



Department of Water and Environmental Regulation (DWER)
Department of Mines, Industry Regulation and Safety (DMIRS)

CPS No.

Application for an amendment to a clearing permit

Environmental Protection Act 1986, section 51M

FORM C4

Clearing of native vegetation is prohibited in Western Australia except where a clearing permit has been granted or an exemption applies. A person who causes or allows unauthorised clearing commits an offence.

For further information on the stages of assessment for clearing permit applications (including amendments to existing permits), refer to the [Procedure: Native vegetation clearing permits](#) on DWER's website.

Date stamp

Part 1: Assessment bilateral agreement

If the amendment of a clearing permit will or is likely to impact on a matter of national environmental significance identified under the *Environment Protection and Biodiversity Conservation Act 1999* (Cth) (EPBC Act) the original application must have been assessed in accordance with the bilateral assessment, and a variation under the EPBC Act is required prior to submitting this amendment application form.

To be assessed in this manner, the proposed clearing action must be referred to the Commonwealth under the EPBC Act and deemed a controlled action prior to submitting this application form.

Further information is located in *Form Annex C7 and A guide to native vegetation clearing processes under the Assessment bilateral agreement* available at www.der.wa.gov.au/our-work/clearing-permits.

Do you want your proposed clearing action assessed in accordance with, or under, an EPBC Act Accredited Process such as the assessment bilateral agreement?

Yes EPBC number:

No Proceed to Part 2

List the controlling provisions identified in the notification of the controlled action decision.

The proposed action to expand and upgrade the existing Peel Health Campus facilities was referred under section 68 of the *Environmental Protection and Biodiversity Conservation Act 1999* (EPBC Act) on 15 November 2024 (EPBC 2024/10053).

The proposed action was assessed and determined to be not a controlled action on 11 March 2025. Therefore, the proposed action does not require further assessment and approval under the EPBC Act.

Form Annex C7 is complete and the required supporting information is attached.

Part 2: Clearing permit details

Amendments can only be made to active clearing permits. Applications must be made more than 90 working days prior to the existing permit expiring to ensure there is adequate time to assess the amendment.	Permit number for existing clearing permit	CPS 11017/1
	Permit holder's name (as it appears on the existing clearing permit)	Department of Health
FILE REFERENCE	Permit expiry date:	29 August 2034
	Mark this box if there are less than 90 working days until the expiry of the existing permit.	<input type="checkbox"/>

Part 3: Applicant																				
Applicant details																				
<p>To apply for an amendment to a permit you must be the current holder of the existing permit.</p> <p>Include Australian Company Number (ACN) if the proposed permit holder is a body corporate or other entity formed at law.</p>	<p>Are you applying as an individual, a company or incorporated body? Enter details for one only.</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 10%;">An individual</td> <td style="width: 10%;">Title</td> <td style="width: 10%; text-align: center;"><input checked="" type="checkbox"/> Mr</td> <td style="width: 10%; text-align: center;"><input type="checkbox"/> Mrs</td> <td style="width: 10%; text-align: center;"><input type="checkbox"/> Ms</td> <td style="width: 10%; text-align: center;"><input type="checkbox"/> Other:</td> </tr> <tr> <td></td> <td>Name/s</td> <td colspan="4">Grant Schmitz</td> </tr> </table> <p>OR</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">A body corporate or other entity formed at law (include ACN)</td> <td style="width: 50%;">Office of Major Infrastructure Delivery</td> </tr> </table>						An individual	Title	<input checked="" type="checkbox"/> Mr	<input type="checkbox"/> Mrs	<input type="checkbox"/> Ms	<input type="checkbox"/> Other:		Name/s	Grant Schmitz				A body corporate or other entity formed at law (include ACN)	Office of Major Infrastructure Delivery
	An individual	Title	<input checked="" type="checkbox"/> Mr	<input type="checkbox"/> Mrs	<input type="checkbox"/> Ms	<input type="checkbox"/> Other:														
	Name/s	Grant Schmitz																		
A body corporate or other entity formed at law (include ACN)	Office of Major Infrastructure Delivery																			
Applicant contact details																				
<p>If applying as a company or incorporated body, please also supply the registered business office address.</p> <p>DWER and DMIRS prefer to send all correspondence electronically via email.</p> <p>We request that you consent to receiving all correspondence relating to instruments and notices under Part V of the EP Act ("Part V documents") electronically via email by indicating your consent in this section of the application form.</p> <p>Where 'yes' is selected, all correspondence from DWER or DMIRS (as applicable) will be sent to you via email, to the email address provided in this section.</p> <p>Where 'no' has been selected, Part V documents will be posted to you in hard copy to the postal/business address you have provided in this section. Other general correspondence may still be sent to you via email.</p>	<p>Provide contact details for the above individual or body corporate.</p> <p>Contact person (and position, if applicable)</p> <p>Company name (if applicable)</p> <p>Postal / business address</p> <p>Phone (fixed line):</p> <p>Email address</p>																			
	<i>I consent to all written correspondence between myself (the applicant) and DWER/DMIRS (as applicable), regarding the premises which is the subject of this application, being exclusively via email, using the email address I have provided above.</i>				<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No														
					<input checked="" type="checkbox"/>	<input type="checkbox"/>														
	Contact details for enquiries																			
	<p>If different from the applicant's contact details, enter the contact details of a person with whom DWER or DMIRS should liaise with concerning this clearing application.</p>	<p>Where contact details differ to those of the applicant, complete the below section:</p> <p>Contact person (and position, if applicable)</p> <p>Company name (if applicable)</p> <p>Postal / business address</p> <p>Phone (fixed line)</p> <p>Email address</p>																		
						<input checked="" type="checkbox"/>	<input type="checkbox"/>													

Part 4: Proposed amendments	
<p>Additional information to support the assessment of your application to amend may be attached.</p> <p>Please ensure you have included the following as part of your application:</p> <ul style="list-style-type: none"> • a photocopy of the granted clearing permit, with proposed changes highlighted, and • payment of the prescribed fee. <p>When providing details of the proposed change(s), if any additional clearing is proposed, include details of:</p> <ul style="list-style-type: none"> • the proposed method of the clearing; • the purpose of the clearing; • the period within which the clearing is proposed to be undertaken (taking note of the published minimum assessment timeframes for DWER / DMIRS, as applicable); and • the final land use. 	<p>Indicate the types of proposed change(s) to your clearing permit by selecting the relevant box(es):</p> <p><input type="checkbox"/> Extend the duration of the clearing permit.</p> <p><input type="checkbox"/> Vary / add / remove a permit condition relating to a matter other than the size or boundary of the area to be cleared.</p> <p><input checked="" type="checkbox"/> Amend the size of the area permitted to be cleared, or add / remove a land parcel on the clearing permit.</p> <p><input checked="" type="checkbox"/> Redescribe the boundary of the area authorised to be cleared [for an area permit only]</p> <p><input type="checkbox"/> Make a correction to the clearing permit.</p> <p><input type="checkbox"/> Other.</p>
	<p>Provide details of the proposed change(s), and the rationale for it / them.</p> <p>The proposed amended clearing area boundary will incorporate portions of the existing approved clearing permit area (CPS 11017/1), together with the inclusion of an additional clearing area located within the southern portion of the Project Area, as illustrated in Figure 1 of the Supporting Letter. As part of the amendment, two areas within the northern and eastern extents of the existing approved clearing permit boundary will now be excluded from the amended clearing area and will not require further clearing of native vegetation. While limited clearing of native vegetation has previously occurred within these excluded areas under clearing permit (CPS 11017/1), these areas are proposed to be retained and be included within the required offset areas. As part of this, revegetation is proposed for areas where clearing has already taken place.</p> <p>Taking into account the areas of native vegetation already cleared within the approved clearing permit boundary (CPS 11017/1), the proposed amended clearing area is expected to result in a minimal increase in the overall extent of native vegetation clearing of approximately 0.02 ha. however, when compared to the existing approved clearing permit (CPS 11017/1), the proposed amended clearing area will further reduce impacts to the following environmental values:</p> <ul style="list-style-type: none"> - A reduction in the extent of Banksia woodland Priority Ecological Community (PEC) clearing by approximately 0.42 ha. - A reduction in the extent of Carnaby's black cockatoo and Forest red-tailed black cockatoo primary native foraging habitat clearing by approximately 0.02 ha, along with a reduction in the overall extent of foraging habitat clearing (including secondary native foraging habitat).
<p>For an application to amend the size of the area permitted to be cleared, or add a land parcel to the clearing permit, you must have the authority of the landowner to access the land and undertake the clearing.</p>	<p>State the nature of the applicant's authority to access the land to be cleared. Evidence of authority can include e.g. a copy of the certificate of title or a letter of authority signed by the landowner or other person with authority to give legal land access permission.</p> <p><i>[Attach evidence of authority. Note that a letter of authority must explicitly state the applicant has authority to clear on the land.]</i></p>
<p>Provide additional property details if required – if applying to extend the size of the area to be cleared into another land parcel.</p>	<p>Land description: volume and folio number, lot or location number(s), Crown lease or reserve number, pastoral lease number, or mining tenement number of all properties.</p> <p>110 (Lot 3001) Lakes Road, Greenfields (on Deposited Plan 43727) (Crown Reserve R 40505).</p>

Part 4: Proposed amendments				
<p>You must provide evidence that avoidance and mitigation options have been pursued to eliminate, reduce or otherwise mitigate the need for, and scale of, the proposed clearing of native vegetation.</p>	Have alternatives that would avoid or minimise the need for clearing been considered and applied?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
	<p>If yes, provide details:</p> <p>During the initial proposal development for the PHC expansion, the Applicant assessed a range of options to accommodate facility requirements across the broader Project Area. Through this process, substantial avoidance measures were demonstrated, which ultimately informed the approval of Clearing Permit CPS 11017/1. These measures resulted in the avoidance of the following environmental values within the broader Project Area:</p> <ul style="list-style-type: none"> • Approximately 7.38 ha of high-quality native foraging habitat for Carnaby's black cockatoo, comprising 6.71 ha of primary native foraging habitat and 0.67 ha of secondary native foraging habitat. • Approximately 6.72 ha of high-quality native foraging habitat for Baudin's black cockatoo, comprising 0.38 ha of primary native foraging habitat and 6.34 ha of secondary native foraging habitat. • Approximately 7.32 ha of high-quality native foraging habitat for forest red-tailed black cockatoo, comprising 6.71 ha of primary native foraging habitat and 0.61 ha of secondary native foraging habitat. • A total of 80 black cockatoo habitat trees, including 79 identified as potential nesting trees and one identified as a suitable nesting tree. • Approximately 6.08 ha of Banksia woodlands TEC/PEC. • Approximately 1.94 ha of Tuart woodlands TEC/PEC. <p>In addition to the avoidance measures implemented under CPS 11017/1, the PHC development layout has undergone further refinement, resulting in the amended clearing area proposed in this application. When compared to the approved clearing permit (CPS 11017/1), the amended clearing area further reduces impacts to the following environmental values:</p> <ul style="list-style-type: none"> • A reduction in the extent of Banksia woodland Priority Ecological Community (PEC) clearing by approximately 0.42 ha. • A reduction in the extent of Carnaby's black cockatoo and forest red-tailed black cockatoo primary native foraging habitat clearing by approximately 0.02 ha, together with a reduction in the overall extent of foraging habitat clearing (including secondary native foraging habitat). 			
<p>Refer to DWER's Clearing of native vegetation offsets procedure guideline available on the DWER website, and the EPA's WA Environmental Offsets Policy and Guidelines on the EPA website for further information.</p>	Do you want to submit a clearing permit offset proposal with your application?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
	<p>If yes, provide details, and complete and attach Appendix A of the Clearing of native vegetation offsets procedure guideline.</p> <p>In relation to the potential environmental offset outcome required as a result of the proposed SRI values identified by DWER, a portion of the broader Project Area that has been targeted for the avoidance of clearing, and which supports black cockatoo habitat and Banksia woodland TEC/PEC, is proposed as the basis for an on-site environmental offset. The proposed offset area totals 6.78 ha in size and is located immediately to the north and east of the proposed Amended Clearing Area (Figure 11).</p>			

Part 4: Proposed amendments

The majority of the proposed offset area comprises existing native vegetation, which will be retained, protected and managed to deliver an averted loss outcome consistent with the WA Environmental Offsets Policy (Government of Western Australia 2011). A smaller component of the offset area, approximately 0.20 ha in size, comprises land that was previously cleared under the Approved Clearing Permit (CPS 11017/1) during the initial forward works undertaken (Figure 11), and will be addressed through rehabilitation to restore native vegetation values over time.

While the offset site will be managed as a single, contiguous area, the existing native vegetation and the cleared land will be addressed as distinct offset mechanisms, protection and rehabilitation respectively, within the same offset framework in accordance with the WA Environmental Offsets Policy (Government of Western Australia 2011).

The proposed offset area is considered ideal as an environmental offset opportunity as it is under the control of the Southern Metropolitan Health Services (SMHS) (the operator of the Peel Health Campus) and is proximal to the proposed clearing and offers the opportunity to provide a higher level of certainty in relation to its future avoidance and protection (in perpetuity) and also supports the same vegetation values as those being considered relevant to the proposed clearing.

Preliminary consultation has been undertaken with the Lands Division of the Department of Planning, Lands & Heritage (DPLH) to discuss the feasibility of this approach and appropriate pathway. DPLH confirmed the following process that can be progressed:

1. Excise the proposed offset area from the current Peel Health Campus lot into a separate lot.
2. Create a new Reserve over the proposed conservation area, for Conservation purposes, with a Management Order to the Department of Health.

This process can be commenced once the proposed offset approach is agreed and confirmed between the Department of Health and DWER.

Based on this, Emerge on behalf of DoHW has completed Appendix A of the *Clearing of native vegetation – offsets procedure* (DWER 2014), and has been attached as **Attachment F**.

Based on the above, the proposed on-site environmental offset comprises 6.58 ha of existing native vegetation and 0.20 ha of previously cleared native vegetation, totalling 6.78 ha, and would provide the following extent of offset coverage:

- 256% of the required offset value for Banksia Woodland Community
- 72.4% of the required offset value for black cockatoo.

As recommended by DWER, it is the DoHW intention that a monetary offset would be provided to DWER to address the remaining offset value coverage, and DoHW supports the methodology to determine this sum as provided in the DWER request, but adjusted to reflect the resultant residual offset coverage following the onsite offset approach.

Part 5: Other DWER approvals**Instructions:**

- If your application is to be submitted to DMIRS, complete Section A and then skip to Part 6 of this form.
- If your application is to be submitted to DWER, complete both Sections A and B.

Section A: Environmental Impact Assessment**Environmental Impact Assessment (Part IV of the EP Act)**

Yes – provide details []

Part 5: Other DWER approvals	
Has this clearing application or any related matter been referred to the Environmental Protection Authority?	<input checked="" type="checkbox"/> No
Do you intend to refer the proposal to the Environmental Protection Authority?	<input type="checkbox"/> Yes – intend to refer (proposal is a 'significant proposal') <input type="checkbox"/> Yes – intend to refer (proposal will require a section 45C amendment to the current Ministerial Statement) MS [] <input type="checkbox"/> No – a current valid Ministerial Statement applies: MS [] <input checked="" type="checkbox"/> No – not a 'significant proposal'
<p>If a decision-making authority (e.g. DWER or DMIRS) considers that the proposal in this application is likely to constitute a 'significant proposal', they are required under section 38(5) of the EP Act to refer the proposal to the EPA for assessment under Part IV, if such a referral has not already been made.</p> <p>If a relevant Ministerial Statement already exists, please provide the MS number in the space provided.</p>	
Section B: Other approvals	
Pre-application scoping	
Have you had any pre-application / pre-referral / scoping meetings with DWER regarding any planned applications?	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes – provide details: Pre-application meeting with [REDACTED] on Thursday 11 December 2025
Works approval / Licence / Registration (Part V Division 3 of the EP Act)	
Have you applied or do you intend to apply for a works approval, licence, registration, or an amendment to any of the above, under Part V Division 3 of the EP Act?	<input type="checkbox"/> Yes – application reference (if known): [] <input type="checkbox"/> No – a valid works approval applies: [] <input type="checkbox"/> No – a valid licence applies: [] <input type="checkbox"/> No – a valid registration applies: [] <input checked="" type="checkbox"/> No – not required
<p>It is an offense to perform any action that would cause a premises to become a prescribed premises of a type listed in Schedule 1 of the <i>Environmental Protection Regulations 1987</i>, unless that action is done in accordance with a works approval, licence, or registration.</p> <p>For further guidance, refer to Guideline: Decision making and Guideline: Industry Regulation Guide to Licensing.</p>	
Water licences and permits (Rights in Water and Irrigation Act 1914)	
Have you applied or do you intend to apply for:	<input type="checkbox"/> Yes – application reference (if known): [] <input type="checkbox"/> No – a current valid licence applies: [] <input checked="" type="checkbox"/> N/A
1. a licence or amendment to a licence to take water (surface water or groundwater); or 2. a licence or amendment to a licence to construct wells (including bores and soaks); or 3. a permit or amendment to a permit to interfere with the bed and banks of a watercourse?	
<p>For further guidance on water licences and permits under the <i>Rights in Water and Irrigation Act 1914</i>, refer to the Procedure: Water licences and permits.</p>	

Part 6: Surveys for Assessments (IBSA and IMSA)	
Do you wish to submit marine or biodiversity surveys in support of your application?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No – skip to Part 7
	Yes

Part 6: Surveys for Assessments (IBSA and IMSA)		
<p>Biodiversity surveys submitted to support this application must meet the requirements of the EPA's <u>Instructions for the preparation of data packages for the Index of Biodiversity Surveys for Assessments (IBSA)</u>. If these requirements are not met, DWER / DMIRS (as applicable) may decline to deal with the application.</p> <p>Please provide the IBSA number(s) (or submission number(s) if IBSA number has not yet been issued) in the space provided.</p> <p>Note that a submission number is not confirmation of acceptance of a biodiversity survey and is not the same as an IBSA number. IBSA numbers are only issued once a survey has been accepted. Once an IBSA number is issued, please notify DWER / DMIRS (as applicable).</p> <p>Please note the assessment timeframes for your application will be suspended until the IBSA number(s) is provided to DWER / DMIRS (as applicable).</p>	<p>All biodiversity surveys that support this application have been submitted to the <i>Index of Biodiversity Surveys for Assessment</i> available at: ibsa submissions.dwer.wa.gov.au</p>	<input checked="" type="checkbox"/>
	<p>Submission number(s) (e.g. IBSASUB-20200101-12345A6D)</p> <p>Please list all numbers. If space is inadequate, list on a separate sheet.</p> <p>IBSA number(s) (e.g. IBSA-2020-0123)</p> <p>Please list all numbers. If space is inadequate, list on a separate sheet.</p>	IBSASUB-20250328-C266989F IBSASUB-20250328-9E8307D5
<p>Marine surveys submitted to support this application must meet the requirements of the EPA's <u>Instructions for the preparation of data packages for the Index of Marine Surveys for Assessments (IMSA)</u>. If these requirements are not met, DWER will decline to deal with the application.</p>	All marine surveys submitted with this application meet the requirements of the EPA's <u>Instructions for the preparation of data packages for the Index of Marine Surveys for Assessments (IMSA)</u> .	<input type="checkbox"/> <input checked="" type="checkbox"/>