24-hour duration storm event; and
    - Establish controlled discharge points for surface water.

- All waste materials will be received in separate receptacles with appropriate containment measures and all water handling will take place within a fully contained space to minimise the risk of stormwater contact and leachate generation.

To mitigate the impacts of the proposed clearing on black cockatoo habitat, the applicant has agreed to undertake a rehabilitation action within Lot 600 on Deposited Plan 302260, Neerabup, by infill planting six jarrah or *E. todtiana* trees within the application area post construction of the Waste Recovery Centre (see location below on Figure 2).

Figure 2. Map of the revegetation area (cross-hatched red) in which six trees will be planted, post construction, to mitigate clearing impacts.

Noting the extent of the proposed clearing and the context of the application in a constrained landscape, the department considers that an onsite rehabilitation action (within Lot 600 on Deposited Plan 302260, Neerabup) is likely to be sufficient to mitigate the loss of Carnaby's cockatoo habitat in this instance. Based on the loss of four foraging trees within the application area, calculations to identify the number of trees required to be planted to mitigate 100% of the significant residual impacts to black cockatoo habitat has been undertaken, using a calculation consistent with the WA Environmental Offsets Metric. The calculations have identified that the planting of six (6) jarrah and/or E. todtiana trees within Lot 600 on Deposited Plan 302260, Neerabup, is sufficient to mitigate 100% of the impacts of the proposed clearing on Carnaby's cockatoo foraging habitat.

Conclusion
After consideration of avoidance and mitigation measures, the Delegated Officer was satisfied that the applicant has made a reasonable effort to avoid and minimise potential impacts of the proposed clearing on environmental values to the extent possible.

3.2. Assessment of impacts on environmental values

In assessing the application, the Delegated Officer has had regard for the site characteristics (see 0) and the extent to which the impacts of the proposed clearing present a risk to biological, conservation, or land and water resource values.

The assessment against the clearing principles (see **Error! Reference source not found.**) identified that the impacts of the proposed clearing present a risk to biological values (fauna), significant remnant vegetation and conservation areas, and land and water resources. The consideration of these impacts, and the extent to which they can be managed through conditions applied in line with sections 51H and 51I of the EP Act, is set out below.

3.2.1. Biological values (fauna) - Clearing Principle (b)

Assessment

Ecoscape Pty Ltd (Ecoscape) conducted a basic fauna and detailed flora and vegetation survey in October 2020 of the application area as well as the entire Lot 600. A targeted black cockatoo habitat assessment of the application area has also been undertaken in March 2024 by Western Environmental (Western Environmental, 2025).

The majority of the application area consists of *Melaleuca preissiana* and *Eucalyptus rudis* subsp. *rudis* mid woodland over grassy weeds and some native understorey (7.52) in a degraded (Keighery, 1994) condition. The remaining 0.26 hectares consists of *Eucalyptus todtiana* and *Nuytsia floribunda* mid mallee woodland over grassy weeds in a degraded (Keighery, 1994) condition (Ecoscape, 2021).

According to available databases, a total of 44 conservation significant fauna species have been recorded within the 10 kilometres radius local area. Noting the habitat requirements, distribution of the recorded species, the mapped vegetation type, the condition (Keighery, 1994) of the vegetation within the application area, as well as the findings of the fauna assessment (Ecoscape, 2021) and a black cockatoo habitat assessment (Western Environmental, 2025), the application area is likely to comprise habitat for the following species:

- Carnaby's black cockatoo (*Zanda latirostris*)
- Forest red-tailed black cockatoo (*Calyptorhynchus banksii naso*)
- Quenda (*Isoodon fusciventer)*
- Rainbow Bee eater (*Merops ornatus*)
- Western brush wallaby (*Notamacropus Irma*)
- Black-striped burrowing snake *(Neelaps calonotos)*

Carnaby's black cockatoos and Forest red-tailed black cockatoo (FRTBC) – endangered/vulnerable
The application area is mapped within the modelled distribution of Carnaby's cockatoo and the FRTBC. Carnaby's and the FRTBC are classified as threatened under the BC Act. Under the EPBC Act, the Carnaby's are listed as Endangered, and the FRTBC are listed as Vulnerable. The seasonal movements of black cockatoos mean they require large areas of habitat for breeding, night roosting and foraging, as well as connectivity between these habitats to assist their movement through the landscape (DAWE, 2022). The assessment has considered the potential impacts of the proposed clearing on black cockatoos.

Available databases indicate that there are 17 black cockatoo roost sites recorded within a 6 km radius with the closest record being approximately 1 kilometre from the application area. There are 17 white-tailed black cockatoo breeding sites (6 potential and 9 confirmed) within a 12-kilometre buffer from the application area, the closest being approximately 8.7 kilometres from the application area.

Foraging habitat
Critical foraging habitat for black cockatoo species includes foraging material that is within an approximate six-to-12-kilometre radius of a nesting site and roosting site. The preferred foraging habitat for each of the species is described below (DAWE, 2022):

- Carnaby's cockatoo – Native shrubland, kwongan heathland and woodland on seeds, flowers and nectar of native proteaceous plant species (Banksia spp., Hakea spp. and Grevillea spp.), as well as Callistemon spp. and Marri.
- Forest red-tailed black cockatoo – Primarily seeds of jarrah and marri in woodlands and forest, and edges of Karri forests, including Wandoo and Blackbutt. Forages on Allocasuarina cones, fruits of *Persoonia longifolia* (snottygobble) and C. haematoxylon (mountain marri). Other less important foods include Blackbutt, Bullich, *Allocasuarina fraseriana*, Hakea spp., Tuart, E. decipiens (redheart moit) and E. lehmannii (bushy yate).

The targeted black cockatoo habitat assessment (Western Environmental, 2025) determined that majority of the vegetation within the application area does not contain suitable foraging habitat as it consists of scattered *Melaleuca preissiana* and *Eucalyptus rudis* subsp. *rudis* trees over grassy weeds which do not provide foraging value for black cockatoos.

A small portion of the western boundary of the application area was not included within the targeted black cockatoo habitat assessment. Based on vegetation mapping from the surveys undertaken by Ecoscape in 2021, this portion of the application area contains vegetation within the EtLMW (*Eucalyptus todtiana* and *Nuytsia floribunda* woodland) and MpMW (*Melaleuca preissiana* and *Eucalyptus rudis* woodland) vegetation types. *E. todtiana* is a recognised foraging resource on the Swan Coastal Plain (SCP) for black cockatoos. A review of current aerial imagery indicates that the mapped EtLMW vegetation type within the application is likely to contain three *E. todtiana* trees. In total, the assessment has identified that the application area contains four trees (one jarrah and three *E. todtiana*) that provide primary foraging habitat for Carnaby's cockatoo. Given the definition of critical habitat for Carnaby's cockatoo

species, proximity to breeding and roosting sites, and the cumulative loss of foraging habitat on the Swan Coastal Plain, the clearing of these trees represents a significant impact.

Noting the extent of the proposed clearing and the context of the application in a constrained landscape, the department considers that an onsite rehabilitation action (within Lot 600 on Deposited Plan 302260, Neerabup) is likely to be sufficient to mitigate the loss of Carnaby's cockatoo habitat in this instance.

Based on the loss of four foraging trees within the application area, calculations to identify the number of trees required to be planted to mitigate 100% of the significant residual impacts to black cockatoo habitat has been undertaken, using a calculation consistent with the WA Environmental Offsets Metric. The calculations have identified that the planting of six (6) jarrah and/or *E. todtiana* trees within Lot 600 on Deposited Plan 302260, Neerabup, is sufficient to mitigate 100% of the impacts of the proposed clearing on Carnaby's cockatoo foraging habitat.

Breeding habitat
Critical breeding habitat for black cockatoo includes woodlands or forest, as well as partially cleared woodland or forest and isolated trees. Black cockatoos nest in hollows of live or dead trees (many eucalypt species may provide suitable hollows) particularly salmon gum, wandoo, tuart, jarrah, flooded gum (E. rudis), york gum, powderbark (E. accedens), karri, marri, bullich and blackbutt (E. patens) (DAWE, 2022). Approximately 34 potential habitat trees (2 dead, 1 river red gum, 1 jarrah, 30 flooded gums) of suitable diameter at breast height (DBH) occur within the application area however they do not contain any large hollows suitable for black cockatoo breeding (Ecoscape, 2021, Western Environmental, 2025). The majority of these trees are stunted in form due to past land use. It is not considered likely for the proposed clearing to impact suitable breeding habitat for black cockatoo species.

Roosting habitat
Roosting habitat is defined as a suitable tree (generally the tallest) or group of tall trees, native or introduced, usually close to an important water source, within an area of quality foraging habitat within the range of each black cockatoo species (DoEE, 2017). Individual night roosting sites need suitable foraging habitat and water within six kilometres (DAWE, 2022). The degraded woodland habitat contains 34 trees (mostly flooded gum) which may be suitable as roosts by black cockatoos. However, no evidence of roosting was observed within the application area and most of these trees are stunted in growth (Western Environmental, 2025). It is considered unlikely that the application area provides significant roosting habitat for black cockatoo species.

Quenda (*Isoodon fusciventer*) – P4
This species inhabits dense scrubby, often swampy, vegetation with dense cover and adjacent forest and woodland (DBCA, 2018). Suitable habitat for this species may occur within the application area, however there is high predator presence with evidence of foxes and dogs. There is suitable habitat adjacent to and surrounding the application area therefore the proposed clearing would be unlikely to result in significant impacts to this species.

Neelaps calonotos (Black-striped burrowing snake)
The black-striped burrowing snake (Priority 3) is restricted to coastal sandplains from near Dongara to Mandurah (Bush et al., 2010). Within the Perth Metropolitan area this species may be restricted to large reserves (How and Shine, 1999). It is possible that this species may occur within the application area, however noting its wide range and remaining suitable habitat adjacent to and surrounding the application area the proposed clearing would be unlikely to result in significant impacts to this species.

Western brush wallaby (*Notamacropus irma)* – P4
The Western brush wallaby's prefers open forest or woodland habitat and open seasonally wet flats with low grasses and open thickets (DEC, 2010). The species has been recorded within the local area and habitat within the application area is considered suitable for this species. While this species may utilise the application area as habitat, noting the range of this species, remaining suitable habitat adjacent to and surrounding the application area and the presence of predator species, the proposed clearing is unlikely to have a significant impact upon this species.

Rainbow Bee Eater (*Merops ornatus*) – Marine
This species inhabits a range of habitats including most vegetation types, open country, sand dunes and banks (Simpson & Day 2004). The species was seen utilising trees within the degraded woodland fauna habitat to perch and hunt (Ecoscape, 2021). The habitat within the survey area may be used by this species for foraging as part of the greater surrounds. The species has a broad habitat suitability and therefore the application area is unlikely to be significant habitat for this species.

Conclusion
Based on the above assessment, the proposed clearing will result in the clearing of 4 trees that provide significant foraging habitat for black cockatoos. The vegetation may also provide suitable habitat for other species of

conservation significance but is not considered significant. It is considered that the impacts of the proposed clearing on fauna habitat can be managed by slow directional clearing to allow fauna to move into adjacent vegetation ahead of clearing activities. An onsite rehabilitation action of planting of six (6) native trees (Jarrah and costal blackbutt) that provide foraging habitat for black cockatoos, will ensure the black cockatoo foraging habitat is not permanently lost.

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

- avoid and minimise the extent of clearing;
- directional clearing, which requires slow, progressive, one directional clearing to allow terrestrial fauna to disperse ahead of the clearing activity should they occur on site at the time of clearing; and
- Rehabilitation action of planting of 6 jarrah and/or *E. todtiana* trees onsite, post clearing and construction.

3.2.2. Land and water resources - Clearing Principles (f), (g) and (i)

Assessment

The application area occurs adjacent to the mapped Lake Pinjar geomorphic wetland. The proposed clearing does not impact the wetland itself but a small portion of the eastern side of the application area occurs within the 50-metre buffer. The vegetation survey described the vegetation within this buffer area as completely degraded (Keighery,1994) condition and devoid of native vegetation (Ecoscape, 2021).

The proposed clearing is separated by approximately 75 metres of cleared land and Old Yanchep Road from the vegetated portion of Lake Pinjar. Given this distance and separation by existing infrastructure, it is not considered for the proposed clearing to impact the environmental values of Lake Pinjar wetland.

The applicant has advised that drainage channels will be used to transport surface water run-off to storm water retention ponds for sedimentation or diversion and that the proposed facility will have a closed cycle drainage system. It is not expected for surface water or ground water quality to be impacted by the proposed clearing or end land use.

The majority of the application area consists of open, sparse *Melaleuca preissiana* and *Eucalyptus rudis* subsp. *rudis* mid woodland over grassy weeds and some native understorey (7.52) in a degraded (Keighery, 1994) condition (Ecoscape, 2021). Given that *Melaleuca preissiana* and *Eucalyptus rudis* subsp. *rudis* are predominately wetland dependent species the proposed clearing is impacting vegetation growing in association with a low-lying area. As the application area is degraded by past use, weed invasion and is sparsely vegetated, it is not considered for the riparian vegetation to contain high environmental value.

Given the sandy soils present on site, the proposed clearing may result in wind erosion and, without appropriate management of the exposed surfaces, the proposal may cause appreciable land degradation. If appropriate management measures such as adequate dust suppression on exposed surfaces are put in place, then it is likely that the environmental impacts caused by wind erosion can be adequately managed. Ensuring works commence within three months of clearing will minimise exposure of bare soils

Conclusion
Based on the above assessment, the proposed clearing may cause land degradation through wind erosion. Ensuring works commence within three months will minimise this risk.

Conditions
To address potential impacts to nearby native vegetation from the proposed clearing:

- Works will be required to commence within three months of clearing.

3.3. Relevant planning instruments and other matters

Neerabup Resource Recovery Precinct (NRRP)

The purpose of the proposed clearing is for stage 1 of the Neerabup Resource Recovery Precinct which includes, a waste transfer building (WTS), a material recovery facility (MRF), a community recycling centre (CRC) and supporting infrastructure for the southern portion of the NRRP which was determined to be of high priority from a waste infrastructure needs analysis for the City of Wanneroo. It is proposed for the ETS, MRF and CRC to be operational by end of 2028.

The following future stages of the Neerabup Resource Recovery Precinct is to include moderate to low priority waste infrastructure, identified in the needs analysis. This is to include a Waste to Energy facility (incinerator) which is

proposed to be implemented depending on market demands and appetite, financial viability and if there is enough feedstock from surrounding local government areas. If viable, it is proposed for the Waste to Energy facility to be operational by 2044 (City of Wanneroo, 2004). This clearing permit application is only for stage 1 and any further clearing for future stages will require a further clearing application.

Planning framework

The application area occurs within Lot 600 on Plan 302260, Wattle Avenue, Neerabup and is zoned 'Public Purpose – Special Use (Energy Generation)' under the City of Wanneroo's District Planning Scheme and the Metropolitan Regional Scheme (MRS) and is owned and managed by the City of Wanneroo.

The applicant has confirmed that advice has been received from the Department of Planning, Land and Heritage (DPLH) that the proposed Neerabup Resource Recovery Precinct (including Waste to Energy facility, Materials Recovery Facility, Waste Transfer Station and Community Recycling Centre) is consistent with the MRS zoning for Lot 600.

It is noted that the original intent of the MRS zoning of Lot 600, outlined in the MRS amendment 1156/57 report was to enable the creation of a power station precinct inclusive of three power stations. DPLH advised the applicant that they should considered whether the power station precinct is no longer required or consider if it can be accommodated in addition to the proposed resource recovery precinct.

DPLH advised the proposal would be considered public works as defined under the *Public Works Act 1902* and a Public Works Exemption, consistent with the *Planning and Development Act 2005*, applies for the proposal. Therefore, Development Approval from the Western Australian Planning Commission (WAPC) is not required.

Necessity

The applicant advised that the Neerabup Resource Recovery Precinct (NRRP) is required due to an identified shortfall in local waste processing infrastructure within Perth's northern corridor. The closure of the nearby Tamala Park Landfill is expected to occur in the near future, and the applicant advised that there is therefore a need to consolidate residual waste locally prior to transport to one of the two recycling facilities in the southern metropolitan area. Currently, commingled recyclables are transported to the Resource Recovery Group (RRG) facility in Canning Vale, resulting in transport-related emissions and financial costs for the City of Wanneroo. To bridge the immediate gap, an interim waste transfer station (WTS) is being progressed in Wangara. The proposed project at the NRRP will deliver a long-term, solution to support the City of Wanneroo's waste services. These facilities will reduce transport costs and emissions, improve local waste handling efficiency, and provide residents with accessible infrastructure to responsibly manage household waste (City of Wanneroo, 2025).

Other approvals

Works approval issued under Part V Division 3 of the EP Act is required for the resource recovery and waste processing infrastructure facilities. The applicant has advised that an application has been submitted in September 2025 and is currently under assessment. The applicant is required to obtain this approval prior to undertaking any clearing within the application area, if a clearing permit is approved.

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

End

Appendix A. Summary of public submissions (Submission, 2025)

Summary of comments	Consideration of comment
One public submission was received raising concerns regarding: • Current and historic zoning of the Lot not consistent with purpose of clearing, • Permissibility of the land use on the lot. • Impacts to Flora and Fauna onsite;	• This clearing permit application is for stage 1 of the Neerabup Resource Recovery Precinct and does not include the purpose for waste to energy infrastructure. Any further clearing for future stages will require a further clearing application.

Summary of comments	Consideration of comment
• Concerns regarding the waste to energy component of the Precinct in particular, including its environmental and health impacts on the community. • Clearing Permit encroaches upon Environmentally Sensitive Bush Forever site. • Proposed land use not correctly specified by City of Wanneroo on permit application being a waste transfer station and a waste to energy process (Incinerator).	• A works approval application is currently being considered by DWER for stage 1 of the proposal. Impacts to nearby receptors will be assessed under the works approval process. • The applicant provided evidence from DPLH that the purpose of the clearing is consistent with the MRS zoning for Lot 600 and that the original intent of the MRS zoning of Lot 600, outlined in the MRS amendment 1156/57 report was to enable the creation of a power station precinct inclusive of three power stations. DPLH advised the applicant that they should considered whether the power station precinct is no longer required or consider if it can be accommodated in addition to the proposed resource recovery precinct. • DPLH advised the proposal would be considered public works as defined under the *Public Works Act 1902* and a Public Works Exemption, consistent with the *Planning and Development Act 2005*, applies for the proposal. Therefore, Development Approval from the Western Australian Planning Commission (WAPC) is not required. Please refer to section 3.3 for further information. • Impacts to flora, fauna and bush forever values have been addressed under section 3.1 and 3.2 above.

Appendix B. Additional information provided by applicant

Summary of comments	Consideration of comment
A commitment to undertake an onsite rehabilitation action of the planting of 6 Jarrah or costal blackbutt trees, to mitigate the impacts of the proposed clearing to moderate foraging habitat for black cockatoos.	Please see section 3.1 and 3.2.

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 DWER at the time of this assessment. This information was used to inform the assessment of the clearing against the Clearing Principles, contained in Appendix C.

Characteristic	Details
Local context	The application area is part of an approximately 35-hectare isolated patch of native vegetation in the intensive land use zone of Western Australia. It is adjacent to a go kart track to the north and Neerabup Industrial Area to the south but is otherwise surrounded by remnant native woodland. Spatial data indicates the local area (10-kilometre radius from the centre of the area proposed to be cleared) retains approximately 43 per cent of the original native vegetation cover.
Ecological linkage	The application area does not intersect any formal ecological linkages but is located within 10 metres of a mapped ecological linkage defined by the Gnangara Sustainability Strategy (Brown, et al., 2009). This represents a conceptual linkage between Bush Forever Site 382 and other regionally significant patches of remnant vegetation in the Perth Metropolitan Region.

Characteristic	Details
	Given the fragmented nature of native vegetation in the local area and adjacent properties, the application area is likely to be contributing to linkage values between the remaining patches of native vegetation.
Conservation areas	The closest conservation area is Bush Forever Site 382, which occurs directly adjacent to the application area, approximately 10 metres east.
Vegetation description	Environmental assessments (Ecoscape, 2021) indicate that the vegetation within the application area consists of two vegetation types: • **EtLMW**: *Eucalyptus todtiana* and *Nuytsia floribunda* mid mallee woodland/low woodland over **Ehrharta calycina* mid open tussock grassland (0.25 hectares); • **MpMW**: *Melaleuca preissiana* and *Eucalyptus rudis* subsp. *rudis* mid woodland over **Ehrharta calycina*, **Carpobrotus edulis* and **Bromus diandrus* mid open tussock grassland/forbland with *Astartea scoparia* tall isolated shrubs (7.5 hectares); and • No vegetation (1.16 hectares). The full survey descriptions and maps are available in Appendix F. This is inconsistent with the mapped Swan Coastal Plain vegetation complex; Karrakatta Complex – Central and South, described as predominantly open forest of *Eucalyptus gomphocephala* (Tuart) - *Eucalyptus marginata* (Jarrah) - *Corymbia calophylla* (Marri) and woodland of *Eucalyptus marginata* (Jarrah) - Banksia species. *Agonis flexuosa* (Peppermint) is co-dominant south of the Capel River (Heddle et al., 1980). The mapped vegetation complex retains approximately 23.49 per cent of the original extent (see Appendix B.1).
Vegetation condition	Environmental assessments (Ecoscape, 2021) indicate that the vegetation within the proposed clearing area is in Degraded (Keighery, 1994) condition, described as basic vegetation structure severely impacted by disturbance. Scope for regeneration but not to a state approaching good condition without intensive management. The full Keighery (1994) condition rating scale is provided in Appendix D. The full survey mapping is available in Appendix E.
Climate and landform	The application area is located on relatively flat topography. The region has a mean annual maximum temperature of 25.4°C and a mean annual minimum temperature of 12.3°C (BoM, 2025). The mean annual rainfall recorded at the nearest Bureau of Meteorology weather station (Wanneroo) is 784.4millimetres (BoM, 2025).
Soil description and land degradation risk	The soil within the application area is mapped as the Karrakatta Sand Grey Phase (211Sp_Kg) soil system, described as low hilly to gently undulating terrain. Iron podzols. *Banksia* spp. woodland with *E. todtiana* and depauperate *E. marginata*; dense shrub layer (DPIRD, 2025). The 211Sp_Kg soil type is mapped as having a low risk of land degradation resulting from water erosion, salinity, flooding, waterlogging, subsurface acidification, and phosphorous export, but are highly susceptible to wind erosion (DPIRD, 2025).
Waterbodies and hydrogeography	The desktop assessment identified that the application area occurs directly adjacent to a mapped portion of the Lake Pinjar Conservation Category Wetland (CCW) within the Geomorphic Wetlands of the Swan Coastal Plain dataset (UFI 13373). The application area does not intersect any mapped watercourses, with the closest natural source of surface water being a non-perennial minor tributary of the Swan River system, located approximately 2.8 kilometres east.

Characteristic	Details
	The application area is mapped within the Wanneroo Groundwater Area, proclaimed under the RIWI Act. The application area does not transect any proclaimed surface water areas. Groundwater salinity within the application area is mapped at <500 milligrams per litre total dissolved solids.
Flora	The desktop assessment identified that a total of 33 conservation significant flora species have been recorded within the local area, comprising three Priority 1 (P1) flora, four Priority 2 (P2) flora, 11 Priority 3 (P3) flora, six Priority 4 (P4) flora, and nine threatened flora. None of these existing records occur within the application area, with the closest record being an occurrence of *Drosera* x *sidjamesii* (P1) approximately 1.8 kilometres from the application area. No threatened or priority flora species have been identified within the application area during the environmental assessments, which included a flora and vegetation survey in October 2020 (Ecoscape, 2021).
Ecological communities	The desktop assessment identified that the closest mapped occurrence of a state or federally listed threatened ecological community is the Banksia Woodlands of the Swan Coastal Plain (Banksia Woodlands) ecological community, which is listed as an Endangered TEC under the Commonwealth EPBC Act and is considered a Priority 3 PEC by DBCA in Western Australia. This mapped occurrence is located approximately 100 metres west of the application area within the same property (Lot 600 on Deposited Plan 302260). Whilst the environmental assessments confirmed the presence of native vegetation representative of the Banksia Woodlands TEC in the north-western portion of Lot 600, no conservation significant ecological communities were identified within the application area (Ecoscape, 2021).
Fauna	The desktop assessment identified that a total of 44 conservation significant fauna species have been recorded within the local area, including 18 threatened fauna, 12 priority fauna, 11 migratory fauna species listed under international agreement, one conservation dependent fauna, one other specially protected fauna species, and one presumed extinct species. None of these records occur within the application area, with the closest record being an occurrence of *Zanda latirostris* (Carnaby's cockatoo) (T), recorded approximately 200 metres from the application area. With consideration for the site characteristics set out above, relevant datasets (see Appendix F.1), the habitat preferences of the aforementioned species, and the environmental assessments of the application area (Western Environmental, 2025; Ecoscape, 2021), the application area may provide suitable habitat for five conservation significant fauna species and impacts to these species required further consideration (see Appendix B.3).

C.2 Vegetation extent

	Pre-European extent (ha)	Current extent (ha)	Extent remaining (%)	Current extent in all DBCA managed land (ha)	Current proportion (%) of pre-European extent in all DBCA managed land
IBRA bioregion**					
Swan Coastal Plain	1,501,221.93	579,813.47	38.62	222,916.97	14.85
Vegetation complex*					
Karrakatta Complex – Central and South	53,080.99	12,467.20	23.49	4282.73	8.07

	Pre-European extent (ha)	Current extent (ha)	Extent remaining (%)	Current extent in all DBCA managed land (ha)	Current proportion (%) of pre-European extent in all DBCA managed land
Local area					
10-kilometre radius	31,357.79	13,514.42	43.10	-	-

*Government of Western Australia (2019a)

**Government of Western Australia (2019b)

C.3 Fauna analysis table

Species name	Conservation status	Suitable habitat features? [Y/N]	Suitable vegetation type? [Y/N]	Distance of closest record to application area (km)	Number of known records (total)	Are surveys adequate to identify? [Y, N, N/A]
Calyptorhynchus banksii naso (Forest red-tailed black cockatoo)	VU	Y	Y	3.28	2	Y
Isoodon fusciventer (Quenda)	P4	Y	Y	0.69	89	Y
Neelaps calonotos (Black-striped burrowing snake)	P3	Y	Y	6.63	10	N
Notamacropus Irma (Western brush wallaby)	P4	Y	Y	1.58	8	Y
Zanda latirostris (Carnaby's cockatoo)	EN	Y	Y	0.20	610	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."* Assessment: The application area consists of remnant woodland in Degraded (Keighery, 1994) condition that does not contain locally or regionally significant flora or vegetation communities. No threatened or priority flora species have been identified within the application area during the environmental assessments, which included a flora and vegetation survey in October 2020 (Ecoscape, 2021). Given the findings of the flora survey, the Degraded (Keighery, 1994) condition of the application area and high weed load, no threatened or priority flora species, or TECs/PEC are considered likely to occur within the application area. Although the application area provides some significant fauna habitat the application area does not comprise a high level of biodiversity.	Not likely to be at variance	No
Principle (b): *"Native vegetation should not be cleared if it comprises the whole or a part of, or is necessary for the maintenance of, a significant habitat for fauna."* Assessment: The area proposed to be cleared contains suitable habitat for five conservation significant fauna species, including some (four trees) foraging habitat for Carnaby's cockatoo.	At variance	Yes *Refer to Section 3.2.1, above.*

Assessment against the clearing principles	Variance level	Is further consideration required?
Principle (c): *"Native vegetation should not be cleared if it includes, or is necessary for the continued existence of, threatened flora."* Assessment: No threatened or priority flora species have been identified within the application area during the environmental assessments, which included a flora and vegetation survey in October 2020 (Ecoscape, 2021). The area proposed to be cleared is unlikely to contain significant habitat for flora species listed under the BC Act given the site characteristics, degraded condition and available survey information.	Not likely to be at variance	No
Principle (d): *"Native vegetation should not be cleared if it comprises the whole or a part of, or is necessary for the maintenance of, a threatened ecological community."* Assessment: The desktop assessment identified that the closest mapped occurrence of a state or federally listed threatened ecological community is the Banksia Woodlands of the Swan Coastal Plain (Banksia Woodlands) ecological community, which is listed as an Endangered TEC under the Commonwealth EPBC Act and is considered a Priority 3 PEC by DBCA in Western Australia. This mapped occurrence is located approximately 100 metres west of the application area within the same property (Lot 600 on Deposited Plan 302260). Whilst the environmental assessments confirmed the presence of native vegetation representative of the Banksia Woodlands TEC in the north-western portion of Lot 600, no conservation significant ecological communities were identified within the application area (Ecoscape, 2021). Given the Degraded (Keighery, 1994) condition, lack of characteristic species, and high weed load, the application area is considered highly unlikely to be representative of any threatened or priority ecological community.	Not likely to be at variance	No
Environmental value: significant remnant vegetation and conservation areas		
Principle (e): *"Native vegetation should not be cleared if it is significant as a remnant of native vegetation in an area that has been extensively cleared."* Assessment: The extents of the mapped vegetation type and native vegetation in the local area are inconsistent with the national objectives and targets for biodiversity conservation in Australia, that is 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). However, within defined constrained areas on the Swan Coastal Plain, the Environmental Protection Authority has set a threshold for retention of 10 per cent of the pre-clearing extent of each native vegetation complex. The area under application has been classified as a constrained area. The vegetation complex and the vegetation remaining within the local area is above the 10 per cent threshold. Although the application area is significant remnant due to its fauna and Linkage values, as the application area is located within a defined constrained area and the mapped vegetation complex retain above 10 per cent native vegetation, the proposed cleating is not likely to be at variance to this principle.	Not likely to be at variance	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."* Assessment: The application area is adjacent to Bush Forever Site 382, however is separated from the Bush Forever site by Old Yanchep Road (~75 metres). Given this distance, the proposed clearing is not likely to have an impact on the environmental values of this conservation area.	Not likely to be at variance	No
Environmental value: land and water resources		
Principle (f): *"Native vegetation should not be cleared if it is growing in, or in association with, an environment associated with a watercourse or wetland."* Assessment: Given Lake Pinjar CCW (UFI 13373) is mapped directly adjacent to the application area, the application area may contain vegetation growing in association with a wetland.	At variance	Yes *Refer to Section 3.2.3, above.*
Principle (g): *"Native vegetation should not be cleared if the clearing of the vegetation is likely to cause appreciable land degradation."* Assessment: The mapped soils are highly susceptible to wind erosion. The proposed clearing has the potential to cause land degradation if bare ground is left exposed to weathering for an extended period between clearing and development.	Not likely to be at variance	Yes *Refer to Section 3.2.3, 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."* Assessment: Given Lake Pinjar CCW (UFI 13373) is mapped directly adjacent to the application area, the proposed clearing may have short-term impacts on water quality.	Not likely to be at variance	Yes *Refer to Section 3.2.3, above.*
Principle (j): *"Native vegetation should not be cleared if the clearing of the vegetation is likely to cause, or exacerbate, the incidence or intensity of flooding."* Assessment: The mapped soils and topographic contours in the surrounding area do not indicate that the proposed clearing is likely to contribute to increased incidence or intensity of flooding.	Not likely to be at variance	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 Biological survey information (Talis Consultants, 2025, Ecoscape, 2021)

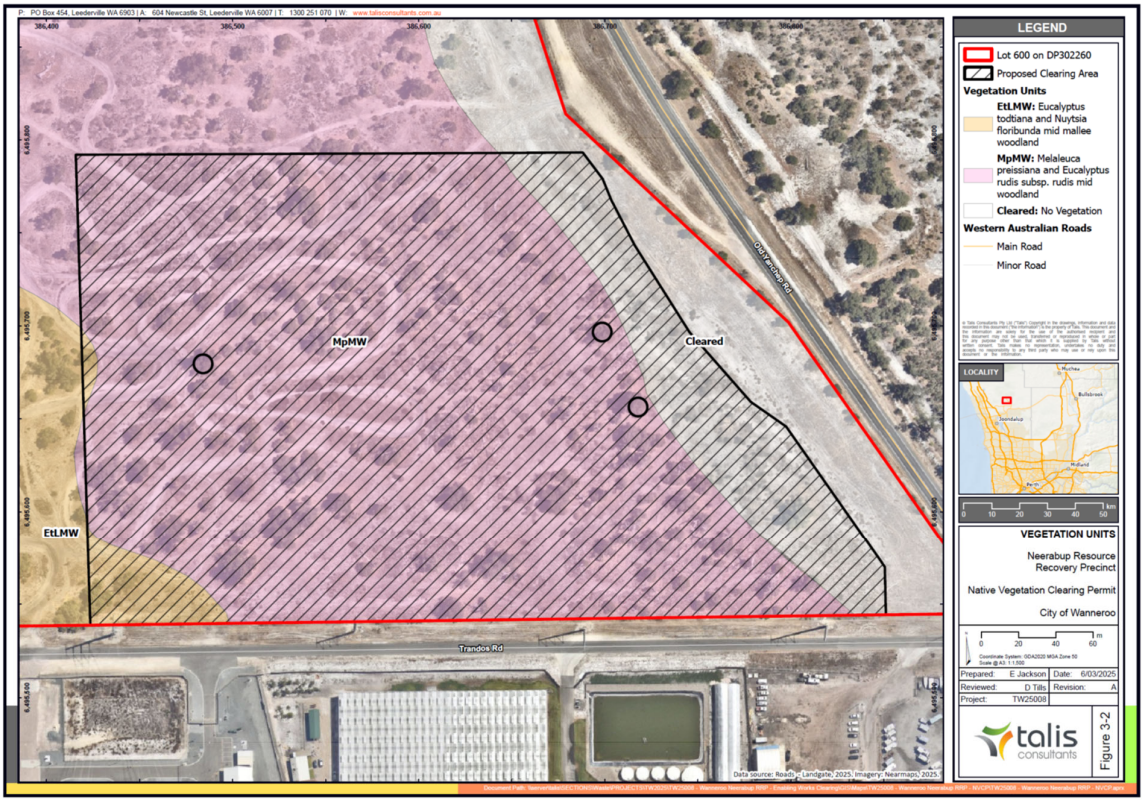


Figure 3: Vegetation types occurring within the application area (Talis Consultants, 2025)

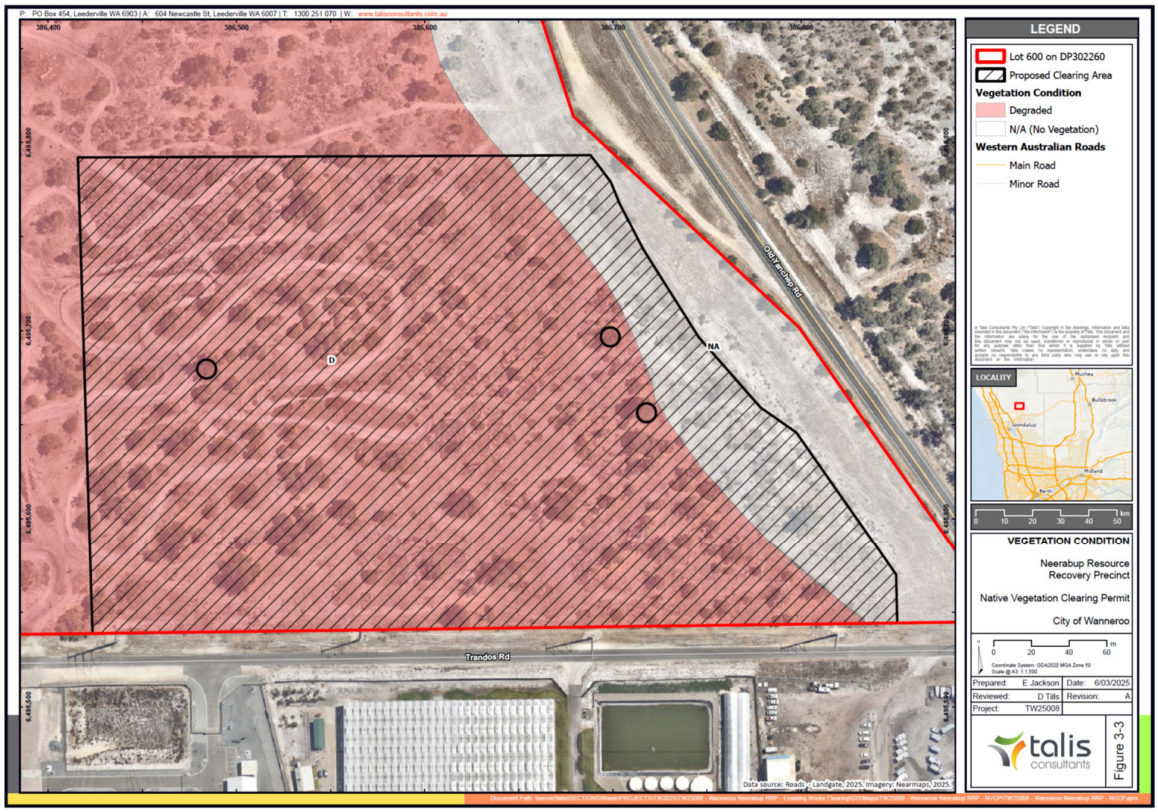


Figure 4: Vegetation condition occurring within the application area (Talis Consultants, 2025)

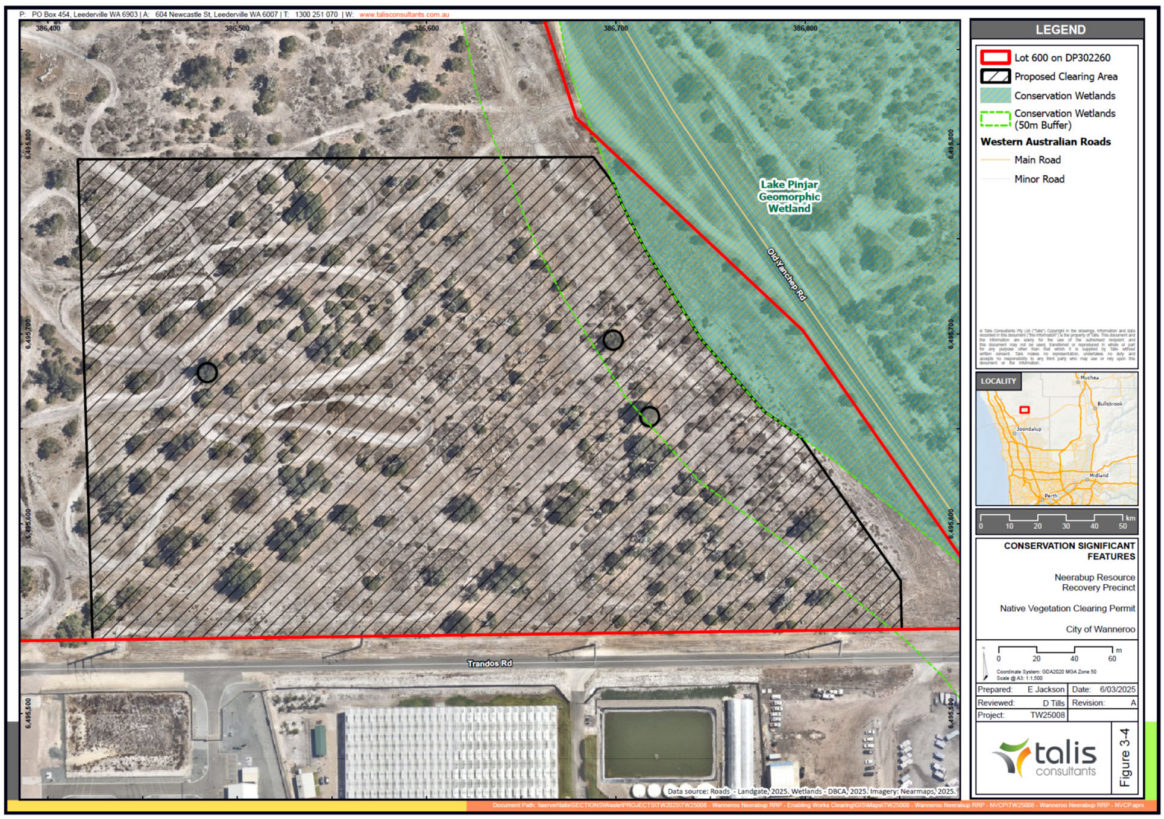


Figure 5: Location of mapped wetland and wetland buffer in relation to the application area (Talis Consultants, 2025)

Landform	Mapping unit	Vegetation type	Floristic quadrats	Representative photograph	Other characteristic species	Area (ha) and extent (%)
Sandplain	**EtLMW**	*Eucalyptus todtiana* and *Nuytsia floribunda* mid mallee woodland/low woodland over **Ehrharta calycina* mid open tussock grassland	**NQ09** NQ10 NQ11		*Jacksonia sternbergiana, Stirlingia latifolia, Aira caryophyllea, Eremaea pauciflora, Hibbertia hypericoides subsp. hypericoides*	12.88 ha 27.23%
Sandplain	**MpMW**	*Melaleuca preissiana* and *Eucalyptus rudis* subsp. *rudis* mid woodland over **Ehrharta calycina*, **Carpobrotus edulis* and **Bromus diandrus* mid open tussock grassland/forbland with *Astartea scoparia* tall isolated shrubs	NQ07 NQ08 **NQ12** NQ13 NQ14 NQ15		*Nuytsia floribunda, Dianella revoluta var. divaricata, Adenanthos cygnorum subsp. cygnorum, Corynotheca micrantha, Aira caryophyllea, Jacksonia furcellata*	19.67 ha 41.60%

Figure 6: Description of Vegetation types occurring within the application area (Talis Consultants, 2025)

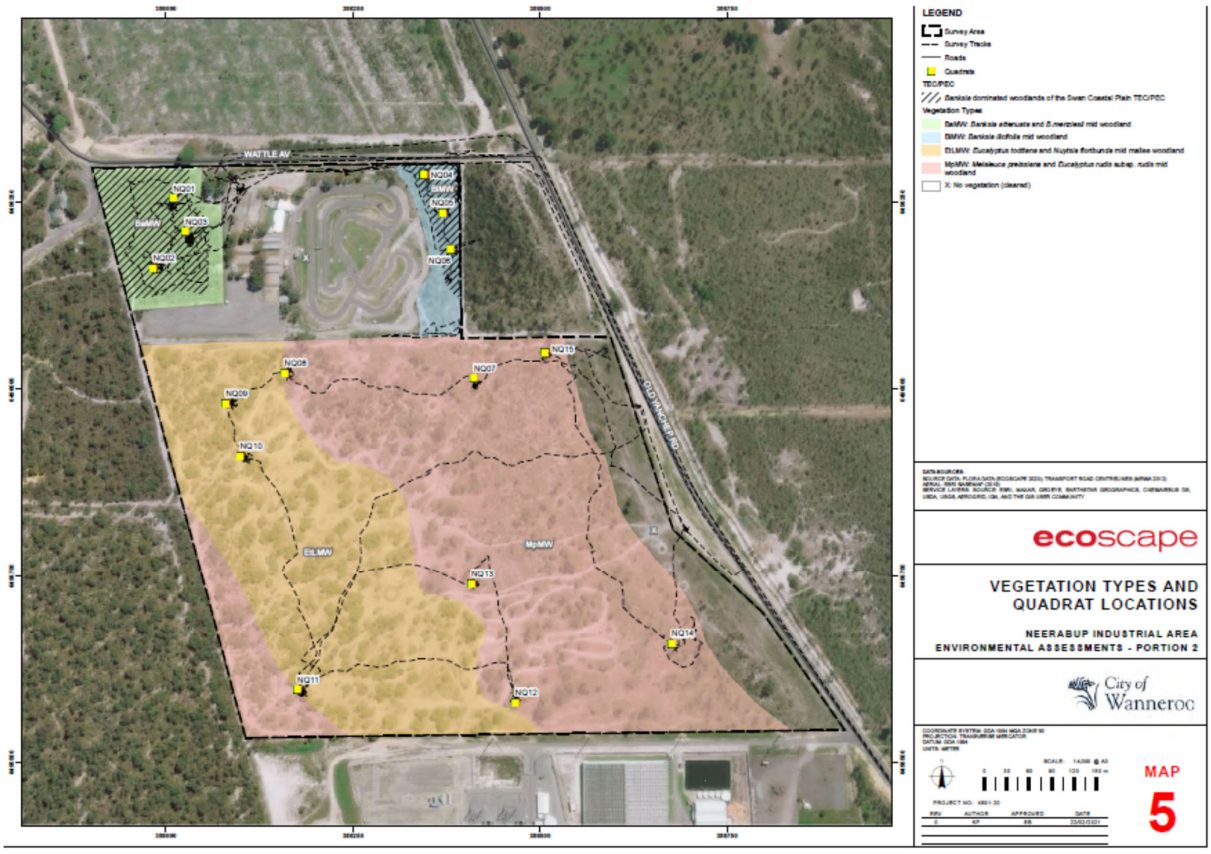


Figure 7: Vegetation types occurring within the application area and across Lot 600 (Ecoscape, 2021)

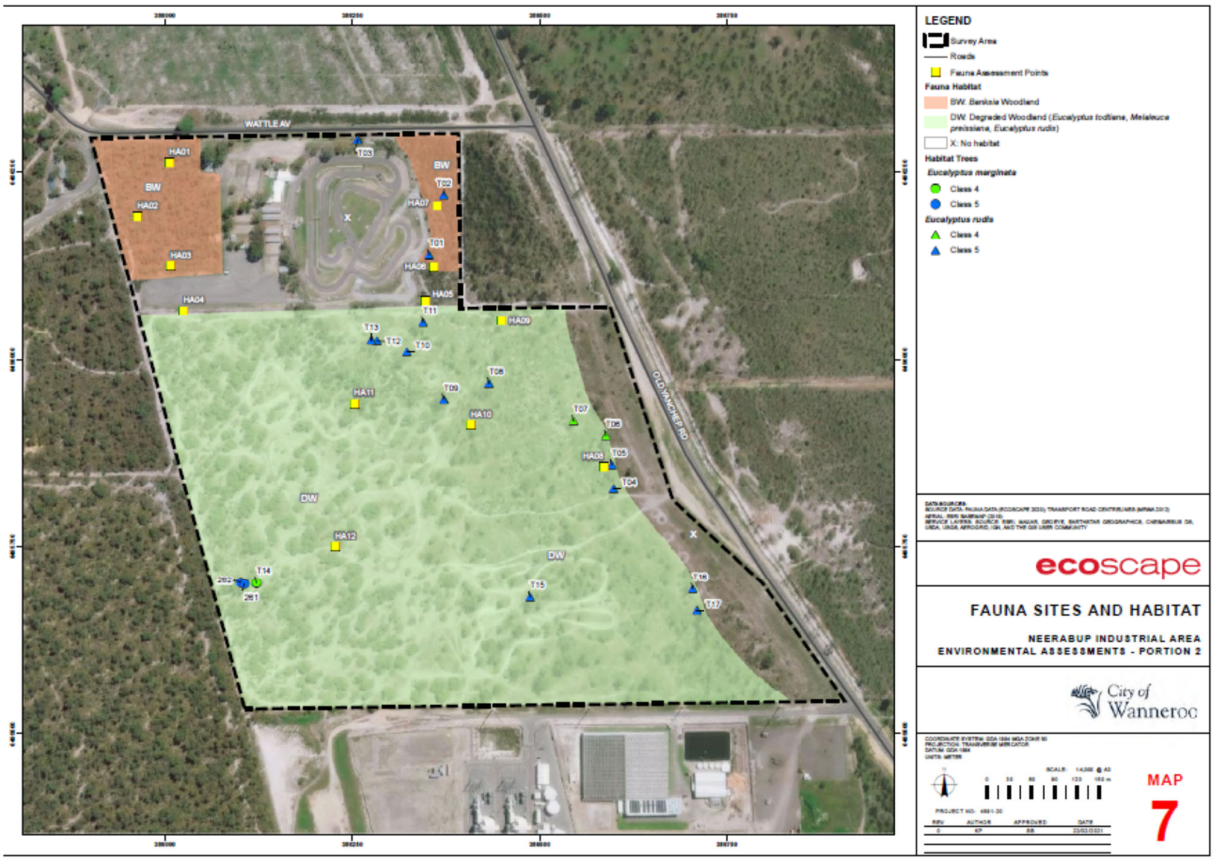
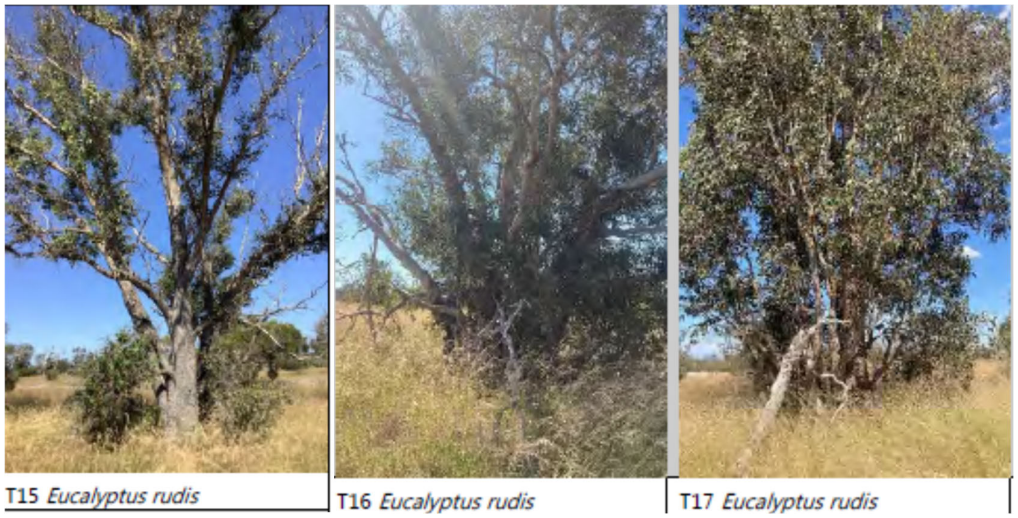


Figure 8: Fauna habitat types and locations of potential habitat trees occurring within the application area (Ecoscape, 2021)



T15 *Eucalyptus rudis* T16 *Eucalyptus rudis* T17 *Eucalyptus rudis*

Tree Number	DBH (mm)	Tree Species	Tree Class (Bamford Scale)	Bees present	Easting	Northing
T15	800	*Eucalyptus rudis*	5: no hollows	no	386487.6	6495682
T16	500	*Eucalyptus rudis*	5: no hollows	no	386704.5	6495693
T17	<Null>	*Eucalyptus rudis*	5: no hollows	no	386710.3	6495664

Figure 9: Photographs and hollow information of the three *Eucalyptus rudis* potential habitat trees within the application area (Ecoscape, 2021).

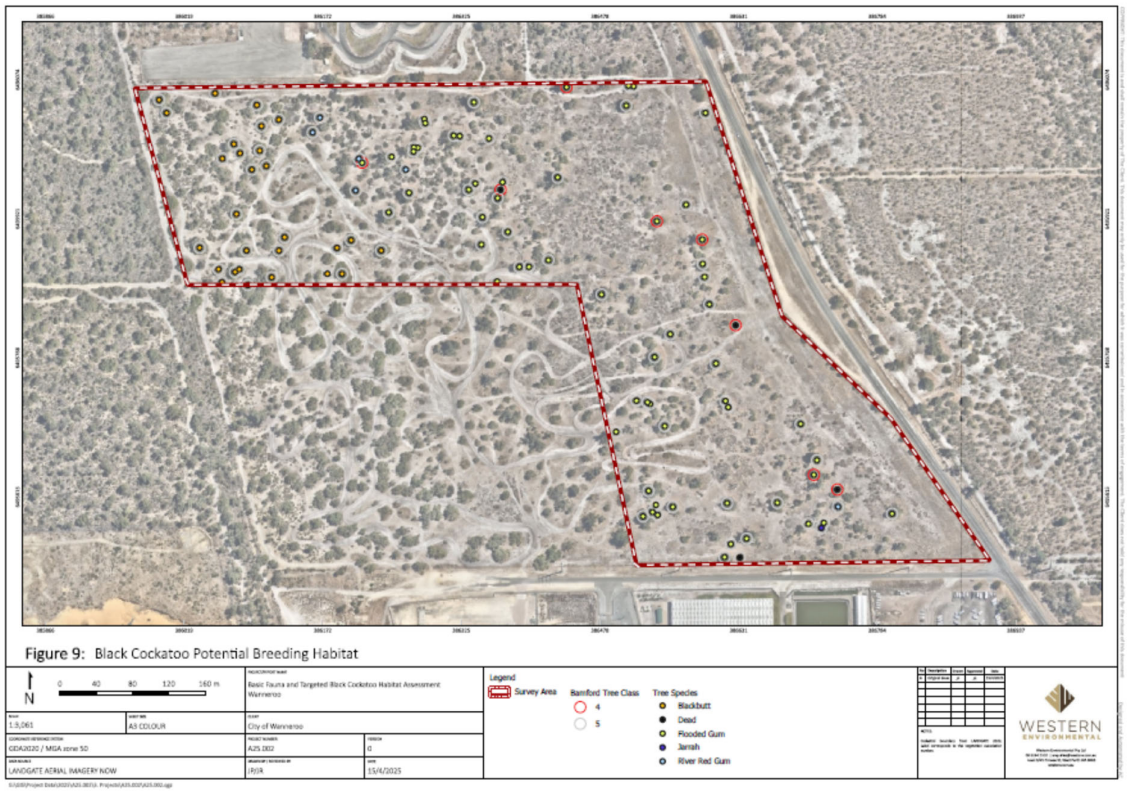


Figure 10: Potential breeding trees (suitable DBH but no hollows) for black cockatoo species within a portion of Lot 600 (Western Environmental 2025).

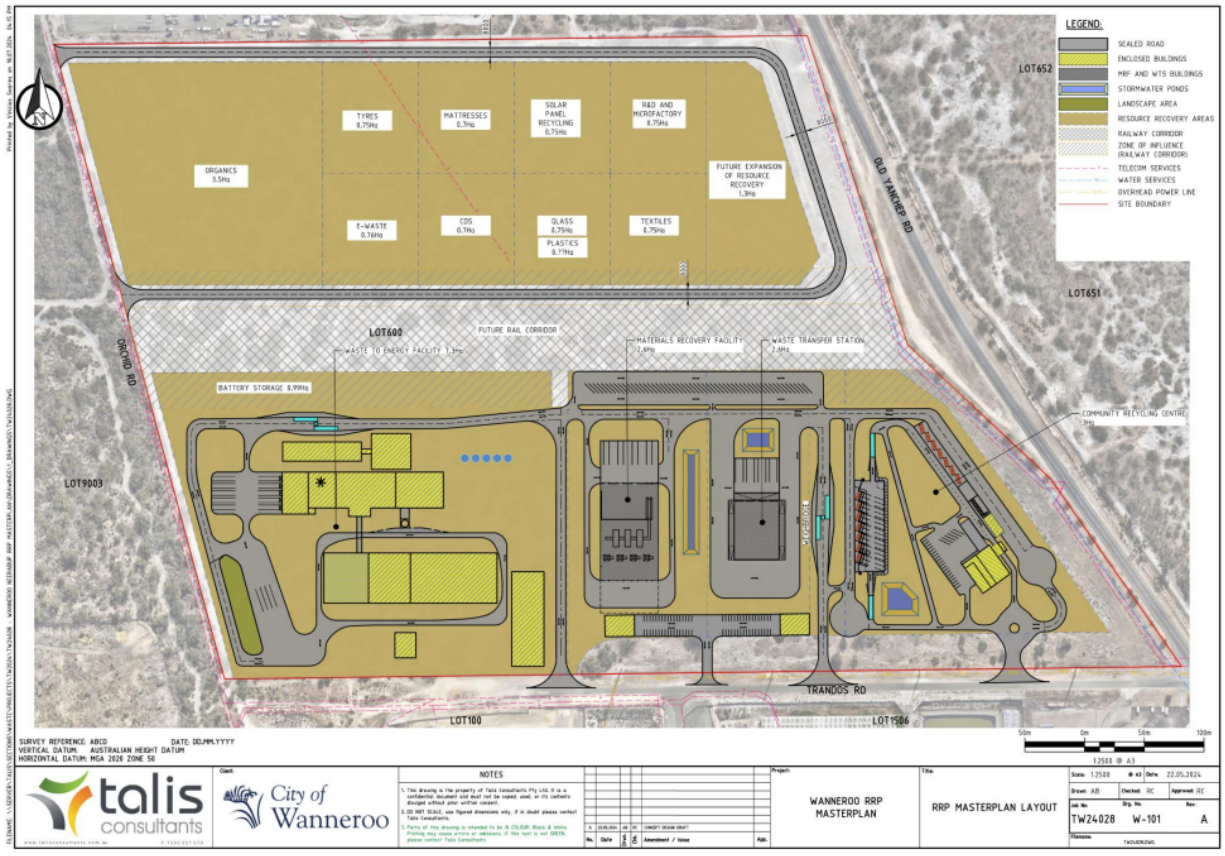


Figure 11: Neerabup Resource Recovery Precinct Master Plan

Appendix G. Sources of information

G.1 GIS databases

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

- Aboriginal Heritage Places (DPLH-001)
- Bush Forever Areas 2000 (DPLH-019)
- Cadastre (LGATE-218)
- Contours (DPIRD-073)
- DBCA – Lands of Interest (DBCA-012)
- DBCA Legislated Lands and Waters (DBCA-011)
- DBCA Statewide Vegetation Statistics
- Environmentally Sensitive Areas (DWER-046)
- Geomorphic Wetlands, Swan Coastal Plain (DBCA-019)
- Groundwater Salinity Statewide (DWER-026)
- Hydrography, Linear (Hierarchy) (DWER-031)
- IBRA Vegetation Statistics
- Imagery
- Local Planning Scheme – Zones and Reserves (DPLH-071)
- Offsets Register – Offsets (DWER-078)
- Pre-European Vegetation Statistics (DPIRD-006)
- 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 (DPIRD-027)
- Soil Landscape Mapping – Systems (DPIRD-064)
- South Coast Significant Wetlands (DBCA-018)
- Vegetation Complexes - Swan Coastal Plain (DBCA-046)

Restricted GIS Databases used:

- Conservation Covenants Western Australia (DPIRD-023)
- Contaminated Sites Database - Restricted (DWER-073)
- ICMS (Incident Complaints Management System) – Points and Polygons
- Threatened Flora (TPFL)
- Threatened Flora (WAHerb)
- Threatened Fauna
- Threatened Ecological Communities and Priority Ecological Communities

G.2 References

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