



CLEARING PERMIT

Granted under section 51E of the Environmental Protection Act 1986

PERMIT DETAILS

Area Permit Number: CPS 11171/1
File Number: DWERVT19171
Duration of Permit: From 6 December 2025 to 6 December 2027

PERMIT HOLDER

A. Allpress Investment Holdings Pty Ltd

LAND ON WHICH CLEARING IS TO BE DONE

Lot 200 on Deposited Plan 71178, Forrestdale

AUTHORISED ACTIVITY

The permit holder must not *clear* more than 1.05 hectares of *native vegetation* within the area cross-hatched yellow in Figure 1 of Schedule 1.

CONDITIONS

1. 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.

2. 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*.

3. Directional clearing

The permit holder must:

- (a) conduct *clearing* activities in a slow, progressive manner towards adjacent remnant *native vegetation*; and
- (b) allow reasonable time for fauna present within the area being *cleared* under this permit to move into adjacent *native vegetation* ahead of the *clearing* activity.

4. 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 <i>clearing</i> activities generally	(a) the species composition, structure, and density of the <i>cleared</i> area; (b) the location where the <i>clearing</i> 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 <i>cleared</i>; (d) the size of the area <i>cleared</i> (in hectares); (e) actions taken to avoid, minimise, and reduce the impacts and extent of <i>clearing</i> in accordance with <i>condition 1</i>; (f) actions taken to minimise the risk of the introduction and spread of <i>weeds</i> and <i>dieback</i> in accordance with <i>condition 2</i>; and (g) the direction(s) <i>clearing</i> was undertaken in accordance with <i>condition 3</i>.

5. Reporting

The permit holder must provide to the *CEO* the records required under *condition 4* of this permit when requested by the *CEO*.

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 <i>Environmental Protection Act 1986</i> .
clearing/clear/cleared	has the meaning given under section 3(1) of the EP Act.
condition	a condition to which this clearing permit is subject under section 51H of the EP Act.
fill	means material used to increase the ground level, or to fill a depression.
dieback	means the effect of <i>Phytophthora</i> species on native vegetation.
department	means the department established under section 35 of the <i>Public Sector Management Act 1994</i> (WA) and designated as responsible for the administration of the EP Act, which includes Part V Division 2.
EP Act	<i>Environmental Protection Act 1986</i> (WA).
mulch	means the use of organic matter, wood chips or rocks to slow the movement of water across the soil surface and to reduce evaporation.
native vegetation	has the meaning given under section 3(1) and section 51A of the EP Act.
weeds	means any plant – (a) that is a declared pest under section 22 of the <i>Biosecurity and Agriculture Management Act 2007</i>; or (b) published in a Department of Biodiversity, Conservation and Attractions species-led ecological impact and invasiveness ranking summary, regardless of ranking; or (c) not indigenous to the area concerned.

END OF CONDITIONS



C Robertson
12.11.2025
12.26PM

Caron Robertson
MANAGER
NATIVE VEGETATION REGULATION

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

12 November 2025

SCHEDULE 1

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



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



Clearing Permit Decision Report

1 Application details and outcome

1.1. Permit application details

Permit number:	CPS 11171/1
Permit type:	Area permit
Applicant name:	A Allpress Investment Holdings Pty Ltd
Application received:	3 July 2025
Application area:	1.05 hectares of native vegetation
Purpose of clearing:	Building a hardstand, workshop, office and washdown area
Method of clearing:	Mechanical
Property:	Lot 200 on Deposited Plan 71178
Location (LGA area/s):	City of Armadale
Localities (suburb/s):	Forrestdale

1.2. Description of clearing activities

The application is for the proposed clearing of 1.05 hectares of native vegetation, distributed across separate areas within Lot 200 on Deposited Plan 71178, Forrestdale, to enable the construction of a hardstand, workshop, office and washdown area. The application area occurs on the outskirts of the Forrestdale Business Park, which is a highly developed area (see Figure 1, Section 1.5).

1.3. Decision on application

Decision:	Granted
Decision date:	12 November 2025
Decision area:	1.05 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 (the department) advertised the application for 21 days and no submissions were received.

In making this decision, the Delegated Officer had regard for the site characteristics (see Appendix B.1.), relevant datasets (see Appendix F.1.), the findings of a black cockatoo assessment, a geotechnical investigation, photographs of the vegetation within the application area (see Appendix E), the clearing principles set out in Schedule 5 of the EP Act (see Appendix C), relevant planning instruments and any other matters considered relevant to the assessment (see Section 3.3). The Delegated Officer also took into consideration that the application area has been previously cleared in 2014, therefore all the native vegetation within the application area is currently regrowth up to 14 years in age.

The assessment identified that the proposed clearing will result in:

- the loss of native vegetation that may provide habitat for *Isodon fusciventer* (quenda, southwestern brown bandicoot);

- potential impacts to conservation significant fauna if present during the clearing activities; and
- the potential introduction and spread of weeds into adjacent vegetation, which could impact on the quality of the adjacent vegetation and its habitat values.

After consideration of the available information, as well as A. Allpress Investment Holdings Pty Ltd's (Allpress Holdings) minimisation and mitigation measures (see Section 3.1), the Delegated Officer determined the impacts of the proposed clearing to conservation significant fauna species are unlikely to be significant, noting the small scale clearing of regrowth vegetation, and the vegetation extent in the local area. The potential impacts to fauna present during the clearing activities, impact to wetlands mapped on the property and risks of weeds and dieback spread can be managed through permit's conditions. The Delegated Officer determined the proposed clearing is unlikely to lead to long-term adverse impacts on environmental values and can be managed to unlikely lead to an unacceptable risk to environmental values.

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.

1.5. Site map



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Figure 1: Map of the application area. The area crosshatched yellow indicates the area authorised to be cleared under the granted clearing permit.

2 Legislative context

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

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

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

Other legislation of relevance for this assessment include:

- *Biodiversity Conservation Act 2016* (WA) (BC Act)
- *Environment Protection and Biodiversity Conservation Act 1999* (Cth) (EPBC Act)
- *Planning and Development Act 2005* (WA) (P&D Act)
- *Soil and Land Conservation Act 1945* (WA)

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)

3 Detailed assessment of application

3.1. Avoidance and mitigation measures

Evidence was submitted by the applicant, demonstrating that consideration was taken to avoid and minimise the clearing of native vegetation.

In response to the requirement to avoid or minimise the clearing of native vegetation, the following measures were considered and implemented where feasible (Auspan Group, 2025d):

Building Orientation Adjustment

An alternative orientation of the building was explored to reduce vegetation clearing. However, this option was not viable due to the presence of a power easement on the property, which significantly constrained the usable area.

Retention of Boundary Vegetation

The potential to retain boundary vegetation was investigated. Due to the site's low ground level and the necessity for stormwater management, the site required elevation to meet compliance standards. As a result, vegetation retention in these areas was not achievable.

Due to the operational nature of the business—which involves the sale and maintenance of heavy machinery—the majority of the site must be dedicated to hardstand surfaces. This operational requirement limited the ability to preserve existing vegetation.

Nonetheless, native plants and trees have been incorporated into the landscaping design in accordance with the requirements of the City of Armadale (the City). Furthermore, the business participated in a Design Review process with the City to explore opportunities for project enhancement, including landscaping and the potential retention of native vegetation.

While every effort was made to reduce the extent of vegetation clearing, site constraints and operational needs ultimately limited the feasibility of retention. The business remains committed to environmental considerations and has taken steps to integrate native landscaping elements into the final design.

Mitigation – wetland and adjacent conservation significant ecological community

- Internal fencing and other property boundary fencing will be installed to a height of least 1.8 metres from the new ground level / top of retaining walls in accordance the City's *Fencing Local Law 2011*.
- The landscape plan will include plant species (predominantly West Australian natives).
- Submission of a Stormwater Management Plan to the City, including any drainage easements, relocate, remove or upgrade any drainage infrastructure.

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 B) 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 Principles (a) and (b)

Assessment

Available mapping identified 54 conservation significant fauna species recorded within a 10-kilometre radius of the application area (local area), including 33 bird species, nine invertebrate species, eight mammal species, and four reptile species. In determining the likelihood of conservation significant fauna occurring within the application area, consideration was given to the preferred habitat types for each species, proximity of records to the application area, and the type and condition of the vegetation within the application area.

Historical aerial imagery indicates the application area was cleared between 20 Feb 2014 and 28 Mar 2014. All vegetation within the application area is regrowth vegetation less than 15 years old. No revegetation or rehabilitation actions have been undertaken on the property since this time and natural recruitment appears to be representative of modified Southern River 42 vegetation complex.

Based on a representative species list, map and photographs provided on behalf of the applicant (Auspan, 2025a) and a fauna assessment (Consulting Ecologists, 2025), the vegetation within the application area represents low-lying, seasonally waterlogged vegetation communities. These include *Kunzea* sp. and *Regelia* sp. which have formed dense tall thickets up to approximately five metres. Young *Eucalyptus rudis* (flooded gum) of similar height are found scattered throughout the application area. Due to the vegetation present comprising of regrowth, the maximum stem diameters are approximately 100 millimetres (Consulting Ecologists, 2025). Photographs provided also indicated the presence of *Callitris glaucophylla* (white Cypress pine), *Melaleuca huegelii* (henille Honey-myrtle), *Callitris preissii* (Rottneest Island pine), *Melaleuca lateritia* (Robin red breast), *Livistona australis* (cabbage-tree palm), *Adenanthos sericeus* 'Silver Streak' (wooly bush) and *Acacia aneura* (mulga).

Based on a likelihood analysis, five species, including three threatened black cockatoo species, one mammal and one invertebrate species, are considered to potentially occur in the application area (see fauna table in Appendix B.3).

The assessment identified that the below fauna species have the potential to occur within the application area based on the proximity to known records, recorded vegetation and fauna habitat type, and site characteristics of the application area:

- *Calyptorhynchus banksii naso* (forest red-tailed black cockatoo) (Vulnerable; BC Act & EPBC Act)
- *Zanda baudinii* (Baudin's cockatoo) (Endangered; BC Act & EPBC Act)
- *Zanda latirostris* (Carnaby's cockatoo) (Endangered; BC Act & EPBC Act) (collectively known as 'black cockatoos' when considered with the other cockatoo species noted above)
- *Isoodon fusciventer* (quenda) (Priority 4; DBCA listed)
- *Leioproctus douglasiellus* (a short-tongued bee) (CR EPBC Act)

Black cockatoos

The application area falls within the modelled distribution of all three black cockatoo species. *Zanda latirostris* (Carnaby's black cockatoo), *Zanda baudinii* (Baudin's black cockatoo) and *Calyptorhynchus banksii naso* (forest red-tailed black cockatoo), are listed as endangered and/or vulnerable under the *Biodiversity Conservation Act 2016* and the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999*. While habitat requirements for these species of black cockatoos differ, the requirements in general can be categorised as breeding habitat, foraging habitat and night roosting habitat.

It must be noted that *Zanda* sp. (white-tailed black cockatoo) are records that were obtained when the data collector could not definitively distinguish if they spotted a Carnaby's or Baudin's black cockatoo, therefore the white-tailed black cockatoo category was created to incorporate these records.

According to available databases, in the local area there are no confirmed breeding sites and 46 black cockatoo roost sites, the closest being 1.33 kilometres from the application area. The referral guideline for threatened black

cockatoos specifies that habitat critical for the recovery of black cockatoos includes foraging habitat (including remnant patches of vegetation), night roosting habitat and nesting trees for breeding (DAWE, 2022).

Supporting information provided, available databases and historical imagery, confirmed that the application area was cleared in early 2014. A Black Cockatoo Assessment undertaken on the site (Consulting Ecologists, 2025) noted that all three conservation significant black cockatoo species may be present around the application area occasionally. However, due to the historic clearing, the assessment concluded that the site does not provide nesting habitat as there are no suitably sized trees to contain hollows. The assessment also concluded that it is very unlikely that the site would be used for roosting, as black cockatoos typically choose tall trees in the landscape for roosting (DAWE, 2022). Black cockatoos will fly over and visit almost any vegetation to inspect it for foraging potential, however, the vegetation within the application area lacks key food plants such as *Banksia* sp. and other Proteaceae (favoured by Carnaby's Black Cockatoo), and also lacks large-fruited eucalypts such as marri which are utilised by all three black cockatoo species. The site is therefore of low foraging value for black cockatoos (Consulting Ecologists, 2025).

It is also to be noted the mapped Banksia WL SCP – '*Banksia Woodlands of the Swan Coastal Plain*' ecological community directly adjacent to the application area, is likely to consist of better-quality foraging habitat than that present within the application area.

Therefore, as a result of historical disturbance and the presence of unsuitable regrowth vegetation, it is unlikely that the clearing will have a significant residual impact on black cockatoos foraging, breeding or roosting habitat.

***Isodon fusciventer* (quenda, southwestern brown bandicoot)**

Quenda are ground-dwelling marsupials, and in their natural habitat, they are known to inhabit scrubby, swampy vegetation with low, dense understorey, located nearby water courses, pasture, or in banksia and jarrah woodlands. Populations which inhabit jarrah and wandoo forests are usually associated with watercourses. Quenda are found in the southwest of Western Australia and are now commonly seen in urban and suburban areas (DCBA, 2017; DEC, 2012).

Available mapping, a fauna assessment and photographs provided of the application area (Auspan, 2025b and Consulting Ecologists, 2025), indicates that the vegetation and habitat present in the application is unlikely to provide adequate ground cover and food for this species be the preferred habitat for quenda. While it is possible this species occurs within the application area, it is unlikely that the application area is representative of significant habitat for this species condition of the vegetation and occurrence of higher quality habitat for this species adjacent to the application area.

***Leioproctus douglasiellus* (a short-tongued bee)**

This species is a small black bee which belongs to a group of species characterised by short tongues. It is federally listed as Critically Endangered as the species is only known from three locations and has a very restricted geographic distribution which is precarious for the species' survival due to a range of threats operating within the species' known habitat (DSEWPaC, 2013). The species is also listed as Schedule 1 (fauna that is rare or likely to become extinct) under the State *Wildlife Conservation Act 1950* and Endangered under the BC Act.

Leioproctus douglasiellus is thought to occur in only three main areas within Western Australia which are all within the Perth Metro area. One of these three locations is Forrestdale Lake, which is approximately three kilometres from the application area, where three records are located representing ten individuals being sighted with certainty between 1988 and 2024. Forrestdale Lake contains similar habitat features as the application area: being associated with a seasonally inundated wetland/s; both mapped as the Swan Coastal Plain - Aeolian Deposits - Southern River Complex vegetation complex (Heddlé, et al., 1980) and almost all records within the Pinjarra soil system (DPIRD, 2019). However, according to Geotechnical Investigation Survey (Perth Geotechnics, 2024), a Black Cockatoo Assessment (Consulting Ecologists, 2025) and photographs of the vegetation (Auspan Group, 2025b) indicates that the soil profile and vegetation complex no longer represent the mapped databases.

Noting the habitat features of the two other areas within the Swan Coastal Plain where the short-tongued bee has been recorded, there are some similarities to the application area, with the minor component of *Eucalyptus rudis* and *Melaleuca* sp. (Guildford Complex 32) (Heddlé, et al., 1980) on a sandy clay substrate (213Pj__Cs – Sandy Clay, 213Pj__Sc – Clayey Sand, 213Pj__S10 – Sand and 213PjX_Urban) (DPIRD, 2019). However, there are several other species of native vegetation associated with the Guildford Complex 32 that are not present within the application area. These include *Corymbia calophylla* (marri) - *Eucalyptus wandoo* (wandoo) - *Eucalyptus marginata* (jarrah) and woodland of *Eucalyptus wandoo* (Wandoo) (with rare occurrences of *Eucalyptus lane-poolei* (salmon white gum)). Minor component include *Melaleuca raphiophylla* (Swamp Paperbark). According to the Approved Conservation Advice (DSEWPaC, 2013) for the short-tongued bee, specimens have only been collected on two plant species,

being the *Goodenia filiformis* (Priority 3) and the *Anthotium junciforme* (Priority 4), neither of which have been identified to occur within the application area. As a result, it is unlikely that the application area represents suitable habitat for a short-tongued bee.

Noting the vegetation identified (Auspan, 2025b: Consulting Ecologists, 2025) within the application area and its quality, the habitat requirements and distribution of the above species, the application area does not provide critical habitat for any of these species. In addition, taking into consideration the small extent of the proposed clearing relative to the surrounding native vegetation, the native vegetation remaining in the local area (22.31 per cent of the original native vegetation cover) and the adjacent ecological community which is likely to comprise vegetation in better condition than that present within the application area, the habitat within the application area is not considered significant for species. Whilst not considered significant habitat, impacts may occur to individuals of land-dwelling species which may be present at the time of clearing. To minimise potential impacts, the applicant will be required to undertake 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.

Conclusion

Given the extent of clearing and the lack of good quality fauna habitat and remnant vegetation, the application area is not likely to comprise significant habitat for conservation significant fauna, nor be significant for the continued survival of conservation significant fauna. However, individuals may be present at the time of clearing whilst they traverse the landscape. Slow, directional clearing will mitigate the risk to individuals. In addition, the clearing activities have the potential to impact the quality of the surrounding fauna habitat by facilitating the spread of weeds and dieback. As a result, the proposed clearing does not constitute a significant residual impact.

Conditions

The Delegated Officer determined that the following management conditions on the clearing permit will adequately mitigate the potential impacts of the proposed clearing on the above environmental values:

- Weed and dieback management measures will be required as a condition on the clearing permit to mitigate impacts to adjacent vegetation.
- Slow directional clearing to allow fauna that may be present, to move into adjacent vegetation ahead of the clearing activity will minimise impact to individuals.

3.2.2. Biological values (ecological communities) - Clearing Principles (a) and (d)

Assessment

According to available databases, the application area is directly adjacent to the ecological community '*Banksia Woodlands of the Swan Coastal Plain*' (Banksia WL SCP) which is listed as Endangered under the Commonwealth EPBC Act and Priority 3 under the State BC Act. The application area is also within the buffer zone of the '*Shrublands and woodlands on Muchea Limestone of the Swan Coastal Plain*' ecological community (Muchea Limestone TEC), which is listed as Endangered at both the Federal and State level. The closest occurrence of the Muchea Limestone TEC is approximately 1.46 kilometres from the application area.

Banksia WL SCP – '*Banksia Woodlands of the Swan Coastal Plain*'

Supporting information provided on behalf of Allpress Investment (Auspan Group, 2025b), as well as a fauna assessment undertaken on the property (Consulting Ecologists, 2025), confirms that the Lot and application area comprises of regrowth vegetation lacking the presence of *Banksia* sp..

As a result of the factors notes above, the Delegated Officer notes that the vegetation within the application area is not representative of the adjacent Banksia WL SCP conservation significant ecological community. To ensure the proposed clearing does not adversely impact the adjacent Banksia WL SCP ecological community, mitigation measures will be implemented by the applicant, outlined in the Development Approval:

- If new fencing is proposed, or where fencing that exists does not meet these standards, fencing shall be installed prior to occupation or the creation of multiple lots from the development (whichever is the earlier) in accordance with the following and maintained thereafter: from the new ground level / top of retaining walls in accordance with Part 2 of the City's *Fencing Local Law 2011* (or superseding standard).
- Weeding - prevent reproduction of weeds by removal of seedlings and established weeds before seed set. This work should be carried out regularly so that the planted and mulched garden bed areas are weed free when observed at monthly intervals.

Muchea Limestone – '*Shrublands and woodlands on Muchea Limestone of the Swan Coastal Plain*'

While most known patches of the Muchea Limestone TEC are concentrated between Gingin and Wokalup, some remnant patches have been found to occur in Forrestdale, especially where limestone-influenced soils are present.

According to the approved conservation advice for Muchea Limestone TEC, this ecological community 'is defined on the basis of rare limestone-influenced substrates' (TSSC, 2017). The plant community that occurs on these soils

reflects the unusual mixture of limestone, clay and sands (TSSC, 2000). Typical and common native species are the tree *Casuarina obesa*, the mallees *Eucalyptus decipiens* and *Eucalyptus foecunda* and the shrubs *Melaleuca huegelii*, *Alyogyne huegelii* var. *huegelii*, *Grevillea curviloba* ssp. *incurva*, *Grevillea curviloba* ssp. *curviloba*, *Grevillea evanescens*, *Melaleuca acerosa*, and the herb *Thysanotus arenarius*. The following exotic species are also currently common; *Hypochaeris glabra*, *Sonchus asper*, *Briza maxima*, *Briza minor*, *Anagallis arvensis* and *Centaureum erythraea* (TSSC, 2000).

According to the Geotechnical Investigation Report provided as supporting information to this clearing application, bore hole results indicated that all ten locations throughout the Lot 200 on Deposited Plan 71178, Forrestdale, showed a similar soil profile of: SAND (SP) - fine to medium grained, black, dark grey, grey, pale grey, white, dry to wet, loose to dense, to the termination depth of 2.2 metres. As such it is considered limestone is unlikely to be present within the soil profile.

Based on the supporting information submitted on behalf of the applicant, which included a map, list of representative species occurring within the application area and accompanying photographs (Auspan, 2025b), as well as a Black Cockatoo Assessment undertaken (Consulting Ecologists, 2025), the main vegetation within the application area comprises of *Kunzea* sp., *Regelia* sp., young *Eucalyptus rudis* (flooded gum), *Callitris* species, *Melaleuca* species, *Livistona australis* (cabbage-tree palm), *Adenanthos* species and *Acacia* species. *Melaleuca huegelii*, which may be present within the application area, is commonly known to also occur within the Muchea Limestone TEC, however no other species commonly associated with the TEC were present, and the dominance of *Kunzea* sp. and *Regelia* sp. suggest that this TE is unlikely to occur.

Therefore, based on the information the Department currently have been provided, noting the lack of limestone in the soil profile and that the vegetation present within the application area was not indicative of the "Shrublands and Woodlands on Muchea Limestone of the Swan Coastal Plain" (TEC), the Delegated Officer concluded that the Muchea Limestone TEC does not occur within the application area.

Conclusion

For the reasons set out above, the Delegated Officer considered that the impacts of the proposed clearing on the adjacent ecological community can be managed by taking steps to minimise the risk of the introduction and spread of weeds as well as mitigation measures implemented by the applicant through the Development Approval. As a result, the proposed clearing does not constitute a significant residual impact on ecological communities.

Conditions

The Delegated Officer determined that the following management conditions on the clearing permit will adequately mitigate the potential impacts of the proposed clearing on the above environmental values:

- weed and dieback hygiene measures to mitigate the risk of impacts to adjacent conservation significant ecological.

3.2.3. Environmental value (water resources) - Clearing Principles (f) and (i)

Assessment

A portion of two Resource Enhancement (RE) Geomorphic Wetlands of the Swan Coastal Plain occur within the application area, approximately 4.6 per cent of wetland UFI 15573 and 8.7 per cent of wetland UFI 15836. Based on historical mapping, these wetlands mapped as dampland, basins, appear to become seasonally inundated. Aerial imagery also suggests that approximately 90 per cent and 61 per cent respectively, of the wetlands have been cleared, with remaining vegetation being scattered in small, isolated patches. The cleared area has been used for agricultural purposes, roads, and infrastructure associated with the adjacent industrial area. Based on this, it would appear the wetland has been significantly modified and no longer represents the values of a resource enhancement wetland.

Although these wetlands may have once been linked to nearby wetlands in the local area, these values are likely to have been lost due to the extensive historical clearing, local dominant land uses and building of infrastructure. Noting the relatively small amount of clearing of regrowth vegetation and the lack of riparian vegetation around these wetlands, it is unlikely the water quality or hydrological functions in the local area will be significantly impacted upon from the proposed clearing.

The applicant will implement the following measures to manage the hydrological regime on the property and ensure hydrological functions in the local area will not be significantly impacted (Auspan, 2025a):

- Submit a stormwater management plan to the City, incorporating water sensitive design principles for approval and implement the approved plan.
- Show any drainage easements as may be required on the Certificate of Title in favour of the City.
- Relocate, remove or upgrade any drainage infrastructure on the lot or within the adjoining road reserve that is impacted by the proposed development.

Conclusion

Based on the above assessment, the proposed clearing is unlikely to comprise and have an impact on any water resources.

Conditions

No management conditions required.

3.3. Relevant planning instruments and other matters

Other relevant authorisations required for the proposed land use include:

- Development approval under the *Planning and Development Act 2005* (issued by the City of Armadale).

The City of Armadale advised DWER that local government approvals are required, and that proposed clearing does not align with the objectives of the City's Biodiversity Strategy, which prioritises the protection and enhancement of biodiversity during land use change. The Shire registered a number of objections to the proposed clearing, namely (City of Armadale, 2025):

- Threatened Ecological Community (TEC) - The site contains the endangered vegetation community "*Shrublands and Woodlands on Muchea Limestone of the Swan Coastal Plain*," which is protected under both State and Commonwealth legislation.
 - The impact of the clearing on environmental values, such as threatened ecological communities, is taken into consideration during the assessment of the application. The assessment against this environmental value can be found in Section 3.2.2 of this report.
- The area is broadly identified as *Zanda latirostris* (Carnaby's Cockatoo) roosting site.
 - The impact of the clearing on environmental values, such as conservation significant fauna, is taken into consideration during the assessment of the application. The assessment against this environmental value can be found in Section 3.2.1 of this report.
- There is a nearby record of *Isoodon fusciventer* (quenda, southwestern brown bandicoot).
 - The impact of the clearing on environmental values, such as conservation significant fauna, is taken into consideration during the assessment of the application. The assessment against this environmental value can be found in Section 3.2.1 of this report.
- Two Resource Enhancement Geomorphic Wetlands of the Swan Coastal Plain are mapped on the Lot (UFI 15836 and UFI 15573).
 - The impact of the clearing on environmental values, such as clearing taking place within or close by a wetland, is taken into consideration during the assessment of the application. The assessment against this environmental value can be found in Section 3.2.3 of this report.

The Development Approval for the Workshop & Washdown Facility), Ancillary Office and Hardstand was issued on 10 June 2025 and a copy of the approval was submitted on behalf of Allpress Holdings (Auspan, 2025a). A Building Permit must be issued by the City of Armadale prior to the erection or alteration or fit out of any structure on the property (Auspan, 2025a).

A portion of the application area is mapped within the Historic Aboriginal Cultural Heritage site - SEC/1C-4 - ACH-00017927 Artefacts / Scatter. 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

Summary of comments	Consideration of comment
Response to request for further information (Auspan Group, 2025b) - type and condition of native vegetation within application area	The Delegated Officer considered comments received as a result of this request for further information to detail the type and condition of native vegetation within application area. The Delegated Officer determined additional information was required, requesting a black cockatoo assessment based on this information provided. The information provided in this request was considered for Clearing Principles (a) (b) and (d), in Section 3.2.1. Biological values (fauna) and 3.2.2. Biological values (ecological communities), of this report.
Response to request for further information (Auspan Group, 2025c) - Black cockatoo assessment (Consulting Ecologists, 2025)	The Delegated Officer considered comments received as a result of this request for further information to provide the results of a black cockatoo assessment within the application area. The information provided in this request was considered for Clearing Principles (a) and (b), in Section 3.2.1. Biological values (fauna) 3.2.2., of this report.
Response to request for further information (Auspan Group, 2025d) - Avoidance and mitigation measures	The Delegated Officer considered Allpress Holdings had adequately provided avoidance and mitigation measures to mitigate impacts of the proposed clearing. See Section 3.1 Avoidance and mitigation measures for further details.
Response to phone discussion (Auspan Group, 2025e) - Land degradation mitigation	The Delegated Officer considered Allpress Holdings had adequately provided evidence of avoidance and mitigation measures to mitigate impacts of land degradation.

Appendix B. Site characteristics

B.1. Site characteristics

Characteristic	Details
Local context	The area proposed to be cleared is in a rapidly developing Forrestdale industrial area in the southern part of the Perth metropolitan area, approximately 20 kilometres south-south-east of the CBD. The site is bounded by Edison Circuit and commercial properties to the south, a drainage basin to the south-west, Tonkin Hwy to the west and Ranford Road to the east. Aerial imagery indicates the local area (10-kilometre radius from the centre of the area proposed to be cleared) retains approximately 22.31 per cent of the original native vegetation cover.
Ecological linkage	The application area is within the Green Growth Plan (SAPPR) 2012 - Directions 2031 boundary and the outer extent of DEC managed land tenure to the north of Directions 2031.
Conservation areas	The application area is approximate 630 metres away from the Bush Forever Site 342 and approximately 640 metres away from a nature reserve.
Vegetation description	Photographs supplied by the applicant (Auspan Group, 2025b) indicate the vegetation within the proposed clearing area consists of scattered young <i>Eucalyptus rudis</i> (Flooded Gum) to about five metres, <i>Kunzea</i> sp. <i>Regelia</i> sp, <i>Acacia</i> species, <i>Adenanthos</i> sp., <i>Melaleuca</i> sp., <i>Callitris</i> sp. and <i>Livistona australis</i> (Cabbage-Tree Palm),). Due to all vegetation being regrowth, maximum stem diameters were around 100 millimetres (Consulting Ecologists, 2025). Representative photos and maps are available in Appendix E.

Characteristic	Details
	This is inconsistent with the mapped vegetation type: - Beard Pinjarra_968, which is described as <i>Eucalyptus marginata</i> (jarrah), <i>Corymbia calophylla</i> (marri), <i>Eucalyptus wandoo</i> (wandoo) (Shepherd et al, 2001). - Swan Coastal Plain - Aeolian Deposits - Southern River Complex 42, which is described as open woodland of <i>Corymbia calophylla</i> (marri) - <i>Eucalyptus marginata</i> (jarrah) - <i>Banksia</i> species with fringing woodland of <i>Eucalyptus rudis</i> (flooded gum) - <i>Melaleuca raphiophylla</i> (swamp paperbark) along creek beds. The mapped vegetation complex retains approximately 18.43 per cent of the original extent (Government of Western Australia, 2019).
Vegetation condition	Photographs supplied by the applicant indicate the vegetation within the proposed clearing area is in Degraded condition (Keighery, 1994), described as 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. The full Keighery (1994) condition rating scale is provided in Appendix D. Representative photos are available in Appendix E.
Climate and landform	The average annual rainfall in the area is 900 millimetres, with the areal actual evapotranspiration measuring 800 millimetres. The application area gently slopes downward from west to east, with a difference in elevation of approximately 0.26 metres. The average surface level along the western side is 23.66 metres AHD and 23.40 metres AHD to the eastern side.
Soil description	The proposed clearing is mapped over two (2) different soil types within the 213Pj - Pinjarra Soil System described as: 213Pj__B1 - Pinjarra, B1 Phase - Extremely low to very low relief dunes, undulating sandplain and discrete sand rises with deep bleached grey sands sometimes with a pale yellow B horizon or a weak iron-organic hardpan at depths generally greater than 2 metres; banksia dominant. 213Pj__P8 - Pinjarra P8 Phase - Broad poorly drained flats and poorly defined stream channels with moderately deep to deep sands over mottled clays; acidic or less commonly alkaline grey and yellow duplex soils to uniform bleached or pale brown sands over clay. Bore holes conducted around the application area during a geotechnical investigation on the Lot, found a common soil profile in all bore holes, described as: - SAND (SP) - fine to medium grained, black, dark grey, grey, pale grey, white, dry to wet, loose to dense, to the termination depth of 2.2 metres.
Land degradation risk	Land degradation risk table, based on the mapped soil types, can be found in Appendix C.2. Groundwater Salinity (Total Dissolved Solids): 500-1000 milligrams per litre total dissolved solids.
Waterbodies	The desktop assessment and aerial imagery indicated that the application area partially overlaps with two mapped Resource Enhancement - Geomorphic Wetlands of the Swan Coastal Plain (basin/dampland - UFI – 15836 and 15573), however, several other developments within the Forrestdale Industrial Area have already occurred within this mapped wetland. The application area is approximately 235 metres from a mapped Inland flat which is subject to inundation.
Hydrogeography	The application area lies within the Perth Groundwater Area (UFI 35) proclaimed under the RIWI Act.
Flora	According to available databases, a total of 22 flora species listed as threatened under the BC Act and 42 Priority listed flora by DBCA have been recorded within the local area. Eight of these species have been found to occur with the Pinjarra soil system and four

Characteristic	Details
	of these species have been recorded within both the Pinjarra soil system and the Southern River vegetation complex. The closest record of a conservation significant flora species is <i>Thysanotus glaucus</i> (P4) which has been recorded 298 metres from the application area. As the application area has been highly disturbed through previous clearing, no longer comprising of the mapped vegetation complex or demonstrating the same soil profile as the mapped soil system, the application area is unlikely to contain any of the priority flora identified in the likelihood analysis.
Ecological communities	There is no evidence that the native vegetation located within the application area represents an ecological community. There is an ecological community mapped directly adjacent to the application area to the north-west, within Lot 4850 on Deposited Plan 29950. This ecological community has been identified as the Banksia WL SCP - Banksia Woodlands of the Swan Coastal Plain ecological community, which is federally listed as Endangered and Priority three under the State classification.
Fauna	There are 54 conservation significant fauna species recorded in the local area. Of these records 16 are priority species and 38 on the threatened species list including one Conservation Dependent and one Other Species. The closest record is of the <i>Isodon fusciventer</i> (quenda, southwestern brown bandicoot) which has been recorded 70 metres from the application area. The list of conservation significant fauna likely to occurring in the application area, based on a desktop analysis, can be found in Appendix B.3. and Section 3.2. The application area is within the known distribution for all three conservation significant black cockatoo species, with 46 black cockatoo roost sites recorded within local area, the closest being 1.33 kilometres away.

B.2. Land degradation risk table

Risk categories	213Pj__B1 - Pinjarra, B1 Phase	213Pj__P8 - Pinjarra P8 Phase
Wind erosion	H2: >70% of map unit has a high to extreme wind erosion risk	M1: 10-30% of map unit has a high to extreme wind erosion risk
Water erosion	L1: <3% of map unit has a high to extreme water erosion risk	
Salinity	L1: 30-50% of map unit has a moderate to high salinity risk or is presently saline	L2: 3-10% of map unit has a moderate to high salinity risk or is presently saline
Sub-surface Acidification	H2: >70% of map unit has a high subsurface acidification risk or is presently acid	
Flooding	M1: 10-30% of the map unit has a moderate to high flood risk within 5 metres of application area	
Water logging	M1: 10-30% of map unit has a moderate to very high waterlogging risk	H2: >70% of map unit has a moderate to very high waterlogging risk
Phosphorous export	H1: 50-70% of map unit has a high to extreme phosphorus export risk	M1: 10-30% of map unit has a high to extreme phosphorus export risk
Water Repellence	H2: >70% of map unit has a high water repellence risk	L2: 3-10% of map unit has a high water repellence risk

B.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]
<i>Isodon fusciventer</i> (quenda, southwestern brown bandicoot)	P4	Y	N	0.07	1377	N/A
<i>Leioproctus douglasiellus</i> (a short-tongued bee)	EN	Y	N	3.03	3	N/A
<i>Zanda baudinii</i> (Baudin's cockatoo)	EN	N	Y	4.80	194	N/A
<i>Zanda latirostris</i> (Carnaby's cockatoo)	EN	N	Y	0.26	1692	N/A
<i>Zanda</i> sp. 'white-tailed black cockatoo' (white-tailed black cockatoo)	EN	N	Y	7.01	76	N/A

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

Appendix C. Assessment against the clearing principles

Assessment against the clearing principles	Variance level	Is further consideration required?
Environmental value: biological values		
<u>Principle (a):</u> "Native vegetation should not be cleared if it comprises a high level of biodiversity." <u>Assessment:</u> The area proposed to be cleared does not contain locally significant flora, fauna, assemblages of plants or assemblages of plants representative of any conservation significant ecological community. The area proposed to be cleared is unlikely to contain significant habitat for conservation significant fauna.	Not likely to be at variance	Yes <i>Refer to Section 3.2.1 and 3.2.2, above.</i>
<u>Principle (b):</u> "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." <u>Assessment:</u> The area proposed to be cleared is not likely to provide significant foraging, roosting, breeding, critical or significant habitat for conservation significant fauna. Ground dwelling conservation significant fauna may also utilise the application area, however, it is unlikely to represent significant habitat.	May be at variance	Yes <i>Refer to Section 3.2.1, above.</i>
<u>Principle (c):</u> "Native vegetation should not be cleared if it includes, or is necessary for the continued existence of, threatened flora." <u>Assessment:</u> The area proposed to be cleared is unlikely to contain habitat for flora species listed under the BC Act.	Not likely to be at variance	No
<u>Principle (d):</u> "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." <u>Assessment:</u> The proposed clearing area does not contain species composition indicative of a TEC listed under the EPBC Act.	Not likely to be at variance	Yes <i>Refer to Section 3.2.2, above.</i>

Assessment against the clearing principles	Variance level	Is further consideration required?
Environmental value: significant remnant vegetation and conservation areas		
<u>Principle (e):</u> <i>"Native vegetation should not be cleared if it is significant as a remnant of native vegetation in an area that has been extensively cleared."</i> <u>Assessment:</u> The extent of the mapped vegetation type is consistent with the national objectives and targets for biodiversity conservation in Australia. Vegetation within the application area is not considered to represent the mapped vegetation type due to previous clearing, lack of remnant vegetation and identification of regrowth vegetation species not indicative of the mapped vegetation complex. The proposed clearing area is not considered to be part of a significant ecological linkage in the local area, however, may contribute to linkage function with adjacent areas of native vegetation for some fauna species.	Not likely to be at variance	No
<u>Principle (h):</u> <i>"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."</i> <u>Assessment:</u> Given the separation distance and infrastructure between the application area and the nearest conservation areas, 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		
<u>Principle (f):</u> <i>"Native vegetation should not be cleared if it is growing in, or in association with, an environment associated with a watercourse or wetland."</i> <u>Assessment:</u> The application area intersects two mapped resource enhancement wetlands, and therefore, the vegetation proposed to be cleared is growing in an environment associated with a wetland. Noting the historical clearing of the application area and the regrowth vegetation proposed to be cleared within the already highly disturbed and developed wetland area, the clearing is unlikely to further impact on the environment associated with wetlands.	At variance	Yes <i>Refer to Section 3.2.3, above.</i>
<u>Principle (g):</u> <i>"Native vegetation should not be cleared if the clearing of the vegetation is likely to cause appreciable land degradation."</i> <u>Assessment:</u> The mapped soils are susceptible to wind erosion, water logging, water repellence, sub-surface acidification and phosphorus export. Soil within the application area were surveyed to not represent the mapped soil type. Noting the land degradation mitigation measures being taken by the applicant, the proposed clearing is not likely to have an appreciable impact on land degradation.	Not likely to be at variance	No
<u>Principle (i):</u> <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."</i> <u>Assessment:</u> The clearing within wetland environments associated with a resource enhancement wetland system may impact the hydrological regime within the hyper-local area. Given the small extent of vegetation proposed to be	May be at variance	Yes <i>Refer to Section 3.2.3, above.</i>

Assessment against the clearing principles	Variance level	Is further consideration required?
cleared, any change resulting from the clearing of native vegetation is considered to be minor and temporary. No long-term impacts on quality of surface and underground water are anticipated as a result of clearing native vegetation.		
<u>Principle (j):</u> <i>"Native vegetation should not be cleared if the clearing of the vegetation is likely to cause, or exacerbate, the incidence or intensity of flooding."</i> <u>Assessment:</u> Given the extent of clearing within the mapped wetland is small (0.212 hectares), in addition to the stormwater management mitigation measures being taken to avoid flooding, the proposed clearing is unlikely to contribute to cause or exacerbate the incidence or intensity of flooding.	Not likely to be at variance	No

Appendix D. 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 E. Photographs of the vegetation



Plant species

- 2 *Callitris Glaucohylla*
- 3 *Melaleuca Huegelii* & *Callitris Prsissii*
- 4 *Melaleuca lateritia*
- 5 *Livistona australis*
- 6 *Adenanthos silver streak*
- 10 *Acacia aneura*
- 11 *Eucalyptus rudis*

Figure 2: A map provided on behalf of Allpress Holdings, indicating the species and location of the most common native species identified within the application area (Auspan Group, 2025b).



Figure 3: Photographs of the native vegetation, corresponding to the marked locations within the map in Figure 2 of this report (Auspan Group, 2025b).



Figure 4: View of Lot 200 from Edison Court in July 2025, showing grassy weeds in the foreground and native regeneration in the middle distance (Consulting Ecologists, 2025).



Figure 5: (Left) Vegetation in the centre/south of the site. *Kunzea* in the background and *Regelia* in the foreground. (Right) Vegetation (*Kunzea*) in the north of the site (Consulting Ecologists, 2025).

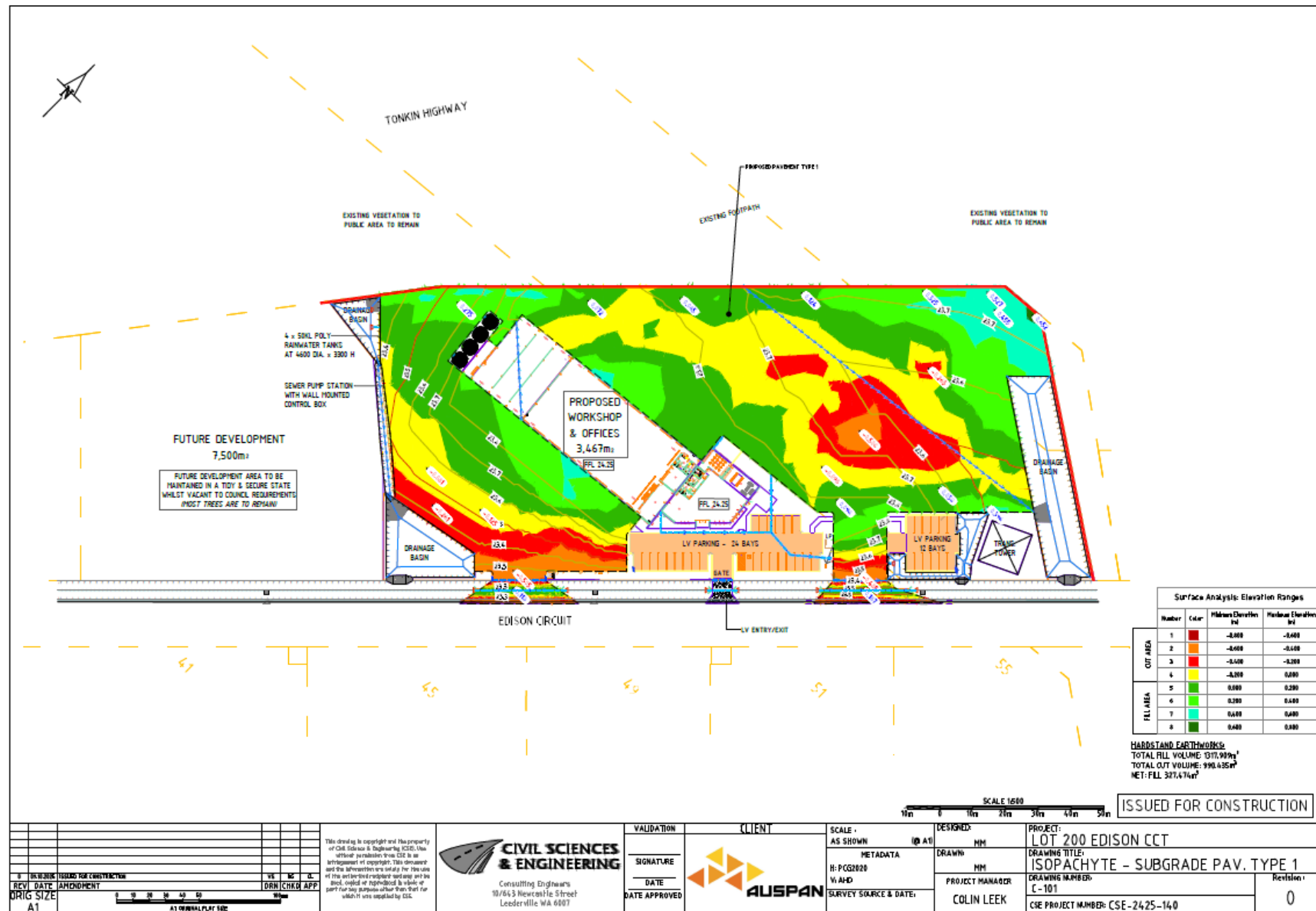


Figure 6: Surface analysis results to identify elevation ranges to guide the fill volumes and drainage basin locations to mitigate land degradation in mapped wetland areas within application area (Civil Sciences and Engineering, 2025)

Appendix F. Sources of information

F.1. GIS databases

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

- 10 Metre Contours (DPIRD-073)
- Aboriginal Cultural Heritage – Register (DPLH-099)
- Aboriginal Cultural Heritage – Lodged (DPLH-100)
- Aboriginal Cultural Heritage – Historic (DPLH-098)
- 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

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)

F.2. References

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- Auspan Group (2025b) *Response to request for further information sent on 23 June 2025 - Supporting information for referral application REF 11135/1- photos and locations of native vegetation within application area*, received 30 June 2025 (DWER Ref: DWERDT1152335 and DWERDT1152350).
- Auspan Group (2025c) *Supporting information for native clearing application CPS 11171/1 – Black Cockatoo Assessment*, received 11 August 2025 (DWER Ref: DWERDT1184902).
- Auspan Group (2025d) *Supporting information for native clearing application CPS 11171/1 – measures for minimising native clearing and environmental considerations*, received 18 August 2025 (DWER Ref: DWERDT1179627).
- Auspan Group (2025e) *Supporting information for native clearing application CPS 11171/1- updated construction plans, Geotechnical investigation report and Submission drawings for site works*, received 13 October 2025 (DWER Ref: DWERDT1211211, DWERDT1211212, DWERDT1211213).
- City of Armadale (2025) *Advice for clearing permit application CPS 11171/1*, received 3 September 2025 (DWER Ref: DWERDT1190425).
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