GOVERNMENT OF
WESTERN AUSTRALIA

CLEARING PERMIT

Granted under section 51E of the Environmental Protection Act 1986

PERMIT DETAILS

Area Permit Number: CPS 11079/1

File Number: DWERVT18829

Duration of Permit: From 10 October 2025 to 10 October 2032

PERMIT HOLDER

Stockland LLC No 2 Limited

LAND ON WHICH CLEARING IS TO BE DONE

Lot 31 on Deposited Plan 423283, Vasse

AUTHORISED ACTIVITY

The permit holder must not clear more than 0.85 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 10 October 2027.

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. The permit holder must:

(a) conduct clearing authorised under this permit in the direction of 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. Fauna Management - South western snake necked turtle

(a) Immediately prior to clearing authorised under this permit, the permit holder must:

(i) engage a *fauna specialist* to undertake a targeted search for snake-necked turtles (*Chelodina colliei*) within the area cross-hatched yellow in Figure 1 of Schedule 1.

(ii) where snake-necked turtles are identified under condition 5(a) of this Permit, engage a *fauna specialist* to remove and relocate South western snake-necked turtles to an area of *suitable habitat*.

(b) If a turtle(s) is identified under condition 5(a), clearing of an area must not occur within the south western snake necked turtle breeding season (October, November and December), unless a *fauna specialist* has undertaken a targeted search for active snake-necked turtle nest(s), and confirmed that no such nests are present in that area.

(c) If an active turtle nest(s) is identified in an area under condition 5(b), clearing of that area cannot occur during the south western snake necked turtle breeding season (October, November and December), unless a *fauna specialist* has confirmed that the snake-necked turtle nest is no longer in use.

6. Fauna management – western ringtail possums and south-western brush-tailed phascogales

(a) In relation to the area cross-hatched yellow in Figure 1 of Schedule 1, the permit holder must engage a *fauna specialist* to inspect that area, including all trees and any tree hollows present, within 24 hours prior to, and for the duration of clearing, for the presence of *Pseudocheirus occidentalis* (western ringtail possum(s)) and *Phascogale tapoatafa* (southwestern brush-tailed phascogales).

(b) Clearing activities must cease in any area where fauna referred to in condition 6(a) are identified until either:

(i) the western ringtail possum(s) and/or south-western brush-tailed phascogale individual(s) has moved on from that area to adjoining *suitable habitat*; or

(ii) the western ringtail possum(s) individua(s) has been removed by a *western ringtail possum specialist* and/or the south-western brush-tailed phascogale individual(s) has been removed by a *fauna specialist*

(c) Any western ringtail possum individuals removed in accordance with condition 6(b)(ii) of this permit must be relocated by a *western ringtail possum specialist* to *suitable habitat.*

(d) Any south-western brush-tailed phascogale individuals removed in accordance with condition 6(b)(ii) of this permit must be allowed to disperse into adjacent vegetation or must be relocated by a *fauna specialist* to *suitable habitat*.

(e) Where fauna is identified under condition 6(a) of this permit, the permit holder must provide the following records to the *CEO* as soon as practicable:

(i) the number of individuals identified;

(ii) the date each individual was identified;

(iii) the location where each individual was identified 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;

(iv) the number of individuals removed and relocated;

(v) the date each individual was removed;

(vi) the method of removal;

(vii) the date each individual was relocated;

(viii) the location where each individual was relocated to, recorded using a GPS unit set to GDA2020, expressing the geographical coordinates in Eastings and Northings or decimal degrees; and

(ix) details pertaining to the circumstances of any death of, or injury sustained by, an individual.

7. Revegetation – Mitigation planting

The Permit Holder must, within five years of undertaking clearing authorised under this permit:

(a) undertake deliberate *planting* of at least 1.7 hectares of *Corymbia calophylla* (marri) plants and at least 0.25 hectares of *Agonis flexuosa* (peppermint) plants within the area cross-hatched red in Figure 2 of Schedule 1;

(b) ensure only *local provenance* propagating material of plants are used;

(c) ensure *planting* is undertaken at the *optimal time*;

(d) undertake *weed* control and watering of *plantings* for at least three years post *planting*;

(e) the permit holder must, within 36 months of *planting* the *Corymbia calophylla* and *Agonis flexuosa* (peppermint) native plants in accordance with condition 7(a) of this permit;

(i) engage an *environmental specialist* to make a determination that at least 1.7 hectares of *Corymbia calophylla* (marri) plants and at least 0.25 hectares of *Agonis flexuosa* (peppermint) plants will survive; and

(ii) if the determination made by the *environmental specialist* under condition 7(e)(i) that at least 1.7 hectares of *Corymbia calophylla* (marri) plants and at least 0.25 hectares of *Agonis flexuosa* (peppermint) plants will not survive, the permit holder must plant additional *Corymbia calophylla* and *Agonis flexuosa* (peppermint) native plants that will result in at least 1.7 hectares of *Corymbia calophylla* (marri) plants and at least 0.25 hectares of *Agonis flexuosa* (peppermint) plants persisting within the area cross-hatched red in Figure 2 of Schedule 1.

(f) Where additional *planting* of *Corymbia calophylla* (marri) and *Agonis flexuosa* (peppermint) native plants is undertaken in accordance with condition 7(e)(ii), the permit holder must repeat the activities required by condition 7(b), 7(c), and 7(d) of this permit.

8. Records that must be kept

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

Table 1: Records that must be kept

No.	Relevant matter	Specifications
1.	In relation to the authorised clearing activities generally	(a) the species composition, structure, and density of the cleared area; (b) the location where the clearing occurred, recorded using a Global Positioning System (GPS) unit set to GDA2020, expressing the geographical coordinates in Eastings and Northings; (c) the date that the area was cleared; (d) the direction of the clearing; (e) the size of the area cleared (in hectares); and (f) actions taken to avoid, minimise, and reduce the impacts and extent of clearing in accordance with condition 2; and (g) actions taken to minimise the risk of the introduction and spread of *weeds* and *dieback* in accordance with condition 3; (h) actions taken in accordance with condition 5 to mitigate impacts on the South western snake-necked turtles; and (i) actions taken to manage and mitigate impacts to western ringtail possums and south-western brush-tailed phascogales in accordance with condition 6.

No.	Relevant matter	Specifications
2.	In relation to *revegetation* pursuant to condition 7	(a) *Revegetation* activities undertaken in accordance with condition 7 of this permit including: (i) the date that *revegetation* activities commenced; (ii) the number of *Corymbia calophylla* and *Agonis flexuosa* plants planted; (iii) the area *revegetated* recorded using a Global Positioning System (GPS) unit set to GDA2020, expressing the geographical coordinates in Eastings and Northings; (iv) *revegetation* actions taken; (v) *weed* control and watering activities undertaken; (vi) determination by an *environmental specialist* that the trees planted under condition 7(a) will survive and persist; and (vii) The date and activities undertaken where additional planting is required.

9. Reporting

(a) The Permit Holder must provide to the CEO on or before 30 June of each year, a written report:

(i) of records required under condition 8 of this Permit; and

(ii) concerning activities done by the Permit Holder under this Permit between 1 January to 31 December of the preceding calendar year.

(b) If no clearing authorised under this Permit has been undertaken, a written report confirming that no clearing under this Permit has been undertaken, must be provided to the CEO on or before 30 June of each year.

(c) Prior to 10 October 2032, the Permit Holder must provide to the CEO a written report of records required under condition 8 of this Permit where these records have not already been provided under condition 9(a) of this Permit.

DEFINITIONS

In this permit, the terms in Table 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.

Term	Definition
condition	a condition to which this clearing permit is subject under section 51H of the EP Act.
dieback	means the effect of *Phytophthora* species on native vegetation.
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.
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
EP Act	*Environmental Protection Act 1986* (WA)
fauna specialist	means a person who holds a tertiary qualification specialising in environmental science or equivalent, and has a minimum of 2 years work experience in fauna identification and surveys of fauna native to the region being inspected or surveyed, or who is approved by the *CEO* as a suitable fauna specialist for the bioregion, and who holds a valid fauna licence issued under the *Biodiversity Conservation Act 2016*.
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	optimal time means the period from May to July for undertaking planting.
planting	means the re-establishment of vegetation by creating favourable soil conditions and planting seedlings of the desired species.
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
suitable habitat (south-western brush-tailed phascogale)	means habitat known to support south-western brush-tailed phascogale within the known current distribution of the species. This often includes dry sclerophyll forests and open woodlands, with hollow-bearing trees (usually eucalypts) and sparse understorey.
suitable habitat (western ringtail possum)	means habitat known to support western ringtail possums (*Pseudocheirus occidentalis*) within the known current distribution of the species, typically characterised by abundant foliage, presence of suitable nesting structures such as tree hollows, as well as high canopy cover and continuity. Known habitat includes peppermint (*Agonis flexuosa*) dominated woodlands, jarrah (*Eucalyptus marginata*) and marri (*Corymbia calophylla*) forests, riparian vegetation with a canopy of Bullich (*Eucalyptus megacarpa*) or flooded gum (*Eucalyptus rudis*), karri (*Eucalyptus diversicolor*) forests, sheoak (*Allocasuarina fraseriana*)

Term	Definition
	dominated woodlands, and other stands of myrtaceous trees growing near swamps, watercourses or floodplains.
Suitable habitat (South western snake necked turtle)	means habitat known to support *Chelodina colliei* within the known current distribution of the species, typically characterised by seasonal and permanent freshwater habitats including wetlands, lakes and rivers. They are also capable of living in urban and agricultural environments, such as urban lakes in the Perth metropolitan region, and farm dams (as long as there is sufficient habitat, food resources, and water quality).
weeds	means any plant – (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.
western ringtail possum specialist	means a *fauna specialist* who holds a tertiary qualification specialising in environmental science or equivalent, has a minimum of two years of work experience in western ringtail possum (*Pseudocheirus occidentalis*) identification, surveys of western ringtail possums and capture and handling of western ringtail possums, and holds a valid fauna licence issued under the *Biodiversity Conservation Act 2016*.

END OF CONDITIONS

C Robertson
16.09.2025
3.36PM

Caron Robertson
MANAGER
NATIVE VEGETATION REGULATION

Officer delegated under Section 20
of the Environmental Protection Act 1986

16 September 2025

SCHEDULE 1 (DRAFT)

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 11079/1
Permit type:	Area permit
Applicant name:	Stockland LLC No 2 Limited
Application received:	14 May 2025
Application area:	0.85 hectares of native vegetation
Purpose of clearing:	Construction of a housing estate
Method of clearing:	Mechanical
Property:	Lot 31 on Deposited Plan 423283
Location (LGA area/s):	City of Busselton
Localities (suburb/s):	Vasse

1.2. Description of clearing activities

The vegetation proposed to be cleared is distributed across multiple separate areas (see Figure 1, Section 1.5). The site is approximately 14 hectares in size and contains 2.75 hectares of native vegetation. The application is to clear selected vegetation for the purpose of the construction of a lifestyle village within Lot 31 Rendezvous Road, Vasse bound by Cockatoo Loop to the north, Rendezvous Road to the south and land proposed for urban development to the east and west (Emerge, 2024c).

The development comprises of (Emerge, 2024c):

- 213 dwellings on lots varying in size'
- Four communal buildings being:
  - Sales, administration and future communal meeting rooms.
  - Club house comprising library, cinema, function room, lounge and terrace.
  - Wellness centre comprising gym, yoga room, pool and spa and barbeque terrace.
  - Hobby, messy arts and caretakers building..
- Entering and leaving from Cockatoo Loop.

1.3. Decision on application

Decision:	Granted
Decision date:	16 September 2025
Decision area:	0.85 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 (department) advertised the application for 21 days and one submission was received. Consideration of matters raised in the public submission is summarised in Appendix B.

In making this decision, the Delegated Officer had regard for:

- avoidance and minimisation actions implemented by the applicant;
- 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);
- the 10 Clearing Principles set out in Schedule 5 of the EP Act (see Appendix C);
- a detailed assessment of the clearing impacts on environmental values (see Section 3.2);
- available datasets at the time of the assessment (see Appendix F);
- additional information obtained during the assessment, including the findings of:
  - basic fauna and Targeted Black cockatoo assessment (Emerge, 2024a);
  - flora and vegetation survey (Emerge, 2024b); and
  - supporting information provided by the applicant regarding the project (Emerge, 2024c).
- Information available through the Regional Joint Development Assessment Panel (JDAP) Agenda, including:
  - Water management plan;
  - Bushfire management plan;
  - Contamination soil investigation;
  - Expert advice received from the Department of Biodiversity Conservation and Attractions (DBCA) as part of the Development Approval (DA) assessment; and
  - Expert advice received from the department as part of the DA assessment.

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 purpose of the clearing is for the public benefit, providing 213 residential dwellings;
- the subject site is zoned 'Urban Development' under the City of Busselton's Local Planning Scheme No. 21;
- the avoidance and mitigation measures implemented by the applicant to reduce the extent of the environmental impacts;
- DA being granted by the Regional Development Assessment Panel at its meeting of 6 March 2025 subject to multiple conditions; and
- the various management plans prepared to comply with the conditions of the DA.

The assessment identified that the proposed clearing would result in:

- the loss of native vegetation that is suitable habitat for black cockatoos and western ringtail possums.
- the loss of native vegetation that is significant as a remnant of native vegetation in an area that has been extensively cleared
- the loss of native vegetation growing in association with a mapped wetland and drainage lines;
- the loss of habitat potentially suitable for the south western snake necked turtle (*Chelodina colliei*); and
- potential mortality of fauna species utilising the application area at the time of clearing.

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 proposed clearing is unlikely to lead to long-term adverse impacts on environmental values and can be minimised and managed to be 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;
- undertake slow, progressive one directional clearing to allow terrestrial fauna to move into adjacent habitat ahead of the clearing activity;
- not clear within the south western snake necked turtle breeding season between September and January;
- engage a fauna specialist to inspect the clearing area immediately prior to, and for the duration of clearing activities for the Western Ringtail Possums, brush tailed phascogales and the south western snake necked turtle;
- deliberately planting of at least 1.7 hectares of *Corymbia calophylla* (marri) species within the applicant's landscaping plan; and
- deliberately planting of at least 0.25 hectares of *Agonis flexuosa* (peppermint) trees within the applicant's landscaping plan.

1.5. Site map

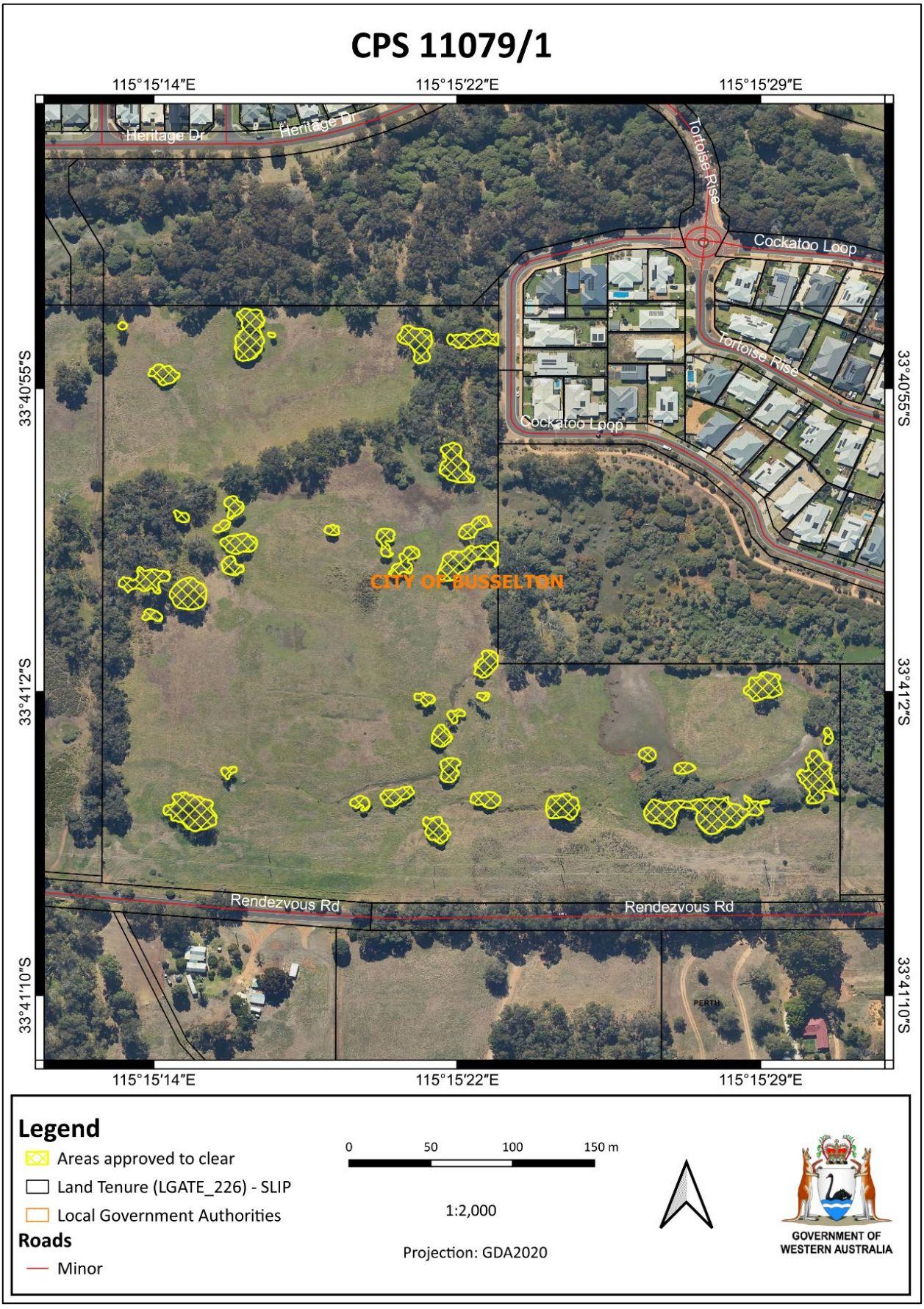


Figure 1: A map of the application area

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 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)
- *Planning and Development Act 2005* (WA) (P&D Act)
- *Soil and Land Conservation Act 1945* (WA)

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)
- Technical guidance – *Flora and Vegetation Surveys for Environmental Impact Assessment* (EPA, 2016)
- Technical guidance – *Terrestrial Fauna Surveys for Environmental Impact Assessment* (EPA, 2020)

3 Detailed assessment of application

3.1. Avoidance and mitigation measures

Evidence was submitted by the applicant, demonstrating the avoidance and mitigation measures:

Avoidance details:
A total of 2.75 hectares of native vegetation is present within the site, comprising trees over paddock grasses in a condition ranging from degraded to completely degraded (Keighery, 1994). The proponent is retaining approximately 1.89 hectares, which is nearly 70 per cent of the existing vegetation within designated open space areas. These areas will remain under the proponent's ownership and be protected in perpetuity. The retention of this vegetation forms both a commitment by the applicant and a condition of the DA (Emerge, 2024c).

According to the supporting information provided by Emerge Associates (2024c) as part of the clearing permit application, it is noted that from the design phase of the project, the existing vegetation on site was recognised as a key environmental asset warranting retention and protection. The department was advised that the design team has made efforts to balance the spatial and functional requirements of the lifestyle community development, including considerations for fill to meet sewerage, drainage, and groundwater separation needs as well as bushfire management (Emerge, 2024c). These efforts have been guided by a commitment to preserving as much of the native vegetation as possible.

Following the granting of the DA, the applicant has revised the project design to enable the retention of additional vegetation within the south-eastern portion of the site, where vegetation associated with a Resource Enhancement wetland is present. This area was not originally proposed for retention due to anticipated impacts associated with fill requirements. However, through detailed design refinement, it has been determined that majority of the vegetation in this area can be successfully retained (Emerge, 2024c).

As a result of the avoidance measures implemented by the applicant, out of 77 black cockatoo habitat trees, only 10 trees are required to be removed to accommodate the housing estate, reducing the overall impact on black cockatoo breeding, roosting and foraging impacts.

Mitigation details:
The proposed development will incorporate mitigation measures during both the clearing and construction phases, as well as throughout the ongoing operation of the lifestyle village. These measures are already embedded within the conditions of the DA, which require endorsement by the City of Busselton, based on advice from the department and the DBCA. These measures will include (Emerge, 2024c):

- The road network has been carefully designed to minimise the clearing of existing trees. In the central portion of the site, the road alignment passes through a previously cleared area within the vegetation stand, allowing

the tree canopy above to be retained. Although the road appears to intersect vegetated areas, the alignment has been strategically planned to avoid impacting the vegetation. Additionally, habitat trees located at the entrance to Cockatoo Loop have been preserved through the considered placement of the road infrastructure.

- Planting of an extensive front verge and shared landscaping (1.17 ha) and street tree (at least 350 trees) network across the site. The applicant will be responsible for ongoing management of these assets.
- Landscape buffer planting along Rendezvous Road (0.43 ha). The proponent will be responsible for maintaining this planting in perpetuity.
- Low threat planting around the perimeter of the site (1.02 ha), which will include native groundcovers and trees. The proponent will be responsible for maintaining this planting in perpetuity.
- Native vegetation planting associated with drainage areas (0.48 ha). This will include retention of existing vegetation, plus planting with native sedges, shrubs and trees, with tree species reflected those that need to be removed.
- Weed control and understorey planting associated with the retained vegetation through the central portion of the site (1.5 ha).
- Implementation of a Construction Environmental Management Plan and Construction Management Plan, as per the conditions of the DA. This includes protection of vegetation, protection of fauna and managing works to mitigate impact to connected wetland.
- Implementation of a Construction Management Plan, addressing sediment control, stormwater, dust and noise.
- Implementation of the Water Management Plan, approved by the department and the City of Busselton.
- Implementation of a Tree Protection Plan, as per the conditions of the DA. This is to ensure protection and appropriate management of all the trees identified for retention as part of the DA.
- Ongoing weed control within all open space areas as part of maintaining the development to the standard expected by residents. This will include landscape buffer planting and areas of retained vegetation.
- A fauna spotter will be present during clearing activities, in accordance with requirements of the *Biodiversity Conservation Act 2016* and its associated regulations.

The department considered the applicant's proposal of planting various species of vegetation comprising of both native and non-native species within the project development. It was determined that these planting measures could potentially mitigate the impacts of removing 0.85 hectares of black cockatoo foraging habitat and the removal of 0.028 hectares of the peppermint trees that supports the Western Ringtail Possums.

The WA offset metric calculator (The calculator) was used to calculate the area required to mitigate the impact to black cockatoo foraging, peppermint trees and the removal of vegetation within an extensively cleared landform. According to the calculator, planting of 1.7-hectare area with species that provides foraging habitat for black cockatoos is sufficient to mitigate impact of clearing 0.85 hectares of black cockatoo foraging habitat. The planting of 1.7 hectares will also mitigate the clearing of 0.85 hectares of native vegetation within an extensively cleared landscape.

To mitigate the potential impacts of removing peppermint trees on Western Ringtail Possums, the offset metric calculator indicates that 0.25 hectares of peppermint trees must be incorporated into the landscaping plan.

As per the landscape concept plan proposed and provided through the development application and progression of detailed design, a total of 4.6 hectares of planted open space areas (not including gardens within individual lots) will be implemented within the site in accordance with the DA. This includes a mix of retained vegetation (1.89 ha of overstorey vegetation), planting within landscape buffer areas along Rendezvous Road and low fuel managed areas around the perimeter and throughout the site.

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.

3.2. Assessment of impacts on environmental values

In assessing the application, the Delegated Officer has 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, or land and water resource values.

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

Assessment

The application area is located within the Swan Coastal Plain interim biogeographic regionalisation for Australia (IBRA) region of Western Australia. According to available databases, 49 conservation significant fauna species have been recorded within the local area (10-kilometre radius of the application area).

According to the fauna survey, there are three fauna habitat types mapped within the application area (Emerge, 2024a). These are:

- closed forest to woodland of *Corymbia calophylla* over scattered *Agonis flexuosa* over herbland *Pteridium esculentum* (bracken) over non-native grassland.
- low closed forest to woodland of *Melaleuca rhaphiophylla* over low no-native grassland with scattered herbs and sedges.
- grassland

Based on the date of each record, preferred habitat types, the proximity of records to the application area, the type and condition of the vegetation within the application area, it is considered that the application area comprises suitable habitat for five conservation significant fauna species. These species include:

- *Isoodon fusciventer* – Quenda, Southwestern brown bandicoot
- *Phascogale tapoatafa wambenger* - South-western brush-tailed phascogale, wambenger
- *Pseudocheirus occidentalis* – Western Ringtail Possum, ngwayir
- *Calyptorhynchus banksii naso* – Forest Red-Tailed Black Cockatoo
- *Zanda baudinii* – Baudin's cockatoo
- *Zanda latirostris* – Carnaby's cockatoo

Black cockatoo

The application area is mapped within the known distribution zones of the endangered Baudin's cockatoos, Carnaby's cockatoos and the vulnerable Forest red-tailed black cockatoos, together referred to as 'black cockatoos'. However, Baudin's cockatoo is more commonly associated with the forests of the Jarrah Forest Bioregion to the south of the application area, with Carnaby's cockatoo more commonly associated with the Swan Coastal Plain. The Forest red-tailed black cockatoo has become more commonly sighted on the Swan Coastal Plain in recent decades.

Black cockatoo habitat can be considered in terms of breeding, roosting and foraging habitat. Suitable breeding habitat for black cockatoos includes trees which either have a suitable nest hollow or are of a suitable Diameter Breast Height (DBH) to develop a nest hollow. For most tree species a suitable DBH is 500 millimetres (DAWE, 2022).

On 11 November 2023, Emerge associates conducted a basic fauna survey and targeted black cockatoo field survey. According to the fauna survey, active searches for evidence of breeding, roosting and foraging activities such as chew marks, branch clippings, droppings, moulted feathers and chewed marri or banksia fruit were conducted. The site contained 114 black cockatoo habitat trees (trees with a DBH 500 mm or greater in diameter), comprising of 74 marri, 39 *Eucalyptus rudis* (flooded gum) and 1 stag (dead) trees (Emerge, 2024a).

It is noted that the applicant has retained majority of these habitat trees on site and propose to remove 10 black cockatoo habitat trees. These trees proposed for clearing do not contain any suitable hollows for black cockatoos.

Figure 2: Black cockatoo habitat trees mapped on site in comparison to the application area (blue).

Black cockatoos are known to forage on a range of plant species, with the primary foraging resources varying among the three species (DAWE, 2022). Carnaby's cockatoos forage on the seeds, nuts, and flowers of a variety of plants, including Proteaceous species (such as Banksia, Hakea, and Grevillea), as well as Allocasuarina, Eucalyptus, *Corymbia calophylla* (marri), and a range of introduced species (Valentine and Stock, 2008). Baudin's cockatoos primarily feed on the seeds of marri, but may also forage on the seeds of *Eucalyptus marginata* (jarrah) and proteaceous species (DEC, 2008). Forest red-tailed black cockatoos feed predominantly on the seeds of marri and jarrah, which comprise approximately 90 per cent of their diet (DEC, 2008).

Photographs and the results of the flora and vegetation survey provided by the applicant (Emerge, 2024b) identified the Eucalyptus woodland fauna habitat, comprising of marri trees to be the dominant tree species within the application area. Given that this is a primary food source for all three black cockatoo species and noting the proximity to permanent water sources and known roosting sites, the removal of 0.85 hectares of suitable foraging habitat is likely to result in a significant residual impact on the availability of black cockatoos foraging within the local area.

A key focus for the Swan Coastal Plain is the ongoing viability of foraging resources for black cockatoos, particularly Carnaby's cockatoo (DAWE, 2022). However, it is noted by the department that according to the available databases, majority of the proposed clearing area is not mapped as a black cockatoo feeding area in the Swan Coastal Plain.

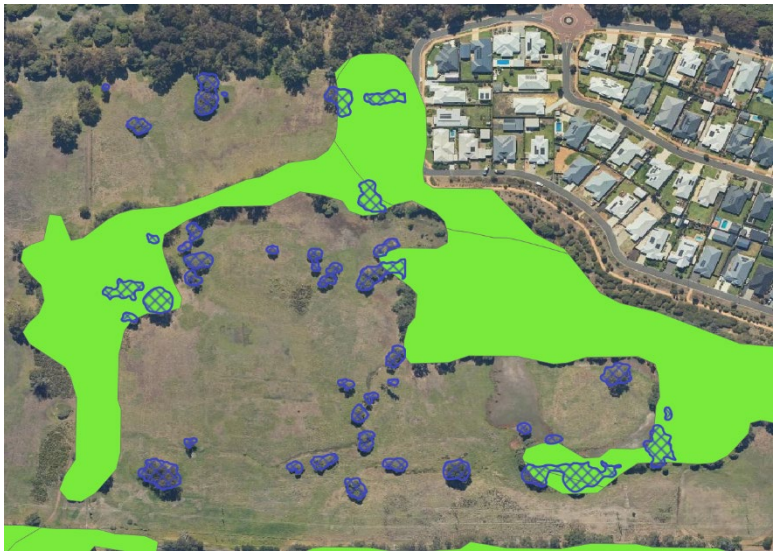


Figure 3: A map representing the broad scale mapped foraging habitat within the SCP in comparison to the application area.

Due to the ongoing decline in foraging resources available to black cockatoos within the Swan Coastal Plain, it is deemed appropriate to impose a condition requiring the applicant to undertake the planting of suitable black cockatoo foraging species. This initiative is intended to mitigate the potential impacts on the remaining foraging habitat that may result from the proposed vegetation clearing. The applicant has committed to compensating for the loss of native trees by planting black cockatoo foraging species throughout the project area. The Department considers that this proposed revegetation effort will effectively mitigate the reduction in available foraging habitat for black cockatoo species.

Black cockatoo night roosts are usually located in the tallest trees of an area, and in close proximity to both a food supply and surface water (DAWE, 2022). Known night roosting species include jarrah, marri, karri, flooded gum, blackbutt, tuart, salmon gum, wandoo and introduced eucalyptus (DAWE, 2022). Within the local area, there are 3 known roost sites, with the closest mapped approximately four kilometres from the application area. The targeted black cockatoo survey found that no roosts or evidence of roosting by any species of black cockatoo was recorded within the site during the field survey. Tall native and non-native trees within the site represent suitable roosting habitat for species of black cockatoo (Emerge Associates 2024a).

Quenda

Based on the available information, the site's vegetation is characterised by a sparse understorey, which limits its suitability as habitat for quenda. Where suitable habitat may exist, it is likely restricted to areas with taller grasses or patches of understorey vegetation, much of which has been subject to recent livestock grazing. The riparian zones are considered the most likely areas to support quenda. Of the riparian habitat present, approximately 0.33 hectares will be cleared, while 0.20 hectares will be retained (Emerge, 2024b). Given the limited extent of established understorey and the site's history of disturbance, the proposed clearing is unlikely to have a significant impact on quenda populations.

Western Ringtail Possum

Western Ringtail Possum (WRP) is listed as Critically Endangered under the BC Act, as well as the EPBC Act. According to the WRP recovery plan (DPaW, 2017), habitat critical to survival for WRP is not well understood and is therefore, based on the habitat variables observed where WRP are most commonly recorded. These appear to vary between key management zones. The common findings however are high nutrient foliage, availability for food, suitable structure for protection/nesting and canopy continuity to avoid/escape predation and other threats. Vegetation communities critical to the species include long unburnt mature remnants of peppermint woodlands with high canopy continuity, *Eucalyptus marginata* and *Corymbia calophylla* forests and woodlands with limited anthropogenic disturbance (unlogged or lightly logged, and a low intensity and low frequency fire history), that are intensively fox-baited, have low indices of fragmentation, coastal heath, bullich (*Eucalyptus megacarpa*) dominated riparian zones and karri forest (DPaW, 2017). WRP resting sites include constructed dreys and tree hollows, with dreys constructed in the canopy when hollows are not available (Jones et al, 1994). The majority of the application area is mapped within a high habitat suitability area for WRP as shown in the map below.

Figure 4: A map representing WRP suitability area in comparison to the application area.

Within the local area there are 8632 records of WRP, with the nearest record mapped 330 metres from the application area within bushland associated with the surrounding wetlands. All native vegetation within the site is likely to provide foraging, refuge and dispersal habitat for WRP, with the eucalypt woodland habitat having the higher value. A small area of *Agonis flexuosa* (part of the eucalypt woodland) is being removed (0.028 ha) within the northern portion of the site. Majority of the vegetation mapped as having a high suitability for the WRP are being retained on site. The linkage values that the vegetation within the site provides to WRP is within retained vegetation. The proposed clearing will remove 0.40 hectares of Eucalyptus woodland and riparian vegetation fauna habitat that is mapped within the vegetation having a high suitability for WRP.

The applicant is proposing to retain roughly 1.89 hectares and plant within 4.6 hectares of vegetated/landscape areas. The applicant proposes to plant marri and peppermint trees on site as part of this project. The department considers that the planting proposed by the applicant will adequately mitigate the loss of 0.40 hectares of suitable WRP habitat. The vegetation retained on site can still be utilised by this species to disperse across from reserves to north and Rendezvous Road to south. Given that application area comprises of heavily disturbed vegetation with little canopy and the isolated nature of majority of the trees, and considering the planting requirements, it is unlikely that the clearing will result in any long-term impacts towards WRP.

The department considers that the proposed planting of 1.7 hectares of marri trees conditioned on the clearing permit to mitigate the impacts on black cockatoo foraging habitat will also offset the loss of 0.4 hectares of eucalyptus woodland, which supports WRP. To further address the removal of peppermint trees, the department recommends an additional requirement of planting 0.25 hectares of peppermint trees as part of the landscaping plan.

It is also noted that, under the DA, the applicant is required to undertake the planting and ensure its long-term survival. Given these commitments, the department is confident that the landscaping and revegetation efforts will result in a successful environmental outcome.

South-western brush-tailed phascogale, wambenger
The desktop assessment identified 38 records of the south-western brush-tailed phascogale (phascogale) with the closest record identified 1.69 kilometres from the application area. In south-west WA, this species is known to occur in dry sclerophyll forests and open woodlands that contain hollow bearing trees, with records less common in higher rainfall areas. The phascogale is known to occur in highest densities in Perup/Kingston area, Collie River valley, Margaret River and Busselton (DEC, 2012). This species is known to occur in dry sclerophyll forests and open woodlands that contain hollow-bearing trees with sparse ground cover. Based on this habitat description, it is likely the application area will provide habitat for this species. However, given the lack of hollows within the trees proposed for clearing, it is not likely this species will utilise the trees for nesting purposes. The department therefore, considers that no significant residual impact is likely to occur on the South-western brush tailed phascogale from the proposed clearing.

However, the department notes that the trees were inspected from ground level during the fauna survey and small hollows suitable for the brush tailed phascogale may have been missed. Therefore, the department considers that it is important for a fauna specialist to be on site to inspect the trees prior to the undertaking of clearing.

South-west snake necked turtle
This species currently does not have a formal conservation status under either the BC Act 2016 or the EPBC Act. Although not officially listed as threatened, this species has been listed as 'near threatened' by the IUCN and it should be noted that it has not been assessed for 20 years. Based on this, and in consistent with the department's previous clearing permit assessment, the department determined that this species should be considered in the impact assessment.

Chelodina oblonga inhabits a wide variety of freshwater environments, both seasonal and permanent, including wetlands, lakes, and rivers. It can also thrive in urban and agricultural settings such as lakes within the Perth metropolitan area and farm dams, provided that suitable habitat conditions, adequate food sources, and good water quality are maintained (DWER, 2023).

Given a small section of the proposed clearing will include the removal of native vegetation within an area mapped as a resource enhancement wetland, suitable habitat for this species maybe present within this area. Given this species currently do not have a conservation status, it did not form part of the fauna survey that was undertaken on site.

However, to ensure that this species is not impacted through the clearing activities on site, no work is to be undertaken during the breeding season between October and December (DWER, 2023). If turtles are sighted during works they are to be moved by a fauna specialist. If any machinery is in use during the works then activities are to cease until the individual is removed. Any potential impacts to the south western long necked turtle will be covered by a fauna management condition and through not clearing during the breeding season.

Ecological Linkage
The South West Regional Ecological Linkage transect through the application area. Given the extensively cleared landform, the vegetation within the site is likely to be a significant ecological linkage facilitating fauna movement. However, the department notes that the applicant proposes to retain the vegetation that provides a continuous canopy and only propose to remove those isolated trees on the sites. Given the distance between these isolated trees from one another, removal of these trees are not likely to impact on any mammal species that may visit the site or significantly impact on the ecological linkage values of the site.

The department also notes that as part the of the DA, the applicant is conditioned to prepare a Construction environmental management plan, that will further address and enhance the ecological functions of the site.

<u>Conclusion</u>
Based on the above assessment, the proposed clearing will result in impact to black cockatoo and western ringtail possum habitat. For the reasons set out above, it is considered that the impacts of the proposed clearing can be managed by the mitigation measures proposed by the applicant (section 3.1).

Native vegetation within the site will generally be retained, therefore adequate habitat for dispersal and foraging for fauna species will remain. The biodiversity values within the site will be enhanced through the proposed landscaping, providing additional native species for foraging.

The proposed clearing may result in impacts to the south western snake necked turtle. It is considered that the impacts of the proposed clearing can be managed by conducting slow directional clearing, avoid clearing during the

south western snake necked turtle breeding season, and preclearing site inspections. No significant impacts to fauna is expected to occur as a result.

Conditions

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

- 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.
- deliberately planting of at least 1.7 hectares of marri plants and 0.25 hectares of peppermint plants within the landscaping plan; and
- not clear within the south western snake necked turtle breeding season between September and January
- engage a fauna specialist to undertake a targeted search for the south western snake-necked turtles prior to works commencing.
- engage a fauna specialist to inspect the clearing area immediately prior to, and for the duration of clearing activities, for the presence of south-western brush-tailed phascogale and western ringtail possums.

3.2.2. Significant remnant vegetation - Clearing Principle (e)

Assessment

The application area is located within the Swan Coastal Plain Interim Biogeographic Regionalisation for Australia (IBRA) region of Western Australia. The Swan Coastal Plain bioregion has approximately 38.6 per cent of its original extent of native vegetation remaining (Government of Western Australia, 2019a). The local area (10-kilometre radius) retains approximately 24.99 per cent of its original, additionally, the vegetation is mapped within the Abba Complex which retains approximately 6.54 per cent of its original extent (Government of Western Australia, 2019b).

The application area falls within the Abba vegetation complex which is described as a mixture of open forest of *Corymbia calophylla* (Marri) - *Eucalyptus marginata* (Jarrah) - Banksia species and woodland of *Corymbia calophylla* (Marri) with minor occurrences of *Corymbia haematoxylon* (Mountain Marri). Woodland of *Eucalyptus rudis* (Flooded Gum) - Melaleuca species along creeks and on flood plains. Abba complex retains approximately 6.54 per cent of it its pre-European vegetation extent within the bioregion (Government of Western Australia, 2019b).

The national objectives and targets for biodiversity conservation in Australia has a target to prevent clearance of ecological communities with an extent below 30 percent of that present pre-1750, below which species loss appears to accelerate exponentially at an ecosystem level (Commonwealth of Australia, 2001).

The department's assessment notes that the vegetation within the application area composed of paddock cleared areas with riparian vegetation (mostly *Melaleuca rhaphiophylla* and some *Eucalyptus rudis*, with minor areas of *Agonis flexuosa* (likely planted) and *Corymbia calophylla* in 'degraded' or 'degraded-completely degraded' condition (Keighery, 1994). While *E. rudis* and marri trees is present, the absence of creek lines and other key indicator species (Keighery, 1994) of the Abba complex within the application area, in a degraded to completely degraded (Keighery, 1994) condition indicates that the proposed clearing is not representative of the Abba Vegetation complex.

Noting the above, and despite the degraded condition (Keighery, 1994) of the proposed clearing area, the native vegetation within the local area is below the 30 per cent retention target. Additionally, the surrounding area is composed of largely cleared agricultural areas with patches of remnant vegetation scattered throughout. In this context, the proposed clearing contributes to the cumulative loss of native vegetation and is therefore, considered to have a significant impact on the remaining extent of remnant vegetation in the area. Reductions in native vegetation can lead to increased fragmentation, reduced habitat connectivity, and long-term declines in biodiversity. As a result, the significance of the proposed clearing is assessed not in isolation, but in conjunction with broader landscape-level vegetation loss.

Based on the above considerations, the department has determined that on-site planting needs to be undertaken to mitigate the impacts of the proposed clearing. The applicant has proposed planting of 3.1 hectares of native vegetation throughout the site. The successful planting of native vegetation throughout the project area would counterbalance the impacts associated with the clearing of native vegetation within a landform that has already been extensively cleared.

In implementing this approach, the department used the 'rehabilitation credit calculation' element within the significant residual impact module of the WA environmental Offsets Calculator to determine the value of any proposed rehabilitation actions. The department notes that the clearing permit will consist of a condition to a undertake planting of marri and peppermint trees throughout the landscaping plan to mitigate the impacts on the loss of black cockatoo

foraging habitat and the loss of peppermint trees. The total area of the conditioned planting equates to 1.95 hectares. The calculation has determined that 1.95 hectares of planting will counterbalance the impacts to the loss of native vegetation within an extensively cleared landform by more than100 per cent.

Conclusion

Based on the above assessment, the proposed clearing will result in the loss of remnant native vegetation within an area that has been extensively cleared. It was determined that the Applicant's proposal to revegetate a total of 3.1 hectares of native vegetation within the property would be an effective measure to counterbalance the loss of the vegetation, further strengthened through a condition on the permit.

Conditions

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

- Undertake planting and ensure long-term survival of at least 1.95 hectares of native vegetation which comprise of species representative of the Abba Complex including *Corymbia calophylla* and *Agonis flexuosa*.

3.2.3. Land and water resources (wetland) - Clearing Principles (f)

Assessment

The entire application area is located within a mapped geomorphic wetland of the Swan Coastal Plain. That is, a multiple use wetland; palusplain. A palusplain is simply a flat that is seasonally water-logged. Multiple use wetlands are considered wetlands with few remaining important attributes and functions. The management objective should be to take all reasonable measures to retain the wetland's hydrological function, but is not incompatible with clearing (DBCA, 2014). Proposed clearing within the palusplain of the multiple use wetland is unlikely to contribute to degradation of the mapped wetland. Proposed clearing is minimal. Melaleuca trees proposed for clearing are considered to be riparian vegetation; however, the vegetation is in a degraded condition (Keighery, 1994) and no major watercourse is present.

A seasonally inundated Resource Enhancement Wetland (REW) exists in the southeast extent of the site and is largely cleared of vegetation. During the assessment of the DA application, advise from DBCA and DWER was received regarding clearing of wetland vegetation. It was advised that southeast extent of the site was not required to be retained, as long as its hydrological function was maintained and the interface with adjoining wetland features to the north were managed appropriately along with a preparation of a construction environmental management plan. This section of the wetland contained limited values given this area comprised predominately of paddock grasses. Following this advice, the applicant commissioned the preparation of a Water Management Plan for the site to address the hydrological function of the wetland. According to the conditions of the DA, works within the site cannot commence until a Construction Environmental Management Plan has been approved by both the department and the DBCA to ensure that significant impact does not occur to the wetland as a result of the clearing and the works associated (Emerge, 2024c).

Department is, therefore, confident that any potential impact would be addressed through these management plans. Noting the small extent of the clearing in degraded condition (Keighery, 1994), and the avoidance measures also implemented by the applicant to ensure not all the vegetation within the wetland area is removed, the impact did not appear to be so significant.

The nature reserve (R 53029) to the north may however has the potential to be indirectly impacted through the proposed works. From aerial imagery, it appears that this Resource Enhance Wetland consist of better value vegetation. The applicant has considered the values of this nature reserve and provided the following measures to ensure that any indirect impacts from the proposed works are mitigated (Emerge, 2024c).

- 'Mr' vegetation type within the wetland area to the eastern boundary of the site is proposed to be retained from clearing.
- A minimum 21-metre-wide setback, including landscape areas, along with road and footpath networks would be provided between the future dwellings and the adjacent wetland.
- Permanent permeable fencing will be provided.
- The implementation of screen planting along the eastern, north-eastern and eastern boundary of the site, increasing vegetated areas and provided for a managed interface between the site and surrounding areas.
- Maintaining the hydrological function of the wetland feature in accordance with the approved and conditioned Water Management Plan, ensuring that all drainage is retained onsite and pre-development flow regimes are preserved.

Minor watercourse and drainage lines intersect the application through the completely degraded (Keighery, 1994) areas of the site. From aerial imagery, it appears that the vegetation associated with these drainage lines are isolated paddock trees. Vegetation that intersects with the minor watercourse is retained on site.

The department also notes that within the low threat managed areas and the drainage areas of the landscaping plan, the applicant proposes to undertake planting with native species such as *Eucalyptus rudis* (Flooded gum) and *Melaleuca rhaphiophylla* (swamp paperbark) (Emerge, 2024c). This would also mitigate any impact to removing vegetation that is riparian in nature.

The majority of the site is classified as having a 'high to moderate risk' of Acid Sulfate Soils (ASS) occurring within 3 metres of the natural soil surface. An environmental assessment report has been developed by Emerge Associates to address potential impacts of Acid Sulfate soils as part of the DA application.

Conclusion

Based on the above assessment, the proposed clearing will result in clearing of riparian vegetation. However, given the completely degraded condition (Keighery, 1994) of the vegetation and noting multiple use wetlands are classified as having few important ecological attributes and functions remaining, the proposed clearing mapped within the multiple use wetland is not likely to have a significant impact on the values of the wetland. Vegetation clearing within the REW will be managed through the conditions of the DA and the Construction Environmental management plan as well.

Condition

To address the above impacts, the following conditions will be placed on the clearing permit:

- avoid and minimise clearing, to minimise the direct impacts to native vegetation;
- weed and dieback management conditions.

3.3. Relevant planning instruments and other matters

The subject site is zoned 'Urban Development' under the City of Busselton's Local Planning Scheme No. 21 (LPS 21). It is within 'Special Provision Area 4' (SP 4).

Scheme Amendment No. 36 to the City of Busselton Local Planning Scheme No. 21 (LPS21) was gazetted on 4 June 2021 and rezoned the subject site from 'Agriculture' to 'Urban Development' subject to 'Special Provision Area No. 4' (SP4).

The subject site was recently granted DA by the Regional Development Assessment Panel at its meeting of 6 March 2025 for a new Independent Living Complex (City of Busselton, 2025).

As part of the DA requirements, a Tree Protection Plan (TPP) was prepared in accordance with Australian Standard AS 4970-2009 Protection of trees on development sites for the trees to be retained on the site, adjoining road reserves. The approved TPP shall be implemented before any of the substantive development is commenced and shall be retained throughout the development period until such time as all equipment, machinery and surplus materials have been removed from the site (Development Assessment Panels, 2025).

Addition to the above, a landscaping and reticulation shall be implemented in accordance with the approved Landscape Plan and shall thereafter be maintained to the satisfaction of the City of Busselton. Unless otherwise first agreed in writing, any trees or plants which, within a period of five years from first planting, are removed, die or, as assessed by the City as being seriously damaged, shall be replaced within the next available planting season with others of the same species, size and number as originally approved (Development Assessment Panels, 2025).

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. Additional information provided by applicant

Information	Description
The applicant has provided supporting information all prepared by Emerge Associates. The following was provided: • Clearing Permit application, Lot 31 Rendezvous Road, Vasse supporting information (Emerge, 2024c) • Reconnaissance Flora and Vegetation assessment (IBSA-2025-0235) (Emerge, 2024b) • Basic fauna and targeted black cockatoo assessment (IBSA-2025-0246) (Emerge, 2024a)	The supplied information was used in the assessment of the application. This include of the flora, fauna impacts in addition to the avoidance and mitigation measures proposed by the applicant.
The applicant provided shapefiles highlighting where the location of the revegetation areas (City of Busselton 2025)	See Appendix F for proposed revegetation supplied by the applicant

Appendix B. Details of public submissions

Summary of comments	Consideration of comment
Concerns raised regarding recent findings of Snake-necked turtles close by to the application area.	Considered under section 3.2.1 of the decision report and conditions implemented on the clearing permit to manage impacts.

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 the 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 area proposed to be cleared is a 0.85-hectare isolated patches of native vegetation in the intensive land use zone of Western Australia. It is surrounded by residential and rural properties. It is mostly cleared, having been used historically for grazing, however there are some isolated paddock trees and some denser areas of remnant vegetation along the creek that runs diagonally through the site. Aerial imagery indicates the local area (10-kilometre radius from the centre of the area proposed to be cleared) retains approximately 13.55 per cent of the original native vegetation cover.
Ecological linkage	The application area is adjacent to the southwest regional ecological linkage
Conservation areas	There are no conservation areas within the application area. The closest area being a DBCA legislated land
Vegetation description	Vegetation survey (Emerge, 2024b) indicate the vegetation within the proposed clearing area consists of two different vegetation types: • closed forest to woodland of *Corymbia calophylla* and *Eucalyptus rudis* over scattered *Agonis flexuosa* over low closed grassland and forbland of **Zantedeschia aethiopica* over non-native grasses.

Characteristic	Details
	• Low closed forest to woodland of *Melaleuca rhaphiophylla* over standing water and low closed non-native grassland with occasional native forbs and sedges. The full survey descriptions and maps are available in Appendix F. The broad scale mapped vegetation type is: • Abba Complex, which is described as a mixture of open forest of *Corymbia calophylla* (Marri) - *Eucalyptus marginata* (Jarrah) - Banksia species and woodland of *Corymbia calophylla* (Marri) with minor occurrences of *Corymbia haematoxylon* (Mountain Marri). Woodland of *Eucalyptus rudis* (Flooded Gum) - Melaleuca species along creeks and on flood plains. The mapped vegetation type retains approximately six per cent of the original extent (Government of Western Australia, 2019).
Vegetation condition	Vegetation survey (Emerge, 2024b) indicates the vegetation within the proposed clearing area is in degraded to completely degraded (Keighery, 1994) condition. The full Keighery (1994) condition rating scale is provided in Appendix E. The full survey descriptions and mapping are available in Appendix F.
Climate and landform	The average temperature of Busselton is 22^{O}C and average annual rainfall of 791 millimetres (mm) with June having the highest average annual rainfall with 164.4 mm
Soil description	The soil is mapped as Abba wet flats Phase and Jindong flats Phase which are described as (DPIRD, 2019): • Abba wet flats Phase: Winter wet flats and slight depressions with sandy grey brown duplex (Abba) and gradational (Busselton) soils. • Jindong flats Phase: Well drained flats with sandy gradational grey brown (Busselton) soils, some red brown sands and loams (Marybrook Soils).
Land degradation risk	The land degradation risk table can be found below (section C.6)
Waterbodies	The desktop assessment and aerial imagery indicated that both sumpland and palusplain mapped throughout the application area. The application area is mapped within multiple use wetland and a resource enhancement wetland.
Hydrogeography	There are areas of the application area that are mapped to be subject to inundation and is mapped within Busselton-Capel Groundwater area proclaimed under the RiWI Act.
Flora	There are records of 57 threatened flora within 10-kilometre radius of the application area. There are no records of threatened flora within the application area and the closest record being *Loricobbia pinifolia,* 350 metres west from the application.
Ecological communities	There are no threatened ecological communities mapped with in the application area. The closest one being Vasse blackbutt 500 metres away from the application area.
Fauna	There are records of 49 fauna of conservation significance fauna species within the local area. The application area is within the distribution zone of the three threatened black cockatoo birds and there are three known black cockatoo roost sites within the local area, with the closest being four kilometres from the application area. Some sections of the application area are also mapped within a high suitability habitat area for WRP.

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	15,691.63	4,926.97	31	2,294.43	14.62
Vegetation complex					
Abba Complex	50,892.78	3,326.20	6.54	253.55	0.36
Local area					
10km radius	18,863.47	2,556.50	13.55	-	-

*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]
Isoodon fusciventer – Quenda, Southwestern brown bandicoot	P4	Y	Y	2.24	34	Y
Phascogale tapoatafa wambenger - south-western brush-tailed phascogale, wambenger	CD	Y	Y	1.69	38	Y
Pseudocheirus occidentalis – Western Ringtail Possum, ngwayir	CR	Y	Y	0.33	8632	Y
Zanda baudinii – Baudin's cockatoo	EN	Y	Y	1.47	28	Y
Zanda latirostris – Carnaby's cockatoo	EN	Y	Y	0.97	19	Y
Calyptorhynchus banksii naso – Forest Red-Tailed Black Cockatoo	EN	Y	Y	1.53	6	Y

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

C.4. Land degradation risk table

Risk categories	*Land Unit 1*
Wind erosion	M1: 10-30% of the map unit has a high to extreme hazard
Salinity	L2: 3-10% of the map unit has a moderate or high hazard or is presently saline
Subsurface Acidification	H2: >70% of map unit has a high subsurface acidification risk or is presently acid
Flood risk	L1: <3% of the map unit has a moderate to high hazard
Water logging	H2: >70% of map unit has a moderate to very high waterlogging risk M2: 30-50% of map unit has a moderate to very high waterlogging risk
Phosphorus export risk	M1: 10-30% of map unit has a high to extreme phosphorus export risk L2: 3-10% of map unit has a high to extreme phosphorus export risk
Water Repellence	M1: 10-30% of map unit has a high water repellence risk L2: 3-10% of map unit has a high water repellence risk

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 flora and vegetation survey (Emerge, 2024b), and the fauna survey (Emerge, 2024a), indicates that the application area is in a degraded to completely degraded (Keighery, 1994) condition. The area contains significant foraging habitat for black cockatoo species and suitable habitat for the WRP. There are no assemblages of plants to indicate a TEC or PEC and no threatened or priority flora are likely to occur in the application area due to the degraded (Keighery, 1994) nature of the site.	May 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 contain suitable habitat for WRP and black cockatoo birds. The riparian vegetation is also likely to provide habitat for the South-west snake necked turtle.	At variance	Yes *Refer to Section 3.2.1, above.*
Principle (c): *"Native vegetation should not be cleared if it includes, or is necessary for the continued existence of, threatened flora."* Assessment: The area proposed to be cleared is unlikely to contain habitat for flora species listed under the BC Act. The flora survey provided by the applicant (Emerge, 2024b) indicates the area is highly degraded (Keighery, 1994), with no records of priority or threatened flora within the application area.	Not likely to be at variance	No

Assessment against the clearing principles	Variance level	Is further consideration required?
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 area proposed to be cleared does not contain species that can indicate a threatened 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 extent native vegetation in the local area is inconsistent with the national objectives and targets for biodiversity conservation in Australia. The vegetation proposed to be cleared is not considered to be part of a significant ecological linkage in the local area.	At variance	Yes *Refer to Section 3.2.1, above.*
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: Given the distance to the nearest conservation area, the proposed clearing is not likely to have an impact on the environmental values of nearby conservation areas.	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: A multiple use wetland and a resource enhancement wetland is recorded within the application area. However, the proposed clearing is unlikely to impact on- or off-site hydrology and water quality due to the application area being already significantly altered due to existing clearing and its close proximity to residential area. The proposed clearing will involve removal of riparian vegetation.	At variance	No
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 moderately susceptible to wind, water erosion, nutrient export, salinity. The land is generally flat and low lying, with elevations ranging between 2 to 5 metres AHD. Noting the extent of the application area and the condition of the vegetation (Keighery, 1994), the proposed clearing is not likely to have an appreciable impact on land degradation.	Not likely to be at variance	No
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: The proposed clearing area is mapped within a wetland of the SCP. However, given the degraded to completely degraded (Keighery, 1994) condition of the vegetation (Keighery, 1994) proposed for clearing and the management plans in place to ensure that no impact occur to the quality of surface water or ground	Not likely to be at variance	No

Assessment against the clearing principles	Variance level	Is further consideration required?
water, it is unlikely that significant impact from vegetation clearing will occur on surface and groundwater quality. No Public Drinking Water Sources Areas are recorded within the application area.		
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 surveyed 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. A minor water course is recorded within the application area. However, given that the application area is already significantly altered, the proposed clearing is unlikely to contribute to waterlogging.	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 excerpts and photographs of the vegetation

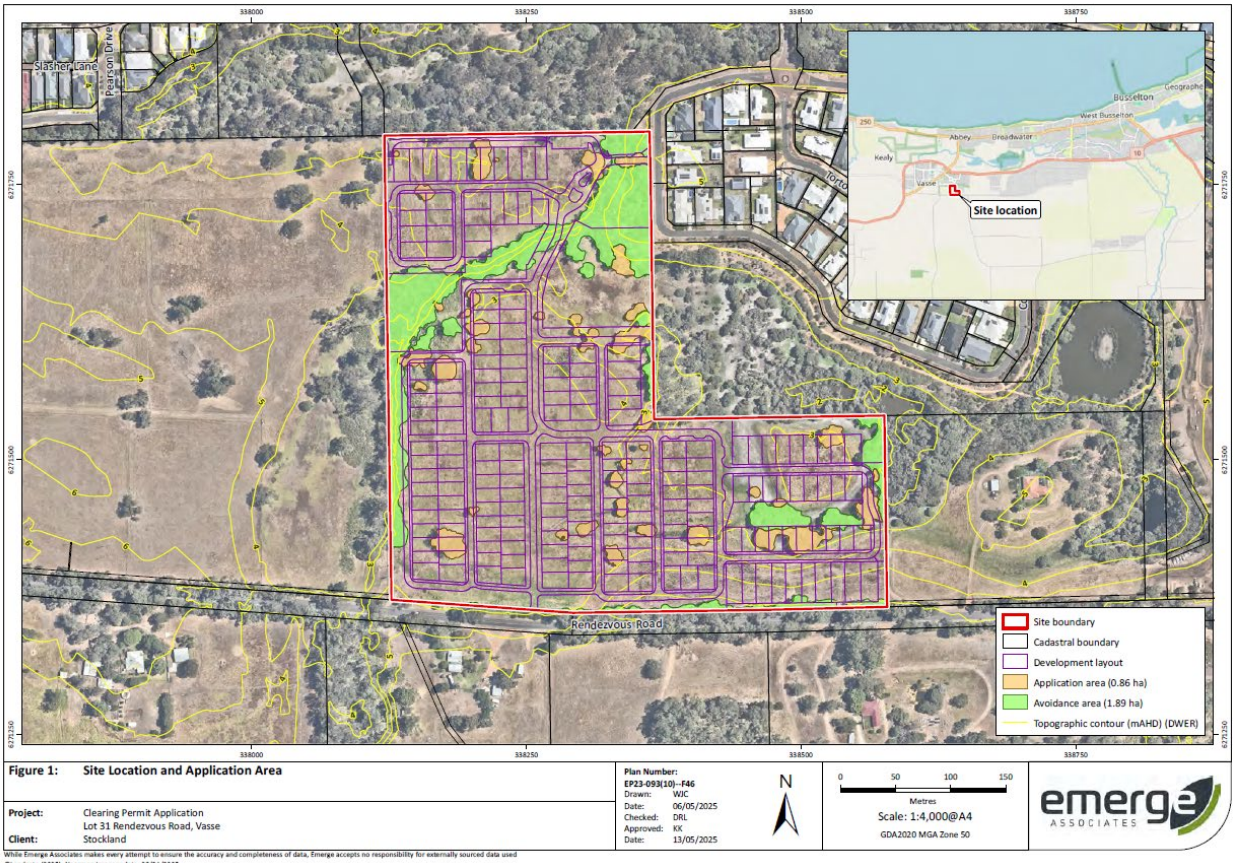


Figure 5: The proposed development with Lot 31 on Deposited Plan 423283 with the retained vegetation

Figure 6: Proposed mitigation planting areas

Photographs of the application area

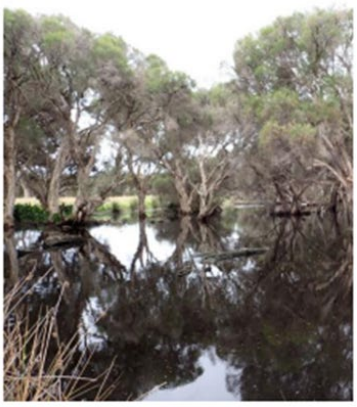
Code	Description	Total area (ha)	Proportion of site (%)	Representative photograph
CcEr	Closed forest to woodland of *Corymbia calophylla* and *Eucalyptus rudis* over scattered *Agonis flexuosa* over low closed grassland and forbland of **Zantedeschia aethiopica* over non-native grasses.	2.28	16.19	
Mr	Low closed forest to woodland of *Melaleuca rhaphiophylla* over standing water and low closed non-native grassland with occasional native forbs and sedges.	0.53	3.76	
Non-native	Low closed grassland, forbland and sedgeland of predominantly non-native species.	11.27	80.05	

Figure 7: Vegetation type mapped within the application area

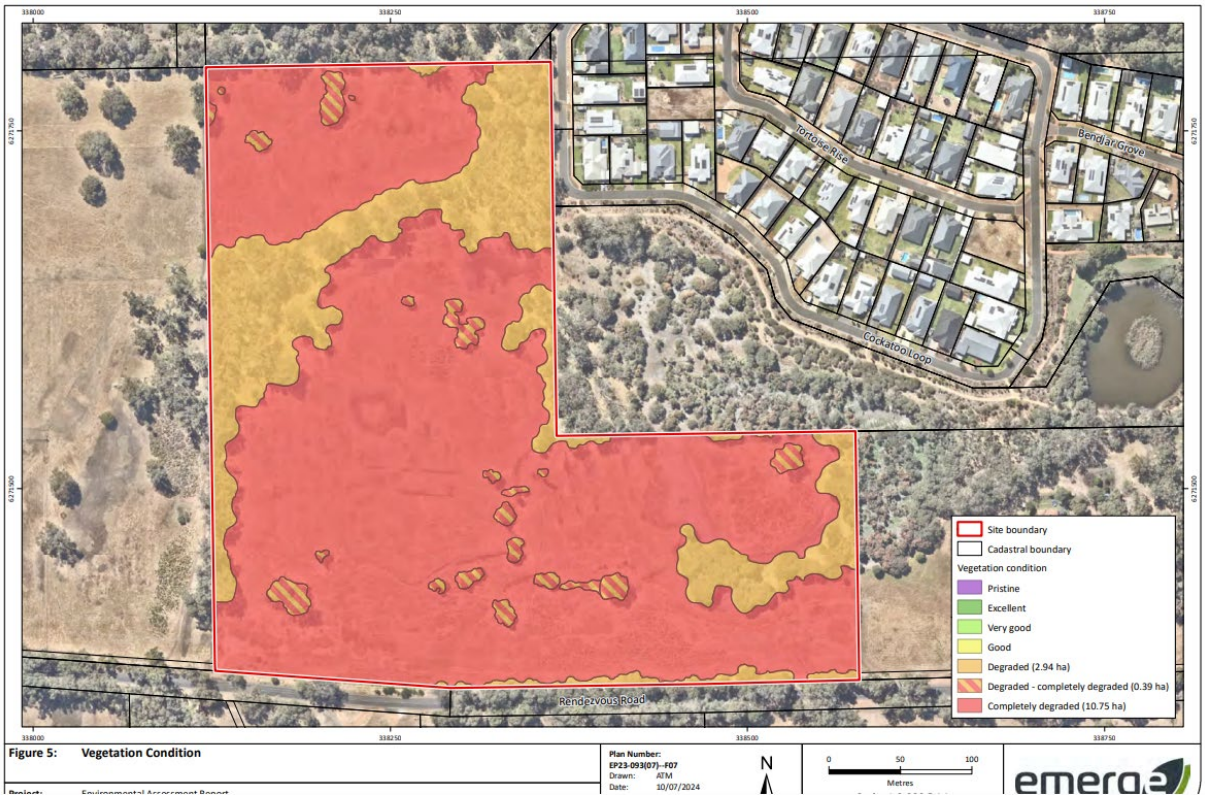


Figure 8: Vegetation type mapped within the application area

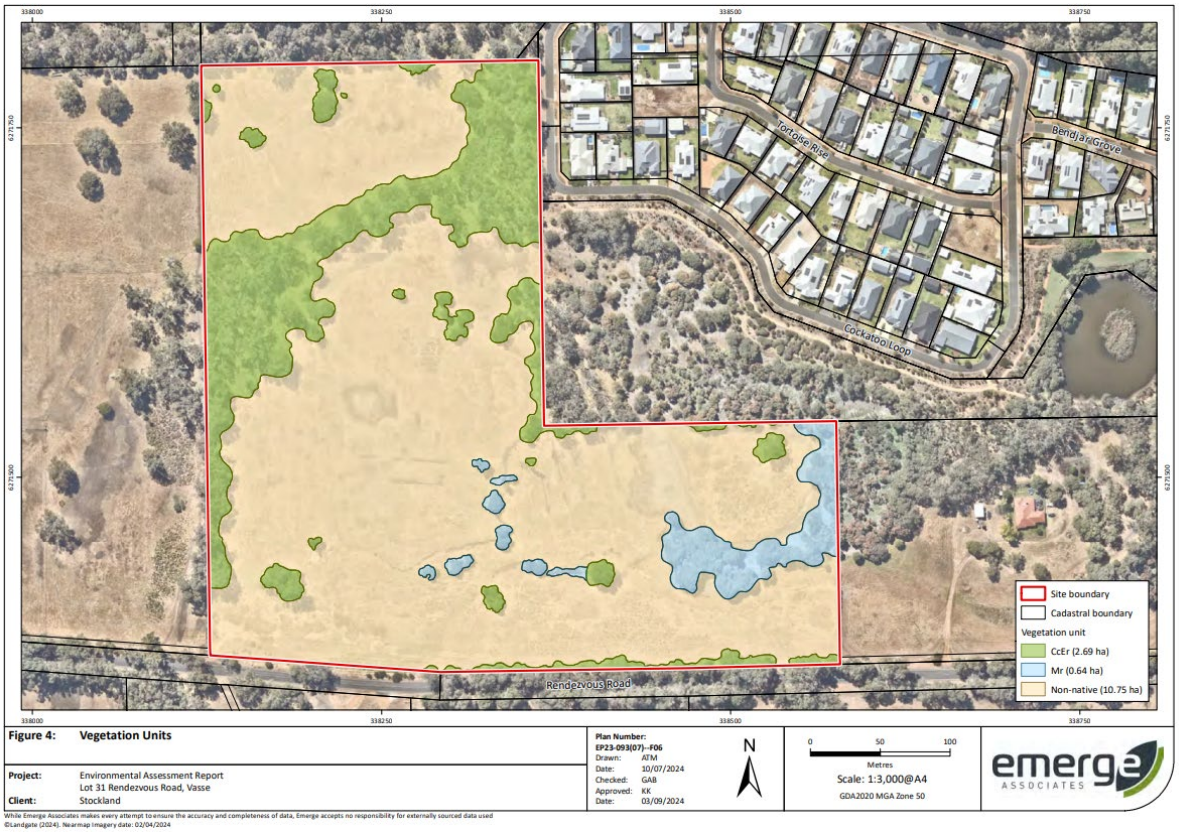


Figure 9: Vegetation type mapped within the application area

Appendix G. Sources of information

G.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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