GOVERNMENT OF
WESTERN AUSTRALIA

CLEARING PERMIT

Granted under section 51E of the Environmental Protection Act 1986

PERMIT DETAILS

Area Permit Number: CPS 11191/1

File Number: DWERVT19515

Duration of Permit: From 11 May 2026 to 11 May 2033

PERMIT HOLDER

Helena Valley Residential Resort Pty Ltd on behalf of Serenitas Communities Holdings Pty Ltd as trustee for the Serenitas Communities Trust

LAND ON WHICH CLEARING IS TO BE DONE

Lot 55 on Diagram 74934, Helena Valley

Lot 103 on Deposited Plan 406369, Helena Valley

Lot 701 on Deposited Plan 423434, Helena Valley

AUTHORISED ACTIVITY

The permit holder must not clear more than 23 *native vegetation* trees 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 *native vegetation* trees after 11 May 2028.

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

In determining the *native vegetation* trees 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. Revegetation and rehabilitation - Mitigation

(a) Within 12 months following completion of *clearing* authorised under this permit, the permit holder must undertake the deliberate *planting* of at least 30 *black cockatoo foraging trees* within the area cross-hatched red in Figure 2 Schedule 1, for the purpose of establishing or enhancing *black cockatoo species* foraging habitat ensuring:

(i) only *local provenance* propagating material is used;

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

(iii) the ground is ripped prior to *planting* to remove soil compaction;

(iv) *weed* control activities are undertaken prior to *planting*, and annually thereafter for a period of three years; and

(v) watering of *plantings* is undertaken for at least three years post *planting* as required.

(b) the permit holder must, within 24 months of *planting* the *black cockatoo foraging trees* in accordance with *condition* 4(a) of this permit:

(i) engage an *environmental specialist* to make a determination that at least 30 *black cockatoo foraging trees* will survive within the area cross-hatched red in Figure 2 of Schedule 1;

(ii) if the determination made by the *environmental specialist* under *condition* 4(b)(i) is that at least 30 *black cockatoo foraging trees* will not survive, the permit holder must plant additional seedlings that will result in at least 30 *black cockatoo foraging trees* persisting within the area cross-hatched red in Figure 2 of Schedule 1; and

(iii) where additional *planting* of seedlings is undertaken in accordance with *condition* 4(b)(ii), the permit holder must repeat the activities required by *condition* 4(a)(i-v) and 4(b)(i-ii) of this permit.

5. Records that must be kept

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

Table 1: Records that must be kept

No.	Relevant matter	Specifications
1.	In relation to the authorised *clearing* activities generally	(a) the species composition, structure, and density of the cleared area; (b) the location where the *clearing* occurred, recorded using a Global Positioning System (GPS) unit set to GDA2020, expressing the geographical coordinates in Eastings and Northings; (c) the date that the area was cleared; (d) the size of the area cleared (in hectares); (e) actions taken to avoid, minimise, and reduce the impacts and extent of *clearing* in accordance with *condition* 2; and (f) actions taken to minimise the risk of the introduction and spread of *weeds* and *dieback* in accordance with *condition* 3;
2.	In relation to *revegetation* and *rehabilitation* pursuant to *condition* 4	(a) the date(s) that *revegetation* and *rehabilitation* occurred; (b) the boundaries of the area(s) *revegetated* and *rehabilitated* (recorded digitally as a shapefile); (c) the number and *local provenance black cockatoo foraging trees* planted; (d) description of the *revegetation* and *rehabilitation* activities undertaken, including actions taken to implement watering and *weed* control; (e) a copy of the *environmental specialist's* monitoring report and determination, pursuant to *condition* 4(b)(i); and (f) a description of any remedial actions undertaken pursuant to *condition* 4(b) (ii-iii).

6. Reporting

The permit holder must provide to the *CEO* the records required under *condition* 5 of this permit when requested by the *CEO*.

DEFINITIONS

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

Table 2: Definitions

Term	Definition
black cockatoo foraging trees	means trees within the *local provenance* that provide food resources crucial for the survival of *black cockatoo species.*
black cockatoo species	means one or more of the following species: (a) *Zanda lateriosis* (Carnaby's cockatoo); (b) *Zanda baudinii* (Baudin's cockatoo); and/or (c) *Calyptorhynchus banksii naso* (forest red-tailed black cockatoo).
CEO	Chief Executive Officer of the *department* responsible for the administration of the clearing provisions under the *Environmental Protection Act 1986*.
clearing	has the meaning given under section 3(1) of the *EP Act*.
condition	a *condition* to which this clearing permit is subject under section 51H of the *EP Act*.
fill	means material used to increase the ground level, or to *fill* a depression.
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.
EP Act	*Environmental Protection Act 1986* (WA)
native vegetation	has the meaning given under section 3(1) and section 51A of the *EP Act*.
local provenance	means native vegetation seeds and propagating material from natural sources within 50 kilometres and the same 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.
planting	means the re-establishment of vegetation by creating favourable soil conditions and *planting* seedlings of the desired species.
rehabilitate/ed/ion	means actively managing an area containing *native vegetation* in order to improve the ecological function of that 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.
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
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

Term	Definition
	ranking summary, regardless of ranking; or (c) not indigenous to the area concerned.

END OF CONDITIONS

Mathew Gannaway
SENIOR MANAGER
NATIVE VEGETATION REGULATION

Officer delegated under Section 20
of the Environmental Protection Act 1986

17 April 2026

SCHEDULE 1

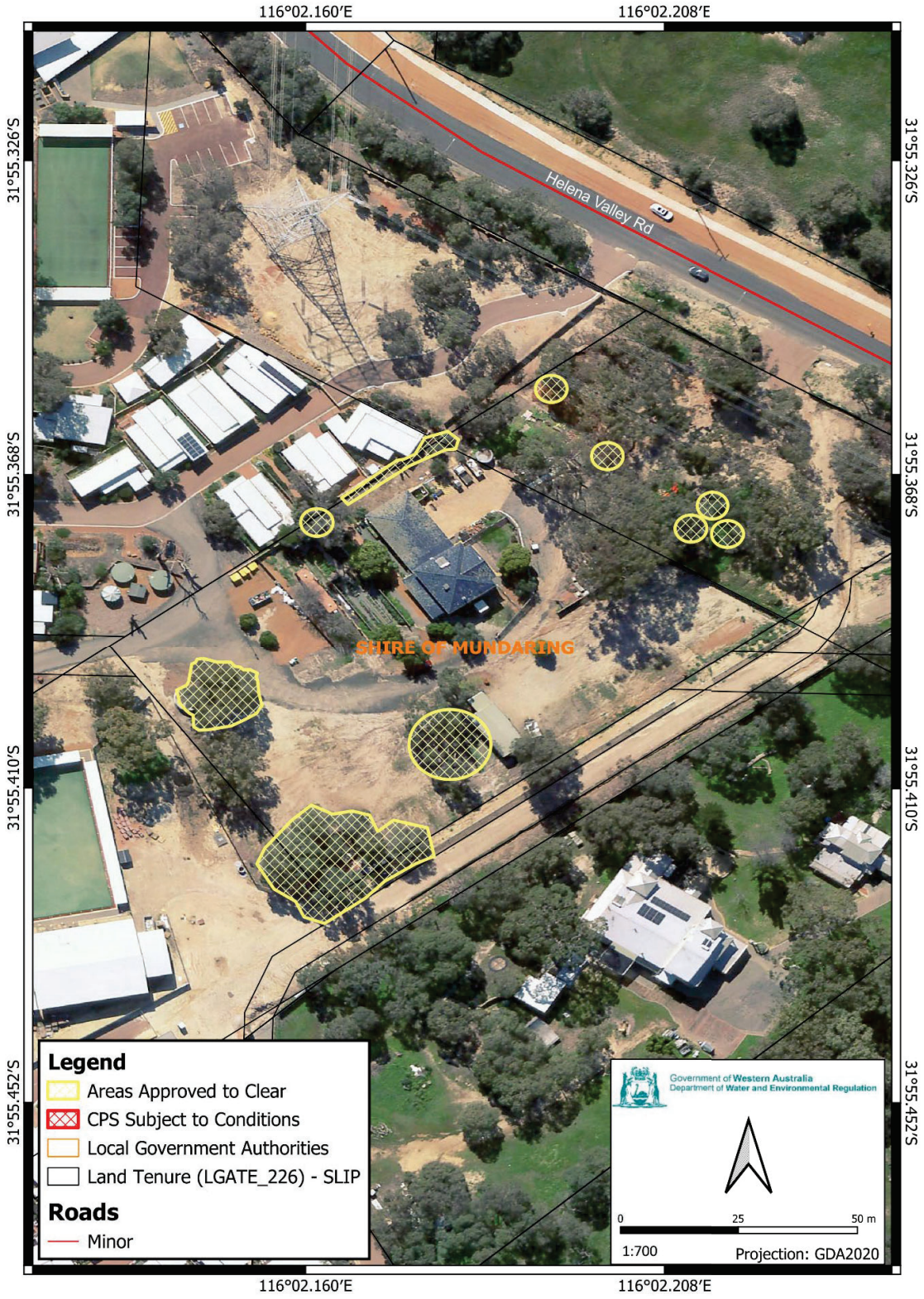

Figure 1: Map of the boundary of the area within which clearing may occur

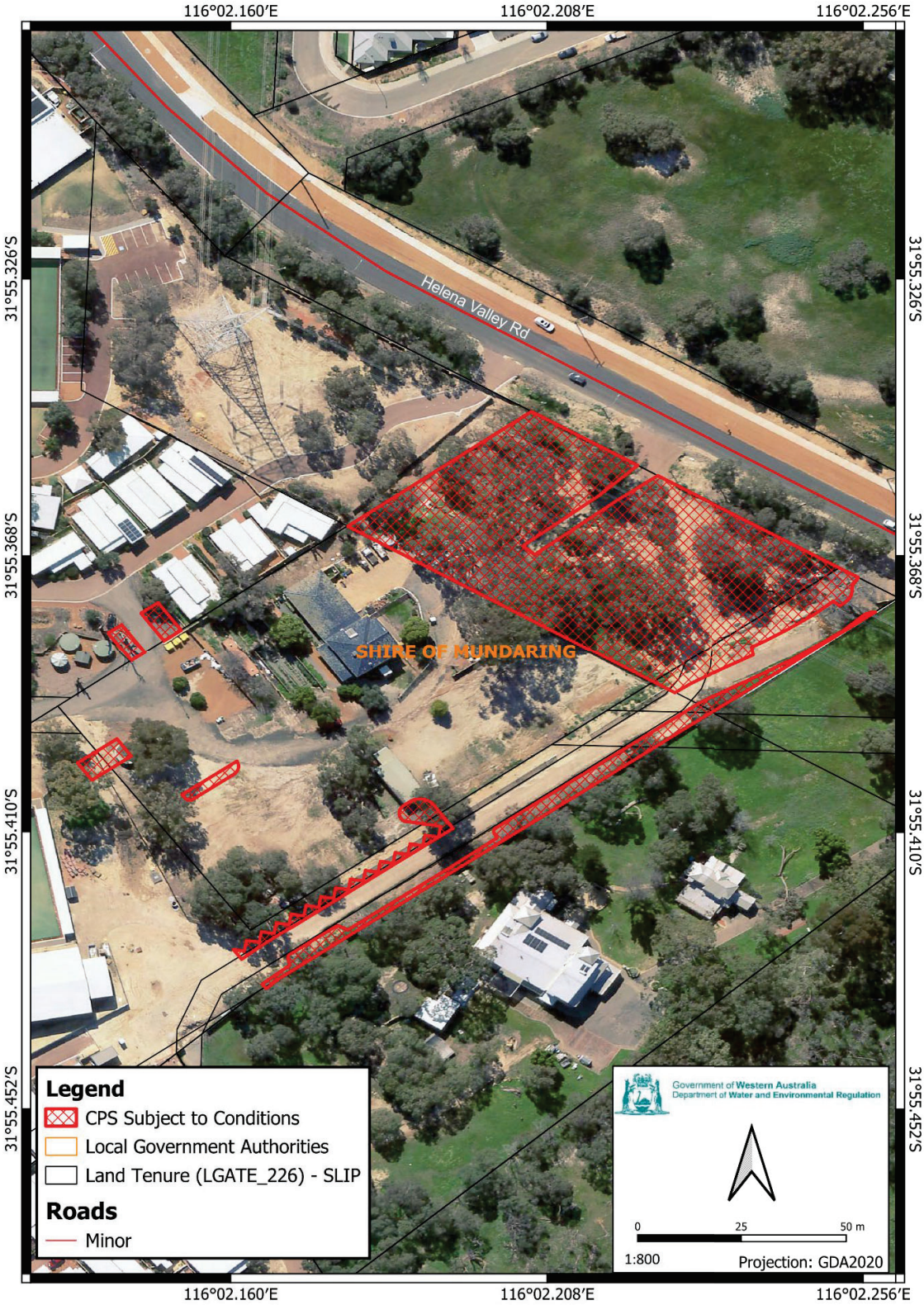

Figure 2: Map of the boundary of the area where *black cockatoo foraging trees* are to be planted in accordance with *condition 4*

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 11191/1
Permit type:	Area permit
Applicant name:	Helena Valley Residential Resort Pty Ltd on behalf of Serenitas Communities Holdings Pty Ltd as trustee for the Serenitas Communities Trust
Application received:	21 July 2025
Application area:	23 native trees
Purpose of clearing:	Expansion of the existing residential lifestyle resort
Method of clearing:	Mechanical
Property:	Lot 55 on Diagram 74934 Lot 103 on Deposited Plan 406369 Lot 701 on Deposited Plan 423434
Location (LGA area/s):	Shire of Mundaring
Localities (suburb/s):	Helena Valley

1.2. Description of clearing activities

The vegetation proposed to be cleared is distributed across multiple areas throughout Lot 55 on Diagram 74934, Lot 103 on Deposited Plan 406369 and Lot 701 on Deposited Plan 423434 (see Figure 3, Section 1.5). The purpose of the application is for the expansion of the existing residential lifestyle resort.

The application was revised during the assessment process twice. The initial change was in response from the Shire of Mundaring (the Shire), requiring the applicant to submit development approval and a fire management plan which included a reduction in the amount of clearing from 24 trees to 12 native trees to avoid and minimise the clearing impacts (Shire of Mundaring, 2025) (see Section 3.1 for further details)

The second amendment to the application area followed the Department of Water and Environmental Regulation (DWER) site inspection conducted on 18 March 2026. As a result, trees were added and removed to address digitising errors and exclude non-native species. Overall, the application area increased from 12 to 23 trees and comprises one *Eucalyptus marginata* (jarrah), 14 *Corymbia calophylla* (marri), and eight dead trees. Photographs from the site inspection are provided in Appendix F.

Figure 1: Areas removed/changed from application area (orange) and revised application area following development approval (blue-hatched area)

Figure 2: Areas removed/changed from application area (green) and revised application area following the site inspection (blue-hatched area)

1.3. Decision on application

Decision:	Granted
Decision date:	17 April 2026
Decision area:	23 native trees, 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 DWER advertised the application for 21 days upon its initial acceptance and no public submissions were received. Following the change to the application area, the application area was re-advertised for seven days, and one public submission was received. Consideration of the matter raised in the public submission is summarised in Appendix B.

In making this decision, the Delegated Officer had regard for the site characteristics (see Appendix C), relevant datasets (see Appendix H.1), the clearing principles set out in Schedule 5 of the EP Act (see Appendix D), relevant planning instruments and any other matters considered relevant to the assessment (see Section 3). The Delegated Officer also took into consideration that a portion of the trees applied to be removed is due to an interference with an existing or a proposed sewer lines and other trees applied to clear are due to either the construction or upgrades to a retaining wall (representative photos can be found within Appendix F).

The assessment identified that the proposed clearing will result in:

- The loss of 15 trees which provide suitable foraging habitat and potential roosting habitat for three species of threatened black cockatoo. Eight of the applied 23 trees are dead and do not provide foraging or roosting habitat (see Appendix F for supporting information).

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

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

- avoid, minimise to reduce the impacts and extent of clearing;
- take hygiene steps to minimise the risk of the introduction and spread of weeds and dieback; and
- undertake revegetation using species suitable for black cockatoo foraging.

1.5. Site map

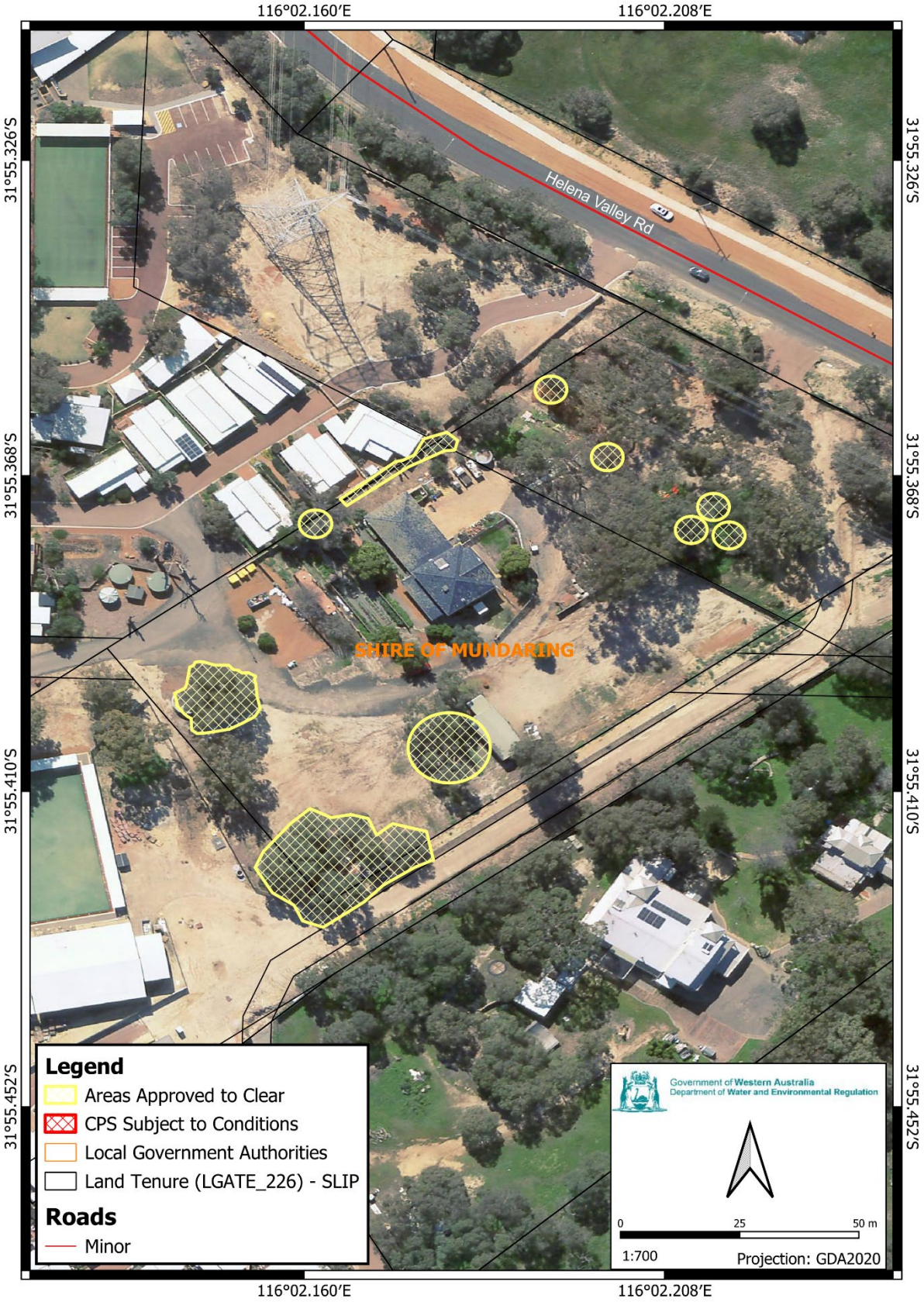

Figure 3: Map of the application area

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)
- *Environment Protection and Biodiversity Conservation Act 1999* (Cth) (EPBC Act)

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

The following avoidance and mitigation measures was submitted by the applicant (Helena Valley, 2025):

Ground preparation
The site is generally well compacted, with numerous paths and driveways, so once the piles of soil and mulch are to be removed (with the mulch stored for future use). Areas no closer than 5 metres from each tree trunk are to be ripped to a depth of 500mm along the contours of the site at 300mm centres. Existing felled trees logs and habitat logs to be placed throughout the sites away from paths and vehicle access tracks. Spreading of existing site mulch to a maximum depth of 100mm is to occur before planting to reduce damage to new plants.

Winter planting
A combination of low growing plants local to the area (Forrestdale soil type) and purchased from trillion trees to be planted in winter months. Within the revegetation area, the applicant has agreed to plant a minimum of 30 foraging species trees for black cockatoos in addition to *Banksia grandis* and *B. attenuata* and *Eucalyptus marginata* (Helena Valley, 2026a; 2026d).

Maintenance and watering
First summer after planting, starting once every two weeks upon commencement of warm to hot weather, watering of up to 5 litres per plant will be required to ensure good survival. The second summer and beyond will not require further watering every year subsequently, hand pulling or spray weeds with the correct herbicide before they seed is recommended.

Based on the information above, 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 through design principles.

The Delegated Officer determined that after the application of the avoidance and minimisation measures the following impact remained:

- Loss of 0.15 hectares (15 trees) of native vegetation which provides moderate to high quality foraging for three black cockatoo species.

To reduce the environmental impacts remaining after avoidance and minimisation measures, revegetation with species suitable for black cockatoo foraging is required to reduce the environmental impact such that no significant residual impacts remain.

The initial revegetation proposal included planting 30 *Corymbia calophylla* within the designated revegetation area. Following discussions with the applicant, who outlined site constraints such as the high Bushfire Attack Level (BAL) rating and the presence of overhead powerlines (north eastern section of the application area), the Delegated Officer determined to condition planting of 30 foraging trees endemic to the local area for black cockatoos within the area crosshatched red (see Figure 4) on the clearing permit to mitigate impacts to black cockatoo foraging (Helena Valley,

2026d). A list of foraging trees proposed to be planted in the revegetation area can be found in the development approval supplied by the applicant (Helena Valley, 2026a).

The above revegetation measures were input into the DWER WA environmental offsets calculator to determine the quantum of mitigation afforded by these measures. A summary of these calculations is available in Appendix G. The Delegated Officer determined that the revegetation action was sufficient that no significant residual impact remained.

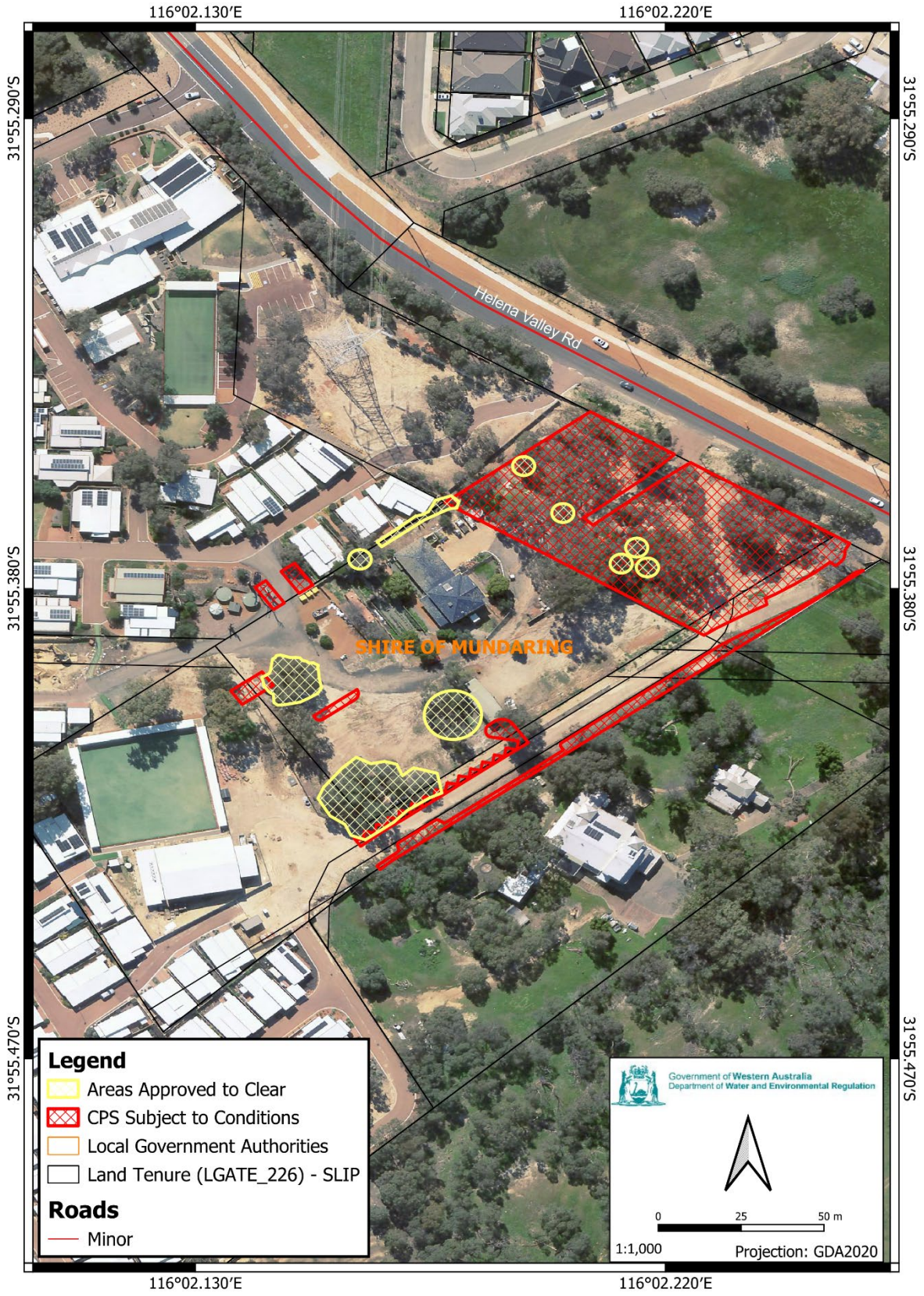

Figure 4: Location of the revegetation area (cross-hatched red), in relation to the application area for CPS 11191/1 (cross-hatched yellow)

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.

The assessment against the clearing principles (see Appendix D) identified that the impacts of the proposed clearing present a risk to biological values (fauna). The consideration of these impacts, and the extent to which they can be managed through conditions applied in line with sections 51H and 51I of the EP Act, is set out below.

3.2.1. Biological values (fauna) - Clearing Principles (a & 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, 37 conservation significant fauna species have been recorded within the local area (10-kilometre radius of the application area). Of these species, five have habitat features represented within the application area.

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:

- *Zanda latirostris* (Carnaby's cockatoo), listed as endangered under the EPBC Act and BC Act
- *Zanda baudinii* (Baudin's cockatoo), listed as endangered under the EPBC Act and BC Act
- *Calyptorhynchus banksii naso* (forest red-tailed black cockatoo), listed as vulnerable under the EPBC Act and BC Act
- *Isoodon fusciventer* - quenda, southwestern brown bandicoot, Priority 4
- *Dasyurus geoffroii* - chuditch, western quoll, listed as vulnerable under the EPBC Act and BC Act

Black cockatoo

The application area is within the distribution for all three black cockatoo species; Carnaby's cockatoo, Baudin's cockatoo and forest red-tailed black cockatoo, and is mapped as black cockatoo foraging habitat.

Foraging habitat

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, however, may also forage on the seeds of *Eucalyptus marginata* (jarrah) and proteaceous species (DAWE, 2022). Forest red-tailed black cockatoos feed predominantly on the seeds of marri and jarrah, which comprise approximately 90 per cent of their diet (Valentine and Stock 2008).

Critical habitat is defined as any habitat that provides for feeding, watering, regular night roosting, and potential for breeding for Carnaby's cockatoo (DPAW, 2013) and all marri, karri and jarrah forests, woodlands and remnants in the south-west of Western Australia receiving more than 600 millimetres of annual average rainfall for Baudin's and forest red-tailed black cockatoo (DEC, 2008). Foraging habitat within 12 kilometres of a nesting site and six kilometres of a roosting site is also of particular importance in supporting populations (Commonwealth of Australia, 2022; Le Roux, 2017; Glossop, et al., 2011; DPAW, 2013; DEC, 2008).

There are 53 known black cockatoo roost sites within the local area, the closest being 500 metres from the application area. There are also 11 confirmed breeding sites within the local area. Photographs from the site inspection (see Appendix F) identified marri to be the dominant tree species within the application area. Evidence of foraging was observed across the application area, however considerably less foraging activity was noticed beneath the powerlines to the northeast of the application area (Figures 9 - 11). The application area is likely to support foraging by birds roosting and breeding locally.

Given the application area contains primary food source for all three black cockatoo species, the proximity to permanent water sources and known roosting sites and the cumulative loss of foraging habitat in the local area, the removal of 15 trees suitable for foraging is a significant impact.

Breeding habitat

Suitable breeding habitat for black cockatoos includes trees which either have a suitable nest hollow or are of a suitable diameter at breast height (DBH) to develop a nest hollow (DAWE, 2022). Suitable breeding habitat consists of both live and dead *Eucalyptus* and *Corymbia* species with a DBH of 500 millimetres. Within the local area, there are 11 confirmed breeding locations, the closest being 3.5 kilometres east of the application area. The site inspection concluded that all trees proposed for clearing were unsuitable as black cockatoo breeding habitat due to the absence of hollows, with the exception of one tree (DWER, 2026). A tree inspection report was supplied from Terrestrial Ecosystems (TE) confirming that there is one hollow present within the jarrah tree (Figure 5 & 13a-b). however, it is occupied by another species with behaviour or evidence that is not synonymous with black cockatoos (TE, 2026; Figure 13a-b). The site inspection and tree inspection report confirm that one of the 23 trees applied to clear has the potential to contain breeding habitat, however, currently is not being used as a breeding site. The clearing of the 23 native trees is unlikely to significantly impact breeding habitat for black cockatoos.

Night Roost sites

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 53 known roost sites, with the closest mapped 500 metres from the application area. No roosting activity was observed within the application area (DWER 2026 & TE, 2026). Given the disrupted canopy, presence of powerlines and high levels of disturbance within the application area, noting that more suitable night-roosting habitat occurs nearby, the removal of the 23 native trees is unlikely to significantly impact local night-roosting for black cockatoo populations.

Chuditch

The chuditch, or Western quoll, (*Dasyurus geoffroii*), is the largest carnivorous marsupial occurring in Western Australia. It is largely restricted to southwest Western Australia. The chuditch primarily inhabits jarrah forests and woodlands, mallee shrublands, and heathlands. Their home ranges extend up to 15 square kilometres for males and 3 to 4 square kilometres for females. They are dependent on an adequate number of suitable dens and refuge sites, which are typically found in hollow logs, tree limbs, rocky outcrops and burrows. They also require a sufficient prey biomass (large invertebrates, reptiles and small mammals) to survive (DEC, 2012b). Available datasets show 115 records of chuditch within the local area, with the closest record 800 metres from the application area. Whilst may traverse the area, the lack of denning habitat suitable for Chuditch and lack of understorey within the application area, it is unlikely that the application area will provide significant habitat for the chuditch. The removal of 23 native trees is unlikely to have an impact on the chuditch.

Quenda

In their natural habitat, Quenda live in dense understories in swampland areas, Banksia and Jarrah woodlands. However, Quendas have adapted to urban and suburban habitats in recent years (DEC, 2012a). According to available databases, the closest Quenda record is 0.3 kilometres from the application area. It is likely that Quenda will be found within the application area as they move through the landscape. However, as the application area is highly disturbed with a lack of understory, the application area is not considered a significant habitat for Quenda**.**

Conclusion

Based on the above assessment, the proposed clearing will result in the loss of 15 native trees that provides black cockatoo foraging habitat, which is likely to contribute to a cumulative impact on resources available to local populations. The proposed revegetation action, through the planting of 30 foraging trees within the local Lots, will adequately mitigate the impact. No significant residual impact remains following the revegetation action.

The application area also consists of suitable low-quality habitat for the Chuditch however, given the condition of the vegetation and the absence of preferred habitat features, the habitat is not significant for the continuance of Chuditch.

Conditions

To address the above impacts to foraging and potential roosting habitat to black cockatoos, the following management measures will be required as conditions on the clearing permit:

- Revegetation of a minimum of 30 foraging trees for black cockatoos which are endemic to the local area (see section 3.1)

3.3. Relevant planning instruments and other matters

The Shire of Mundaring (the Shire) advised DWER that local government approvals are required, and that the proposed clearing was initially inconsistent with the Shire's Local Planning Scheme and not supported. The Shire stated the development approval (DA) and a fire management plan had to be submitted before any proposed clearing was to be approved (Shire of Mundaring, 2025).

The applicant contacted the Shire and revised their development and application area. Once the applicant had acquired DA, the plans and additional information were supplied to DWER. The application area was amended to be consistent with the DA (Figure 1).

An Aboriginal site of significance has been mapped within the application area (Helena River). 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

Additional information was provided by the applicant during assessment as summarised in Table 1 below:

Table 1: Summary of additional information provided by the applicant for CPS 11191/1

Summary of comments	Consideration of comment
The applicant provided landscape plans to the Shire, which the Shire approved (Helena Valley, 2025a)	The applicant was advised that the Shire did not support the clearing proposed as it is inconsistent with the Shire approval.
The applicant provided shapefiles for both the revised application area and revegetation area with supporting photographs (Helena Valley, 2026b; 2026c)	Shapefiles of the revised application and revegetation areas and photographs were requested.
The applicant confirmed that they will be able revegetate the area with a minimum of 30 native trees which are suitable for black cockatoo foraging (Helena Valley, 2026d)	The proposal of a minimum of 30 foraging trees for black cockatoos which are endemic to the local area be planted within the revegetation area.
Following the site inspection and increase to the application area, the applicant supplied a tree inspection assessment (ISA-0001326) (Helena Valley, 2026e)	One hollow was recorded in the jarrah tree (Figure 5), with no evidence of black cockatoos present in recorded hollow.

Appendix B. Details of public submissions

The DWER advertised the application initially on 25 September 2025 for 21 calendar days. No public submissions were received. Following the applicant's amendment to the application area, the revised application area was re-advertised on 19 February 2026 for 7 calendar days. One submission was received. The Department's consideration of the submission is summarised in Table 2 below:

Table 2: Details of public submission (Submission, 2026) and the Department's consideration of matters raised

Summary of comments	Consideration of comment
• The application area consists of well-established *Corymbia calophylla* which provide habitat for threatened fauna. • The clearing being not compatible with urban green initiatives • The cumulative vegetation loss in the area has not been assessed, it is unclear whether the total loss aligns with local and regional environmental targets.	• See section 3.3 and Figure 14. The applicant had to obtain DA from the Shire, plus the planting of 30 foraging trees for black cockatoos which are endemic to the local area be planted • See section 3.2.1. Site inspection and supporting information confirms the application area does not contain any significant habitat for threatened fauna. Impacts to black cockatoo foraging habitat has been addressed through the planting of 30 foraging trees. • See Appendix C.2. The extent of native vegetation in the local area is consistent with the national objectives and targets for biodiversity conservation in Australia.

Appendix C. Site characteristics

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

C.1. Site characteristics

<table>
<tr><th>Characteristic</th><th>Details</th></tr>
<tr><td>Local context</td><td>The area proposed to be cleared is a part of an isolated patch of native vegetation in the intensive land use zone of Western Australia. It is surrounded by scattered vegetation in amongst residential areas.

Aerial imagery indicates the local area (10-kilometre radius from the centre of the area proposed to be cleared) retains approximately 35 per cent of the original native vegetation cover.</td></tr>
<tr><td>Ecological linkage</td><td>There are no formal ecological linkages mapped within the application area. The closest linkage being the Perth biodiversity Project 100 metres to the north of the application area.</td></tr>
<tr><td>Conservation areas</td><td>There are no conservation areas mapped within the application area. The closest conservation area being a bush forever site located 250 metres to the north of the application area.</td></tr>
<tr><td>Vegetation description</td><td>Photographs from the site inspection indicate the vegetation within the proposed clearing area consists of 15 Corymbia Calophylla, one Eucalyptus marginata and eight dead trees (unknown species). Representative photos are available in Appendix F.

The application area represents a degraded remnant of the mapped vegetation type(s):
Forrestfield Complex, which is described as open forest of Corymbia calophylla (Marri) - Eucalyptus wandoo (Wandoo) - Eucalyptus marginata (Jarrah) to open forest of Eucalyptus marginata (Jarrah) - Corymbia calophylla (Marri) - Allocasuarina fraseriana (Sheoak) - Banksia species. Fringing woodland of Eucalyptus rudis (Flooded Gum) in the gullies that dissect this landform.
The mapped vegetation type retain approximately 12.29 per cent of the original extent (Government of Western Australia, 2019).</td></tr>
<tr><td>Vegetation condition</td><td>Photographs from the site inspection indicate the vegetation within the proposed clearing area is in completely degraded (Keighery, 1994) condition.

The full Keighery (1994) condition rating scale is provided in Appendix E. Representative photos are available in Appendix F. Furthermore, it was identified on the site inspection that there was evidence of dieback and marri canker disease throughout the application area (Figure 12).</td></tr>
<tr><td>Climate and landform</td><td>Mean annual rainfall: 760.4 millimetres
Temperature (mean annual minimum): 12.1 degrees centigrade
Temperature (mean annual maximum): 24.6 degrees centigrade
Mean annual evapotranspiration: 800 millimetres</td></tr>
<tr><td>Soil description and land degradation risks</td><td>The soil is mapped as Forrestfield F1 Phase. Which is described as:
Foot and low slopes < 10% with deep rapidly drained siliceous yellow brown sands, and pale or bleached sands with yellow-brown subsoil. Shrubland of unidentified species.
The land degradation risks in the application area are as follows:
<table>
<tr><th>Risk categories</th><th>Land Unit 1</th></tr>
<tr><td>Wind erosion</td><td>H2: >70% of map unit has a high to extreme wind erosion risk</td></tr>
<tr><td>Salinity</td><td>L2: 3-10% of the map unit has a moderate or high hazard or is presently saline</td></tr>
<tr><td>Water Repellence</td><td>H1: 50-70% of map unit has a high-water repellence risk</td></tr>
<tr><td>Subsurface Acidification</td><td>H2: >70% of map unit has a high subsurface acidification risk or is presently acid</td></tr>
<tr><td>Phosphorus export risk</td><td>L2: 3-10% of the map unit has a high to extreme hazard</td></tr>
</table></td></tr>
</table>

Characteristic	Details
Waterbodies and hydrogeography	The desktop assessment and aerial imagery indicated that there are no wetlands or water courses that intersect the application area. Two perennial rivers are mapped nearby the application area, the Helena River, 0.3 kilometres east and Kadina Brook 0.6 kilometres to the west. The application area falls within Swan River system surface water and Perth Groundwater Area.
Flora	There are records of 77 priority flora within the local area (10-kilometre buffer zone), five of which are found on the same soil type as the application area. The closest record was *Lasiopetalum bracteatum* 700 metres from the application area. Application area comprises of trees over no understorey. No conservation significant flora likely to be impacted by the clearing.
Ecological communities	There are no threatened or priority ecological communities found within the application area. The closest record is Banksia woodland on the swan coastal plain, 90 metres to the south of the application area. The application area is no representative of any threatened or priority ecological communities.
Fauna	There are records of 38 fauna of conservation significance within the local area. The closest record is *Zanda latirostris* (Carnaby's cockatoo). There are 53 known black cockatoo roost sites within the local area, the closest being 500 metres from the application area. There are 11 confirmed breeding sites within the local area.

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					
Forrestfield Complex	22,812.92	2,803.36	12.29	381.57	1.67
Local area					
10km radius	31,769	11,246	35.40	-	-

*Government of Western Australia (2019a)

**Government of Western Australia (2019b)

C.3. Fauna analysis table

Species name	Conservation status	Suitable habitat features? [Y/N]	Suitable vegetation type? [Y/N]	Distance of closest record to application area (km)	Number of known records (total)	Are surveys adequate to identify? [Y, N, N/A]
Calyptorhynchus banksii naso - forest red-tailed black cockatoo	VU	Y	Y	0.51	251	N
Dasyurus geoffroii - chuditch, western quoll	VU	N	Y	0.84	115	N
Isoodon fusciventer - quenda, southwestern brown bandicoot	P4	N	Y	0.32	5881	N
Zanda baudinii - Baudin's cockatoo	EN	Y	Y	0.97	268	N

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]
Zanda latirostris - Carnaby's cockatoo	EN	Y	Y	0.33	2844	N

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

Appendix D. Assessment against the clearing principles

Assessment against the clearing principles	Variance level	Is further consideration required?
Environmental value: biological values		
Principle (a): *"Native vegetation should not be cleared if it comprises a high level of biodiversity."* Assessment: The area proposed to be cleared contains black cockatoo foraging habitat. However, the application area is trees over no understorey. No conservation significant flora or communities will be impacted by the proposed clearing.	May be at variance	Yes *Refer to Section 3.2.1, above.*
Principle (b): *"Native vegetation should not be cleared if it comprises the whole or a part of, or is necessary for the maintenance of, a significant habitat for fauna."* Assessment: The application area contains black cockatoo foraging habitat.	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: Given the highly disturbed application area with no understorey, it is unlikely to contain habitat for Threatened flora species.	Not likely to be at variance	No
Principle (d): *"Native vegetation should not be cleared if it comprises the whole or a part of, or is necessary for the maintenance of, a threatened ecological community."* Assessment: The 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 of native vegetation in the local area is consistent 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. Whilst the application is considered to be a degraded remnant of the extensively cleared Forrestfield complex, the proposed clearing is not going to significantly impact the occurrence of this complex noting the revegetation that will be occurring on site.	May be at variance	No

Assessment against the clearing principles	Variance level	Is further consideration required?
Principle (h): *"Native vegetation should not be cleared if the clearing of the vegetation is likely to have an impact on the environmental values of any adjacent or nearby conservation area."* Assessment: 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: Given no water courses or wetlands are recorded within the application area, the proposed clearing is not growing in, or in association with, an environment associated with a watercourse or wetland. The proposed clearing is unlikely to impact on- or off-site hydrology and water quality.	Not likely to be 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 highly susceptible to wind and subsurface acidification. Noting the extent of the application area, most of which are individual free-standing trees and the condition of the vegetation, 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: Given no water courses are recorded within the application area, the proposed clearing is unlikely to impact surface or ground water quality.	Not likely to be at variance	No
Principle (j): *"Native vegetation should not be cleared if the clearing of the vegetation is likely to cause, or exacerbate, the incidence or intensity of flooding."* Assessment: The mapped soils and topographic contours in the surrounding area do not indicate the proposed clearing is likely to contribute to increased incidence or intensity of flooding. Given no water courses are recorded within the application area, 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 Southwest 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. Photographs from site inspection (DWER, 2026) and supporting information (Terrestrial Ecosystems, 2026)

Figure 5: Tree added to the application area following site inspection. Species: E*ucalyptus marginata* (DWER, 2026)

Figure 6: Trees to be cleared. Species: all *Corymbia calophylla* (DWER, 2026)

Figure 7: Trees to be cleared. Species: all *Corymbia calophylla* (DWER, 2026)

A)

B)

C)

Figure 7A-C: vegetation to be cleared. Species: all *Corymbia calophylla,* one dead (DWER, 2026)

A)

B)

C)

Figure 8 A-C: Trees/stumps applied to be cleared. Only vegetation on the left side of the fence will be cleared. Species: *Corymbia calophylla* (DWER, 2026)

Figure 9: Vegetation applied to be cleared (trees with the pink ribbon). Species: *Corymbia calophylla* (DWER, 2026)

Figure 10: Tree applied to be cleared. Applicant stated that this tree has the potential to be retained. Species: *Corymbia calophylla* (DWER, 2026)

Figure 11: Tree applied to be cleared (dead) (DWER, 2026)

Figure 12: Evidence of diseased tree within application area. Suspected disease: marri canker

The Jarah tree had previously been assessed by Paperbark Technologies Arboricultural Consultants (2025). The earlier assessment did not discuss any hollows, although it was more focused on the tree's health and its roots. The Terrestrial Ecosystems zoologist used a drone to assess the upper canopy for potential tree hollows, but weather and vegetation prevented obtaining clear images of the hollow. A camera with a long zoom lens was used to photograph potential hollow entrances.

The tree contains one hollow (Plate 3) on the northern side of the tree. The removal of the bark in the entrance to the hollow is not typical of how Black-Cockatoos would chew the bark around the entrance, and there were no bird droppings around the base of the tree (Plate 4), which is typically found around a nesting tree. The hollow entrance (Plates 5 and 6) showed what appeared to be down feathers around the entrance, indicating recent use by a nesting bird.

A)

Plate 1. Jarrah tree

Plate 2. Jarrah tree

Plate 3. Tree hollow

Plate 4. Tree base

Plate 5. Hollow entrance showing either fur or down feathers

Plate 6. Hollow entrance showing either fur or down feathers

B)

Figure 13 A - B – Information and photographs supplied by Terrestrial Ecosystems tree inspection report regarding the *eucalyptus marginata* tree (Figure 5) (TE, 2026).

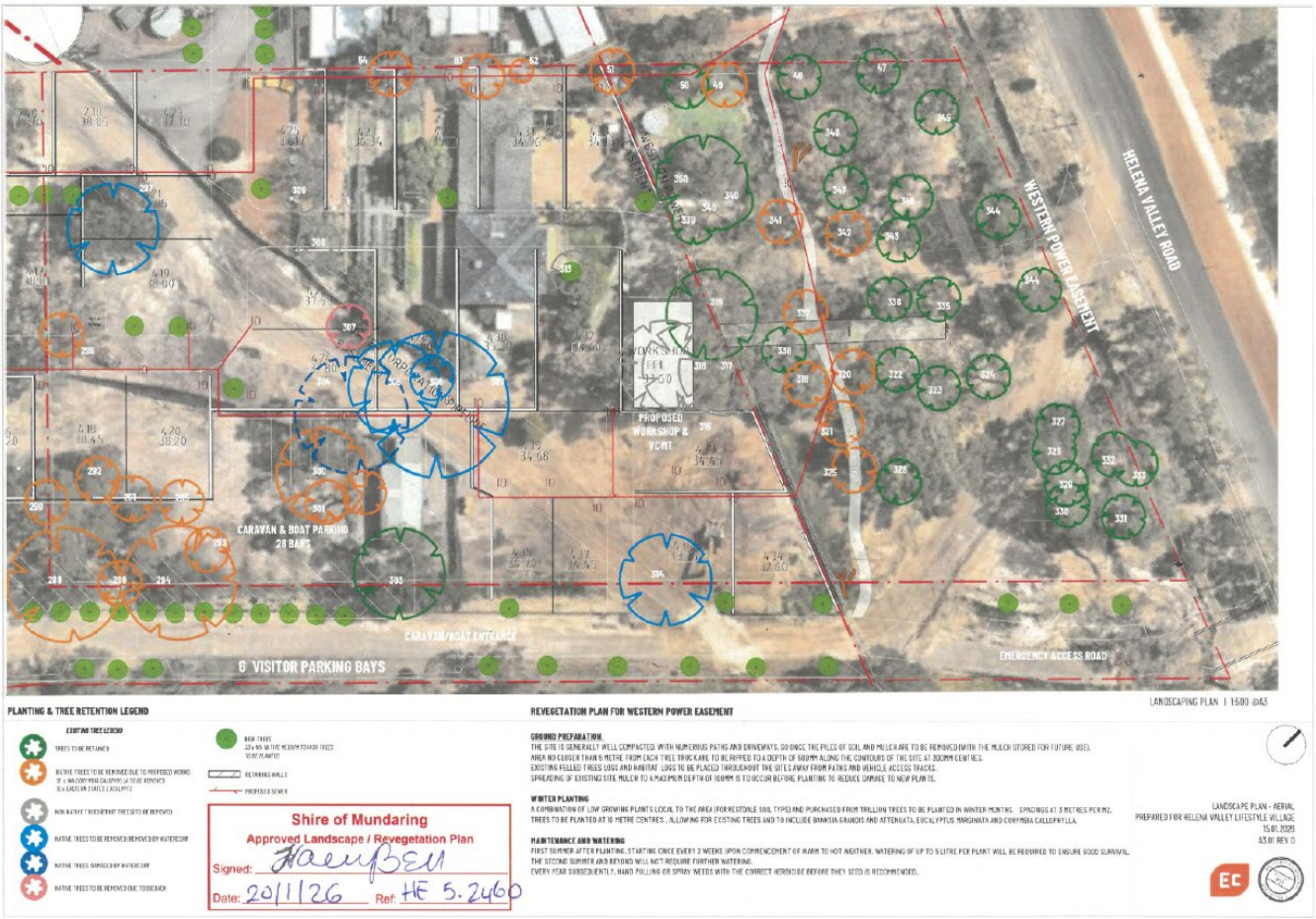

Figure 14: Trees to be removed and revegetation plan, approved by the Shire of Mundaring (Helena Valley 2026a)

Appendix G. Revegetation action calculation with justification

Rehabilitation credit for impacts to black cockatoo foraging habitat

Environmental values to be offset		
Calculation	**Score (area)**	**Rationale**
Conservation significance		
Description	Black cockatoo habitat (Carnaby's, Baudin's and Forest red-tailed)	The application area includes vegetation that provides black cockatoo foraging habitat.
Type of Environmental Value	Species (flora/fauna)	Black cockatoos.
Conservation significance of environmental value	Rare/threatened species - endangered	Carnaby's black cockatoo and Baudin's black cockatoo are listed as endangered under the BC Act (state) and EPBC Act (federal); forest red-tailed black cockatoo is listed as vulnerable under the BC Act (state) and EPBC Act (federal). The highest attribute was used for the calculation.
Landscape-level value impacted	Yes/no	The impact is to foraging habitat in hectares
Significant impact		
Description	Clearing of 0.15 hectares of vegetation that contains high quality foraging habitat for all three black cockatoo species	
Significant impact (hectares)/Type of feature	0.15	Clearing 15 trees (converted to 0.15 ha or 0.01 ha per tree) that contains high quality black cockatoo foraging habitat.
Quality (scale)/Number	7.00	Factors influencing this quality score: - contains tree species that provide foraging habitat for all three species of BC

		-evidence of foraging identified on site - roost sites within local area - breeding sites within local area - approx 35% veg remaining in local area
Rehabilitation credit		
Description	0	Planting of foraging trees suitable for black cockatoos using local provenance species.
Proposed rehabilitation (area in hectares)	0.30	Planting 30 trees (converted to 0.30 ha or 0.01 ha per tree)
Current quality of rehabilitation site /Start number (of type of feature)	0	Area will be bare where trees are planted. No foraging habitat present.
Future quality WITHOUT rehabilitation (scale)/Future number WITHOUT rehabilitation	0	Limited capacity to regenerate without management actions
Future quality WITH rehabilitation (scale)/Future number WITH rehabilitation	6.00	expect that good condition foraging habitat will be achievable, noting planting a range of foraging species and water and weed management
Time until ecological benefit (years)	15.00	15 years for trees to produce foraging habitat
Confidence in rehabilitation result	0.8	reasonably high level of confidence this foraging habitat will be established
Offset		
Description	N/A	Offset not required. Rehabilitation action reduces the total quantum of impact that no significant residual impact remains from clearing.

Appendix H. Sources of information

H.1. GIS databases

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

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

- Soil Landscape Land Quality – Subsurface Acidification Risk (DPIRD-011)
- Soil Landscape Land Quality – Water Erosion Risk (DPIRD-013)
- Soil Landscape Land Quality – Water Repellence Risk (DPIRD-014)
- Soil Landscape Land Quality – Waterlogging Risk (DPIRD-015)
- Soil Landscape Land Quality – Wind Erosion Risk (DPIRD-016)
- Soil Landscape Mapping – Best Available
- Soil Landscape Mapping – Systems
- Wheatbelt Wetlands Stage 1 (DBCA-021)

Restricted GIS Databases used:

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