



## CLEARING PERMIT

*Granted under section 51E of the Environmental Protection Act 1986*

### PERMIT DETAILS

Area Permit Number: CPS 11397/1  
File Number: DWERVT20721  
Duration of Permit: From 25 April 2026 to 25 April 2034

### PERMIT HOLDER

Mr Christopher Coles and Mrs Jessica Coles

### LAND ON WHICH CLEARING IS TO BE DONE

Lot 123 on Deposited Plan 21843, Jandabup

### AUTHORISED ACTIVITY

The permit holder must not clear more than 0.4 hectares of *native vegetation* including 24 native 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 any *native vegetation* after 25 April 2028.

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

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

- (a) avoid the clearing of *native vegetation*;
- (b) minimise the amount of *native vegetation* to be cleared; and
- (c) reduce the impact of clearing on any environmental value.

### 3. Weed and dieback management

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

- (a) clean earth-moving machinery of soil and vegetation prior to entering and leaving the area to be cleared;
- (b) ensure that no known *dieback* or *weed*-affected soil, *mulch*, *fill*, or other material is brought into the area to be cleared; and
- (c) restrict the movement of machines and other vehicles to the limits of the areas to be cleared.

### 4. Directional clearing

The permit holder must conduct clearing activities in a slow, progressive manner from east to west to allow fauna to move into adjacent *native vegetation* ahead of the clearing activity.

### 5. Revegetation and rehabilitation

- (a) Within 12 months of commencing clearing authorised under this permit, at an optimal time and no later than 25 April 2029, the permit holder must rehabilitate and revegetate the area cross-hatched red on Figure 2 of Schedule 1 by:
  - (i) undertaking best practice soil preparation techniques including ripping and mulching to promote plant survival.
  - (ii) deliberately *planting* and/or *direct seeding native vegetation* including a minimum of six (6) *Banksia mensiezii* consistent with completion criteria detailed in Table 3 of Schedule 2 of this permit and ensuring only *local provenance* seeds and propagating material are used;
  - (iii) undertake *weed* control activities to achieve and maintain the minimum completion criteria specified on Table 3 of Schedule 2; and
  - (iv) undertake monitoring of the areas *rehabilitated* and *revegetated* under condition 5 of this permit by an *environmental specialist* in accordance with Table 3 of Schedule 2 until the completion criteria listed in Table 3 of Schedule 2 have been met.
- (b) The permit holder must undertake remedial actions for areas *rehabilitated* and *revegetated*, where monitoring indicates that the *rehabilitation* and *revegetation* has not met the completion criteria specified in Table 3 of Schedule 2, including:
  - (i) *rehabilitate* and *revegetate* the area by deliberately *planting* and/or *direct seeding native vegetation* that will result in the minimum completion criteria detailed in Table 3 of Schedule 2 and ensuring only *local provenance* seeds and propagating material are used;
  - (ii) additional *weed* control activities.

- (iii) annual monitoring of the *rehabilitated* and *revegetated* areas by an *environmental specialist*, until the completion criteria are met; and
- (iv) where an *environmental specialist* has determined that the completion criteria, outlined in Table 3 of Schedule 2 has been met, that determination shall be submitted to the *CEO* within three months of the determination being made by the *environmental specialist*.

## 6. 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	<ul style="list-style-type: none"> <li>(a) the species composition, structure, and density of the cleared area;</li> <li>(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;</li> <li>(c) the date that the area was cleared;</li> <li>(d) the size of the area cleared (in hectares);</li> <li>(e) actions taken to avoid, minimise, and reduce the impacts and extent of clearing in accordance with condition 2</li> <li>(f) actions taken to minimise the risk of the introduction and spread of <i>weeds</i> and <i>dieback</i> in accordance with condition 3; and</li> <li>(g) actions taken in accordance with condition 4.</li> </ul>
2.	In relation to the <i>rehabilitation</i> and <i>revegetation</i> of areas pursuant to condition 5 of this permit	<ul style="list-style-type: none"> <li>(a) description of the <i>rehabilitation</i> and <i>revegetation</i> activities undertaken each year, once commenced, outlined in a report produced by an <i>environmental specialist</i>;</li> <li>(b) the location and size of the areas <i>rehabilitated</i> and <i>revegetated</i> (in hectares) recorded using a GPS unit set to GDA 2020, expressing the geographical coordinates in Eastings and Northings or decimal degrees;</li> <li>(c) the date that <i>rehabilitation</i> and <i>revegetation</i></li> </ul>

No.	Relevant matter	Specifications
		<p>works began;</p> <p>(d) results of annual monitoring against the completion criteria;</p> <p>(e) the date completion criteria area considered to have been met; and</p> <p>(f) any other actions in accordance with condition 5.</p>

## 7. Reporting

The permit holder must provide to the *CEO* the records required under condition 6 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	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.
dieback	means the effect of <i>Phytophthora</i> species on native vegetation.
direct seeding	direct seeding means a method of re-establishing vegetation through the establishment of a seed bed and the introduction of seeds of the desired plant species.
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 3.
EP Act	<i>Environmental Protection Act 1986</i> (WA)
environmental specialist	means a person who holds a tertiary qualification in environmental science or equivalent and has a minimum of two (2) years' work experience relevant to the type of environmental advice that an environmental specialist is required to provide under this permit, or who is approved by the CEO as a suitable environmental specialist.
fill	means material used to increase the ground level, or to fill a depression.
local provenance	means native vegetation seeds and propagating material from natural sources within 25 kilometres and the same Interim Biogeographic Regionalisation for Australia (IBRA) subregion of the area cleared.
mulch	means the use of organic matter, wood chips or rocks to slow the movement of water across the soil surface and to reduce evaporation.
native vegetation	has the meaning given under section 3(1) and section 51A of the EP Act.
optimal time	means the period between April and June
planting	means the re-establishment of vegetation by creating soil conditions and planting seedlings of the desired species
revegetate/revegetated/revegetation	means the re-establishment of a cover of local provenance native vegetation in an area using methods such as natural regeneration, direct seeding and/or planting so that the species composition, structure and density is similar to pre-clearing vegetation types in that area.
rehabilitate/rehabilitated/rehabilitation	means actively managing an area containing native vegetation in order to improve the ecological function of that area.
weeds	means any plant – <ul style="list-style-type: none"> <li>(a) that is a declared pest under section 22 of the <i>Biosecurity and Agriculture Management Act 2007</i>; or</li> <li>(b) published in a Department of Biodiversity, Conservation and Attractions species-led ecological impact and invasiveness</li> </ul>

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

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**END OF CONDITION**



C Robertson  
01.04.2026  
4.16PM

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**Caron Robertson**  
**Manager**

**NATIVE VEGETATION REGULATION**

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

1 April 2026

# SCHEDULE 1

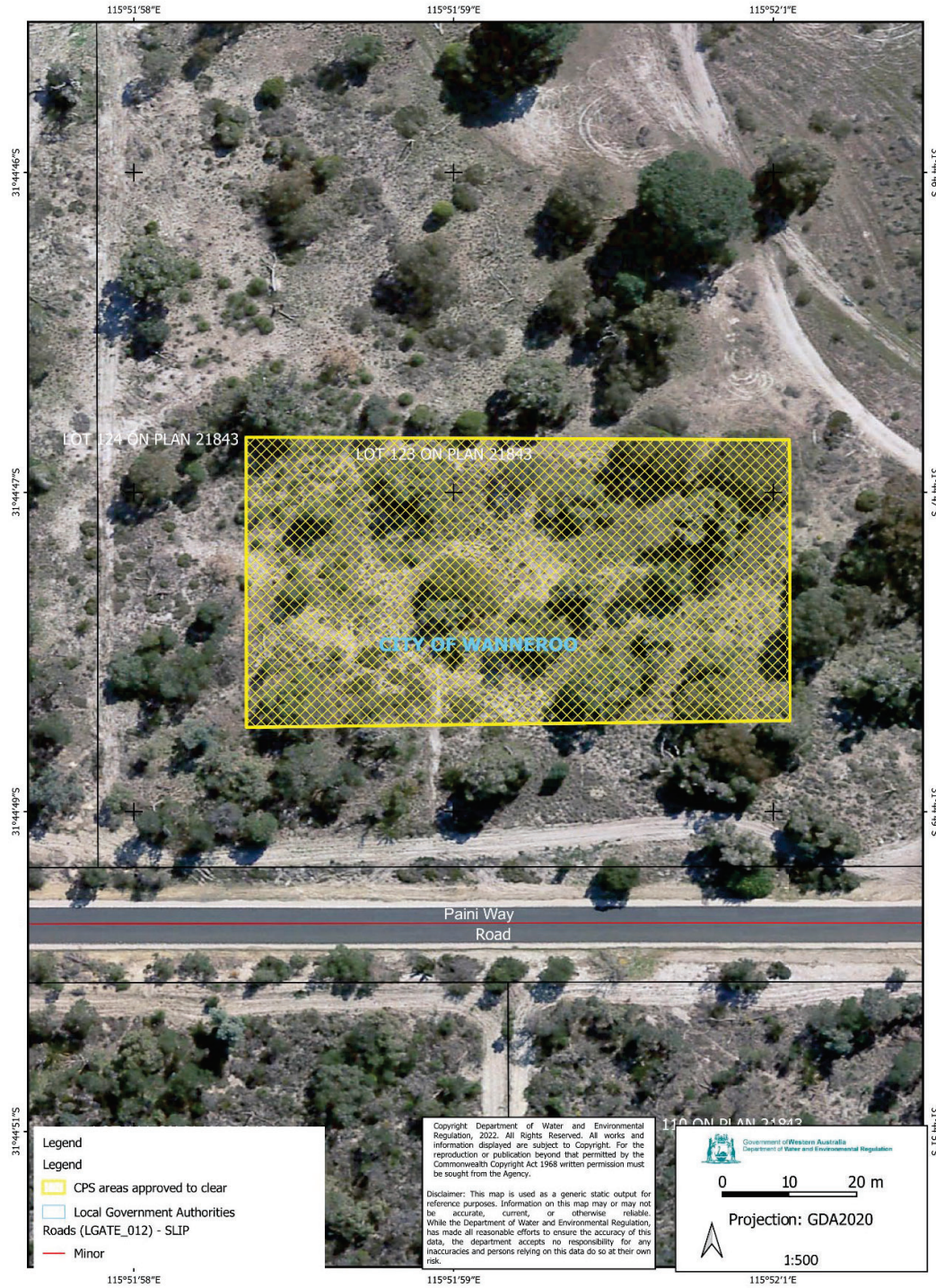


Figure 1: Map of the boundary of the area cross hatched yellow, within which clearing may occur



**Figure 2: Map of the boundary of the area (cross hatched red) within which rehabilitation and revegetation under condition 5 must occur**

## Schedule 2

Table 3: Completion Criteria

Environmental Value	Completion Criteria	Monitoring Method
Planting of at least 24 tube stocks/ direct seeding	Survival of at least 24 planted species for a minimum of 5 years	Assess plant survival and growth regularly for at least five years
Species Diversity	Maintain diversity of revegetation including a minimum of six (6) <i>Banksia menziesii</i> and remainder of species from the following: <ul style="list-style-type: none"> <li>• <i>Banksia attenuata</i></li> <li>• <i>Banksia ilicifolia</i></li> <li>• <i>Banksia menziesii</i></li> <li>• <i>Melaleuca seriata</i></li> <li>• <i>Nuytsia floribunda</i></li> <li>• <i>Allocasuarina fraseriana</i></li> <li>• <i>Adenanthos cygnorum</i></li> <li>• <i>Patersonia occidentalis</i></li> <li>• <i>Jacksonia furcellata</i></li> <li>• <i>Mesomelaena pseudostygia</i></li> <li>• <i>Hibbertia subvaginata</i></li> <li>• <i>Regilia inops</i></li> <li>• <i>Xanthorrhoea preissi</i></li> <li>• <i>Verticordia nitens</i></li> <li>• <i>Eucalyptus totidiana</i></li> </ul>	Assess species diversity regularly for at least five years
Percentage of weed present	Weed coverage less than 10% within the revegetation area	Assess weed coverage regularly for at least five years
Declared weeds	No Declared weeds under the <i>Biosecurity and Agricultural Act 2007</i> present within the revegetation area	Assess presence of declared weeds regularly for at least five years



# Clearing Permit Decision Report

## 1 Application details and outcome

### 1.1. Permit application details

Permit number:	CPS 11397/1
Permit type:	Area permit
Applicant name:	Mr Christopher Coles and Mrs Jessica Coles
Application received:	15 December 2025
Application area:	0.4 hectares of native vegetation including 24 native trees
Purpose of clearing:	Construction of a house, an ancillary dwelling and a shed
Method of clearing:	Mechanical
Property:	Lot 123 on Deposited Plan 21843
Location (LGA area/s):	City of Wanneroo
Localities (suburb/s):	Jandabup

### 1.2. Description of clearing activities

The vegetation proposed to be cleared is contained within a single contiguous area (see Figure 1, Section 1.5).

The proposed clearing includes 0.4 hectares of native vegetation including 24 trees (four *Eucalyptus rudis*, 14 *Melaleuca lanceolata*, three *Banksia mensiezii* and three *Eucalyptus todtiana*) (see Appendix D).

### 1.3. Decision on application

Decision:	Granted
Decision date:	1 April 2026
Decision area:	0.4 hectares of native vegetation including 24 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 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:

- avoidance and minimisation actions implemented by the applicant (see Section 3.1);
- the site characteristics (see Appendix B) and relevant datasets (see Appendix F);
- the findings of a tree protection report (see Appendix E);
- the clearing principles set out in Schedule 5 of the EP Act (see Appendix C); and

- other matters considered relevant to the assessment (see Section 3.3), being;
  - development approval granted by the City of Wanneroo;
  - advice received from the City of Wanneroo;
  - advice received from the Department of Planning, Land and Heritage (DPLH); and
  - advice received from the PDWSA team within the department.
  - a revegetation plan submitted by the applicant to support rehabilitation planting.

The assessment identified that the proposed clearing will result in:

- the loss of three *Banksia mensiezii* which are suitable primary foraging habitat for threatened black cockatoos species;
- the potential introduction and spread of weeds into adjacent vegetation, which could impact on the quality of the adjacent vegetation and its habitat values; and
- potential direct impacts to fauna, if they are present, at the time of clearing.

After consideration of the available information, as well as the applicant's minimisation and mitigation measures (see Section 3.1), the Delegated Officer determined that the proposed clearing is unlikely to have long-term adverse impacts on environmental values and can be minimised and managed to mitigate short term risks. The applicant has suitably demonstrated avoidance and minimisation measures, including rehabilitation planting, to counterbalance the impacts to foraging habitats for threatened species of black cockatoos (see section 3.1).

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; and
- revegetate and rehabilitate by planting a minimum of 24 individual native flora species, within the areas cross hatched red in Figure 2. Species planted must include at least 6 *Banksia mensiezii* with the remainder being selected from the species list in Schedule 2 of the clearing permit.

## 1.5. Site maps



Figure 1 Map of the application area

The area crosshatched yellow indicates the area authorised to be cleared under the granted clearing permit.



Figure 2: The area cross-hatched red indicates area within which rehabilitation and revegetation must occur.

## 2. Legislative context

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

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

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

Other legislation of relevance for this assessment include:

- *Biodiversity Conservation Act 2016* (WA) (BC Act)
- *Conservation and Land Management Act 1984* (WA) (CALM Act)
- *Environment Protection and Biodiversity Conservation Act 1999* (Cth) (EPBC Act)
- *Planning and Development Act 2005* (WA) (P&D Act)
- *Metropolitan Water Supply Sewerage and Drainage Act 1909*

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 avoidance and mitigation measures.

#### Avoidance

The original building envelope approved by the City of Wanneroo was redesigned to have regard for bush fire risks, as advised by the bushfire management plan. The applicant has ensured that the amended building envelope was relocated to maximise avoidance of impacts to native vegetation.

The applicant is committed to avoiding and minimising clearing where possible, including only clearing trees which cannot be avoided for a simple dwelling and associated infrastructure, retaining trees where possible within the building envelope and replacing trees where possible and compliant with managing bush fire risk.

#### Minimisation

The applicant has committed to weed control measures, using nontoxic methods, and to apply soil erosion control measures to protect the adjacent bush land from spreading weeds (Coles, 2025). Further, the applicant plans to fence the clearing area, require contractors to minimise disturbance to areas of native vegetation and implement a tree protection plan for native vegetation remaining on the site (Coles, 2026).

#### Rehabilitation

The applicant has committed to rehabilitation actions within areas adjacent to the clearing area and within Bush Forever site 326 (see Figure 2).

The department identified that the minimum rehabilitation planting to generate a sufficient rehabilitation credit is planting of at least 6 trees which provide foraging resources for black cockatoos. The departments determined the quantum of the rehabilitation credit using of the WA Environmental Offsets Calculator (mitigation credit calculator) and was based on the assumption that it is possible for the applicant to replace the cleared native vegetation with the same quality vegetation, over a timeframe of 17 years (time to maturity measured from 2 years from the permit commencement date).

Under the City of Wanneroo's Development Approval (City of Wanneroo, 2026), the applicant is required to plant 24 trees from the species list contained in condition 13 of the approval including:

- *Banksia attenuate*;
- *Banksia ilicifolia*;
- *Banksia menziesii*;
- *Melaleuca seriata*;
- *Nuytsia floribunda*;

- *Allocasuarina fraseriana*;
- *Adenanthos cygnorum*;
- *Patersonia occidentalis*;
- *Jacksonia furcellata*;
- *Mesomelaena pseudostygia*;
- *Hibbertia subvaginata*;
- *Regilia inops*;
- *Xanthorrhoea preissi*;
- *Verticordia nitens*; and/or
- *Eucalyptus totidiana*.

Advice received from DPLH is that planting of at least 24 trees in accordance with the applicant's Development Approval is sufficient to meet the requirements of SPP 2.8 (DPLH, 2026).

The applicant has proposed to undertake rehabilitation planting at a rate of 2:1 (2 plants planted for every one removed), equating to planting of 48 trees to replace the environmental values of clearing up to 24 trees from the application area.

The department has determined to condition rehabilitation actions to be consistent with revegetation requirements conditioned on the applicant's Development Approval from the City of Wanneroo and advice received from the Department of Planning, Lands and Heritage regarding the application of State Planning Policy 2.8: Bushland Policy for the Perth Metropolitan Region (DPLH, 2026). The department supports a whole of Government approach to regulation and where possible chooses to maintain consistency in approvals mechanisms. In this instance the requirement of the Development Approval exceeds the requirements of standard procedures for the department. This inconsistency with other department decisions is noted and determined to be the most appropriate whole of Government outcome for this proposal.

The department recognises that the applicant has offered to undertake revegetation in excess of the minimum requirements of the Development Application and the department has ensured that this instrument allows for the additional planting without requiring it explicitly in the clearing permit conditions. This has been achieved by ensuring that the area within which rehabilitation planting can occur (see Figure 2) is sufficient for planting of up to 48 trees as per the applicant's revegetation plan.

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 and committed to sufficient rehabilitation actions to counterbalance the impacts of the proposed clearing.

### **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.

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

#### **3.2.1. Biological values (biodiversity and fauna) - Clearing Principles (a, b)**

##### Assessment

The application area is within the Bush Forever site 326 and associated Gngangara ecological linkage. The proposed clearing area is within the buffer area of a patch of Banksia Woodlands of the Swan Coastal Plain (Banksia WL SCP) Priority Ecological Community (PEC; Priority 3). The patch borders the application area to the south, east and north of the application area. This ecological community is listed as endangered under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act).

According to the approved conservation advice for the Banksia Woodlands TEC, the key diagnostic criteria for this TEC includes the presence of at least one of the four diagnostic Banksia species, and distinct low woodland to forest structure comprising a canopy co-dominated by *Banksia attenuata* or *Banksia menziesii*, where the emergent tree

layer often includes marri, jarrah, or tuart, over a diverse shrub or herbaceous understorey (DoEE, 2016). The community typically occurs on well drained, low nutrient soils on sandplain landforms, particularly deep Bassendean and Spearwood sands and occasionally on Quindalup sands and is also common on sandy colluvium and aeolian sands of the Ridge Hill Shelf, Whicher Scarp and Dandaragan Plateau (DoEE, 2016). The thresholds for patch size and condition for the Banksia Woodlands TEC state that a patch should meet at least Good (Keighery, 1994) condition to be considered part of the listed community, and minimum patch size is dependent on vegetation condition and its overall contribution to biodiversity, connectivity, and function of the ecological community across the landscape (DoEE, 2016).

The vegetation proposed to be cleared is in degraded (Keighery, 1994) condition and is unlikely to diagnostically be representative of Banksia Woodland (PEC/TEC) however, the vegetation is contiguous with vegetation within a known patch and is therefore providing some ecological function to a known patch of PEC/TEC.

#### Ecological linkage

The application area is within that Gnangara ecological linkage and Bush Forever site 326. Fauna may use the application area for dispersal and a transitory habitat. Given that the extent of the application area and noting the presence of remnant native vegetation adjacent to the application area, the loss of native vegetation from the application area is unlikely to significantly impact the ecological function of this linkage.

#### Priority Flora

Two priority flora species occur in similar soil and vegetation types as the application area. Given the proposal is to selectively remove individual trees of known species, it is unlikely that the proposed clearing will impact priority flora if present within the application area.

*Cyathochaeta teretifolia* is a rhizomatous perennial sedge native to south-west Western Australia. It typically occurs in wetland and riparian environments, particularly where soils are seasonally or permanently moist.

*Conostylis bracteata* is a rhizomatous, tufted perennial herb endemic to the south-west of Western Australia, with a restricted distribution on the Swan Coastal Plain. Associated with woodland over tall scrub, often Banksia spp. and Eucalyptus spp. over *Xanthorrhoea preissii*, *Allocasuarina* spp., *Acacia* spp., *Melaleuca* spp., *Hibbertia* spp., and *Daviesia* spp.

#### Threatened and priority fauna

According to available datasets there are records of 38 species of conservation listed fauna within the local area (10-kilometre radius). Of these, the application area may contain suitable habitat for five species. This assessment is based on the suitability of habitat for these species within the application area and the number of records within the local area. These species include:

- Carnaby's cockatoo (*Calyptorhynchus latirostris*) (endangered)
- Baudin's cockatoo (*Calyptorhynchus baudinii*) (endangered)
- forest red-tailed black cockatoo (*Calyptorhynchus banksii naso*) (vulnerable)
- quenda (*Isoodon obesulus subsp. fusciventer*) (Priority 4).
- black-striped snake (*Neelaps calonotos*) (Priority 3)

The application area includes 24 trees being:

- four *Eucalyptus rudis*,
- 14 *Melaleuca lanceolata*,
- three *Banksia mensiezii* and
- three *Eucalyptus todiana*

#### Black cockatoos

The proposed clearing is located within the mapped distribution areas of Carnaby's cockatoo (*Calyptorhynchus latirostris*) (endangered), Baudin's cockatoo (*Calyptorhynchus baudinii*) (endangered) and forest red-tailed black cockatoo (*Calyptorhynchus banksii naso*) (vulnerable). There are 634 records of Carnaby's cockatoo, 4 records of

Baudin's cockatoo and 16 records of forest-red tailed black cockatoos within the local area, with the closest records being 0.54, 2.45 and 2.48 kilometres, respectively, from the application area. Habitat requirements for these species of black cockatoo can be categorised broadly into breeding habitat, foraging habitat and night roosting habitat.

### **Breeding habitat**

Suitable breeding habitat for black cockatoos includes trees which either have a suitable nest hollow or are of a suitable Diameter Breast Height (DBH) to develop a nest hollow. For most tree species a suitable DBH is 500 millimetres (Commonwealth of Australia, 2012). No suitable breeding trees occur within the application area.

### **Roosting habitat**

Night-roosts are usually located in the tallest trees of an area, and in close proximity to both a food supply and a water source (DAFF,2024). According to the available databases, the application area is not known to be a roost site for any species of black cockatoo.

Tall Eucalyptus trees near a permanent watercourse in close proximity to high quality foraging habitat are preferred roosting habitat for the black cockatoos (DAFF,2024). Available database indicates that 38 roosting sites were recorded within the local area, with the closest roost site being approximately 795 metres from the application area. The presence of foraging habitat within and adjacent to the application area and the presence of tall native vegetation within the application area, indicate that the vegetation proposed to be cleared may provide roosting habitat for black cockatoos. Given the extent of available roosting habitat in closer proximity to good quality feeding resource locally, the proposed clearing is not likely to have a significant residual impact on roosting habitat availability for black cockatoos.

### **Foraging habitat**

Foraging habitat within 6 to 12 kilometres of known roosting or breeding sites are significant food resources for black cockatoos (DAFF,2024). According to the available databases, 38 known black cockatoo roosting sites and 23 breeding sites are mapped within the local area. The closest confirmed breeding site is located 8.83 kilometres from the application area. Based on the above, the loss of three (3) *Banksia mensiezii*, a high-quality foraging resource for black cockatoos, will have an incremental impact of foraging resources for breeding black cockatoo species.

The application area comprises three (3) *Banksia mensiezii* and three (3) *Eucalyptus todtiana*, both of which are foraging habitat for threatened black cockatoos. *Banksia mensiezii* is known to be a primary foraging species for black cockatoos.

Clearing of primary foraging resources within 12 kilometres of a known breeding site for black cockatoos is likely to contribute to cumulative, long term, significant residual impacts on these species. Clearing of secondary foraging resources such as *Eucalyptus todtiana* is unlikely to cause significant residual impacts however it is recognised that there is an overall lose in available foraging resource.

Based on the information above, the proposed clearing is likely to have a significant residual impact on primary foraging habitat for black cockatoos through the loss of three (3) *Banksia mensiezii* trees.

### **Quenda**

Quenda (*Isoodon fusciventer*) prefers dense scrubby, often swampy, vegetation with dense cover up to one metre high. It also occurs in woodlands and may use less ideal habitat where this habitat occurs adjacent to thicker, more desirable vegetation (Department of Environment and Conservation (DEC), 2012). This species has previously been recorded approximately 1.73 kilometres from application area.

Noting the lack of preferred dense riparian habitat within the application area, extent of clearing and degraded (Keighery, 1994) condition of the native vegetation, the proposed clearing is unlikely to impact significant habitat for this species.

### **Black-striped snake**

Black-striped snake (*Neelaps calonotos*) is one of five species of small burrowing elapids in the Perth region. The species is abundant north of the Swan River. Black-striped snake typically occupy Banksia woodlands atop soft calcareous sand and, to a lesser extent, coastal heathlands and shrublands (He, 2021). Although relatively abundant in both habitats, scientists recorded higher capture rates of Black-striped snake in Banksia woodlands which are also

the preferred habitat for skinks, such as *Aprasia* spp. and *Lerista* spp., both of which are food resources for Black-striped snake. Black-striped snake are rarely found in small urban bushland remnants as these are more susceptible to weed infestation, bushfires and predation by feral species, with weeds having an adverse effect on the composition of microhabitats required by fossorial species. Given that the proposed clearing is heavily weed infested, the application area is not likely to provide suitable habitat for this species.

#### Conclusion

Based on the above assessment, the proposed clearing will impact three *Banksia mensiezii* that is representative of high-quality foraging habitat for conservation significant black cockatoo species.

The applicant has committed to undertaking rehabilitation actions to counterbalance the residual impacts of the clearing. The department has determined that the quantum of the proposed rehabilitation is sufficient to counterbalance 100 percent of the residual impacts of the proposed clearing (see section 3.1).

#### Conditions

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

- undertake slow, progressive one directional clearing to allow terrestrial fauna to move into adjacent habitat ahead of the clearing activity; and
- revegetate and rehabilitate by planting up to 24 tube stocks/ direct seeding including 6 *Banksia mensiezii* in accordance with Figure 2 and Schedule 2 of the clearing permit.

### **3.2.2. Significant Remnant Vegetation - Clearing Principles (e)**

The national objectives and targets for biodiversity conservation in Australia has a target to prevent clearance of ecological communities with an extent below 30 per cent of that present pre-1750, below which species loss appears to accelerate exponentially at an ecosystem level (Commonwealth of Australia, 2001). The Environmental Protection Authority (EPA) recognises the Perth Metropolitan Region to be a constrained area, within which a minimum 10 percent representation threshold for ecological communities is recommended (EPA, 2008).

The mapped vegetation community of the application area is Pinjar Complex (System 54), which is described as the vegetation ranges from woodland of *Eucalyptus marginata* (Jarrah) - *Banksia* species to a fringing woodland of *Eucalyptus rudis* (Flooded Gum) - *Melaleuca preissiana* (Moonah) and sedgelands (Government of Western Australia, 2019). This community retains 35.47 per cent of the pre-European extent (Table B.2.) which is consistent with the national objectives.

The local area (10-kilometre radius from the centre of the area proposed to be cleared) has been extensively cleared with 29.39 per cent native vegetation remaining. While this extent is marginally below the national thresholds it is above the modified targets recommended by the Environmental Protection Authority (EPA).

The application area is in degraded (Keighery, 1994) condition being affected by weed encroachment. The application area occurs within the Gngangara ecological linkage and bush forever site 326. Given the condition of the vegetation, the extent of the proposed clearing, is not likely to be necessary for maintaining the ecological functioning of this linkage.

The application area includes three (3) *Banksia mensiezii* which are significant as foraging habitat for black cockatoos. The incremental loss of native vegetation on the swan coastal plain contributes to increasing fragmentation of remnant native vegetation.

#### Conclusion

Based on the above assessment, the vegetation within the application area may be significant as a remnant of native vegetation given the cumulative impact of the loss of native vegetation within the Perth Metropolitan Region (constrained area) and the environmental values present within the application area.

The applicant has committed to undertaking rehabilitation actions to counterbalance the residual impacts of the clearing. The department has determined that the quantum of the proposed rehabilitation is sufficient to counterbalance 100 percent of the residual impacts of the proposed clearing (see section 3.1).

#### Conditions

To address the above impacts, the following measure will be required as a condition on the clearing permit:

- revegetate and rehabilitate by planting up to 24 tube stocks/ direct seeding including 6 *Banksia mensiezii* in accordance with Figure 2 and Schedule 2 of the clearing permit.

### **3.2.3. Conservation areas - Clearing Principles (h)**

#### Assessment

The proposed clearing area is located within Bush Forever site 326 which is normally managed for conservation. A small number of lots were identified at the commencement of the Bush Forever programs, as having established planning commitments for approved rural living subdivisions. The application area is within Lot 123 on Deposited Plan 21843 which was created through the rezoning and subdivision of Swan Locations 1534 and 1792 at Wirrega Road, Jandabup, in 1993. The department acknowledges the approved planning outcome at the time, including the provision for an individual building envelope on each lot.

DPLH advise that proposed clearing is consistent with the State Planning Policy 2.8- Bush forever Policy for the Perth Metropolitan Region.

Based on the information above and noting no other conservation management is present within the application area. The vegetation within the application area is not an actively management conservation area.

#### Conclusion

Based on the above assessment, the proposed clearing is unlikely to result in a significant impact on environmental values of an area managed for conservation. The proposed clearing has the potential to introduce weeds and pathogens into adjacent areas of Bush Forever site 326 which are managed for conservation, which may impact on the quality of the adjacent vegetation and its habitat values.

#### Condition

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

- avoid and minimise clearing, to minimise the direct impacts to native vegetation
- take hygiene steps to minimise the risk of the introduction and spread of weeds and dieback
- revegetate and rehabilitate by planting up to 24 tube stocks/ direct seeding including 6 *Banksia mensiezii* in accordance with Figure 2 and Schedule 2 of the clearing permit.

### **3.2.4. Environmental value: land and water resources- Clearing principle (f,g and i)**

#### Assessment

##### **Wetlands**

The proposed clearing is adjacent to a multiple use geomorphic wetland in swan coastal plain called Snake Swamp, located northeast of the application area. Given the proximity to a mapped wetland some vegetation within the application area may be hydrologically connected to surface and underground water.

##### **Land Degradation**

The mapped soil is highly susceptible to erosion in the form of wind erosion, surface acidification and phosphorus export risk. Noting the extent of the clearing, condition of the vegetation and purpose for clearing, the proposed clearing is not likely cause appreciable, long term, land degradation.

Development Approval from the City of Wanneroo identified potential impacts of the clearing on disturbance of Acid Sulphate Soils. Management conditions were placed on the Development Approval to mitigate the impacts including limiting the exposure time of sub-surface soil to less than 72 hours (City of Wanneroo, 2026). The department concurs with the City of Wanneroo and recommends that where disturbance of acid sulphate soils is unavoidable, development shall be undertaken in a manner that mitigates potential adverse impacts on the environment using appropriate management techniques.

##### **Surface or underground water resources**

The application area is located within the priority two Gngalara Underground Water Pollution Control Area managed under the *Metropolitan Water Supply Sewerage and Drainage Act 1909* and is adjacent to an aquatic ground water dependant ecosystem called snake swamp. This area is characterised by being wet in the winter months and dry in

the summer months. Given the proximity to a mapped wetland some vegetation within the application area may be hydrologically connected to surface and underground water.

### Conclusion

Some vegetation within the application area may be hydrologically connected to surface and underground water and is therefore at variance to clearing principle (f). Clearing of native vegetation within the application area is limited and is unlikely to result to material, long term or appreciable changes to the current condition of the land or surface or underground water.

## **3.3. Relevant planning instruments and other matters**

### **Development approval**

The City of Wanneroo issued Development Approval to the applicant on 12 December 2025 for the purpose of building envelope modifications, single house, single house additions (outbuilding, 2x water tanks, pool, retaining wall and removal of 24x trees and 1x verge shrub) and ancillary accommodation under the provisions of the City of Wanneroo District Scheme Number 2 and the Metropolitan Region Scheme (City of Wanneroo, 2026).

This Development Approval grants permission to the applicant to clear 24 trees within the approved building envelope subject to certain terms and conditions. These condition include (but are not limited to):

*Condition 13: Prior to the submission of a building permit, a revegetation plan must be submitted to the City of Wanneroo for approval. The approved revegetation plan must incorporate a minimum of **24 trees** and associated understorey in locations outside the Asset Protection Zone and Multiple Use Wetland, which must be native and endemic species from the following list:*

- *Banksia attenuate;*
- *Banksia ilicifolia;*
- *Banksia menziesii;*
- *Melaleuca seriata;*
- *Nuytsia floribunda;*
- *Allocasuarina fraseriana;*
- *Adenanthos cygnorum;*
- *Patersonia occidentalis;*
- *Jacksonia furcellata;*
- *Mesomelaena pseudostygia;*
- *Hibbertia subvaginata;*
- *Regilia inops;*
- *Xanthorrhoea preissi;*
- *Verticordia nitens;* and/or
- *Eucalyptus totidiana.*

*The approved revegetation plan must then be installed within 24 months of the date of this approval, and thereafter maintained by and at the cost of the proponent, to the satisfaction of the City.*

The applicant has obtained a separate approval to clear the verge tree through a referral determination (see referral determination REF 11436/1: <https://www.der.wa.gov.au/our-work/573-clearing-referrals-and-other-matters-not-for-public-comment-or-appeal>).

### **State Planning Policy 2.8: Bushland Policy for the Perth Metropolitan**

The Department of Planning, Lands and Heritage (DPLH) is responsible for the implementation of State Planning Policy (SPP) 2,8: Bushland Policy for the Perth Metropolitan Region. DPLH advise that the proposed clearing is consistent with SPP 2.8 and recommends the proposed clearing consider the general measures, under the Section 5.1.2.4 (ii) and provisions within Appendix 3 of SPP 2.8 (DPLH,2026a).

DPLH advise that the established planning commitments for approved rural living subdivisions within Lot 123 were created through the rezoning and subdivision of Swan Locations 1534 and 1792 Wirrega Road, Jandabup in 1993, prior to the establishment of the Bush Forever program. Therefore it is acknowledged that the approved planning outcome at the time, included the provision for an individual building envelope on this Lot. Several conditions were registered as restrictive covenants on the certificates of title for these Lots. The registered conditions include:

- The subdivider is to provide the local government with a plan showing a building envelope of no more than 4,000 square metres on each lot. All buildings and associated effluent systems must be located within this envelope. Any change to the location or shape of a building envelope requires local government approval.
- To avoid unnecessary vegetation clearing, driveways are to be as short as practicable and confined to firebreaks wherever possible.
- Except for the construction of firebreaks and driveways, the subdivider or any owner must not clear or damage natural vegetation outside the approved building envelope.
- The keeping of livestock is restricted to the building envelope (DPLH, 2026a).

The department acknowledges that these conditions will mitigate impacts on the Bush Forever area over the long term and recognises the applicants avoidance measures to amend the building envelope to position it closer to the road in order to further minimise vegetation clearing and disturbance.

DPLH are satisfied that the proposed rehabilitation actions, conditioned under the development approval, are sufficient to meet the requirements of SPP 2.8 (DPLH,2026b). To ensure the integrity of Bush Forever area 326 is not compromised, and to provide consistency in accordance with SPP 2.8 5.1.1 (ii), DPLH recommend the following management measures are also implemented including;

- apart from the specified 24 trees, no additional vegetation is to be removed;
- in accordance with the approved Development Application, a revegetation plan be prepared and implemented to the satisfaction of the City of Wanneroo; and
- no construction materials, vegetation, earth spoil, drainage, or other debris to be disposed of within Bush Forever area 326.

#### **Public Drinking Water Source Area (PDWSA)**

The application area is within a Priority 2 Public Drinking Water Source Area (PDWSA). The department's Water Source Protection Planning (WSPP) team advise that the proposed clearing site sits outside the wellhead protection zone, WSPP team supports the proposed clearing subject to the following conditions.

**Ancillary Dwelling** – Compatible with conditions (1, 4, 5, 20)

##### **Conditions:**

Condition 1: Sewage disposal to be in accordance with the [Government sewerage policy](#).

Condition 4: Total occupancy (for bed and breakfast accommodation this includes permanent residents and guests; for ancillary accommodation this includes residents of the main house and the ancillary dwelling) should be equal to or less than the capacity of a Department of Health approved, single on-site sewage disposal system. Limited to one dwelling per property (lot).

Condition 5: Limited to one dwelling per property (lot).

Condition 20: Building envelopes should be located outside of RPZs and WHPZs.

**Rural Residential/Rural Living** – Compatible with conditions (1, 5, 15, 20)

##### **Conditions:**

Condition 1: Sewage disposal to be in accordance with the [Government sewerage policy](#).

Condition 5: Limited to one dwelling per property (lot).

Condition 15: An average, rather than a minimum, lot size may be accepted if the following requirements are satisfied:

- the overall density of the development (dwellings per hectare) is not increased
- at least 80 per cent of lots within the development exceed the minimum lot size specified for the priority area
- larger lots included in the calculation of the 'average lot size' are not capable of further subdivision under the provisions of the local planning scheme.

Condition 20: Building envelopes should be located outside of RPZs and WHPZs.

**Shed** – Compatible with conditions (1, 16)

##### **Conditions:**

Condition number 1: Sewage disposal to be in accordance with the [Government sewerage policy](#).

Condition number 16: Refuse should be stored appropriately and removed on a regular basis to an approved off-site waste management facility. Refer to the additional land uses that may also apply under the *Waste and wastewater management* heading in Table 2.

(DWER,2026)

This information, including relevant guidance material produced by the department, has been provided to the applicant.

### **Aboriginal Sites of Significance**

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

**End**

## Appendix A. Additional information provided by applicant

Summary of comments	Consideration of comment
<p>The applicant provided additional information relating to:</p> <ul style="list-style-type: none"> <li>the Revegetation Plan</li> <li>extent of clearing</li> <li>mitigation measures (fencing and contractor education)</li> <li>details of the applicant's tree protection plan</li> </ul>	<p>The additional information provided by the applicant has been incorporated into the department's assessment of the extent to which the mitigation hierarchy has been applied to this proposal. Details of the department's consideration of these matters is available under section 3.1.</p>

## Appendix B. Site characteristics

### B.1. Site characteristics

Characteristic	Details
Local context	<p>The area proposed to be cleared is part of an expansive tract of native vegetation in the intensive land use zone of Western Australia. The proposed clearing area is within Bush Forever site 326 which as historical planning outcomes registered for the site. This application is consistent with the registered planning outcomes.</p> <p>The vegetation to be cleared is adjacent to Snake Swamp and is within the Gngangara ecological linkage.</p> <p>Spatial data indicates the local area (10-kilometre radius from the centre of the area proposed to be cleared) retains approximately 29.39 per cent of the original native vegetation cover.</p>
Ecological linkage	<p>The application area is mapped with the Gngangara ecological linkage attached to a Bush Forever site and associated with conceptual linkages.</p>
Conservation areas	<p>The proposed clearing area is within Bush Forever site 326.</p> <p>DBCA Legislated Lands and Waters are located approximately 29 metres from the application area.</p>
Vegetation description	<p>Photographs supplied by the applicant and the tree protection report indicate the vegetation within the proposed clearing area consists of four <i>Eucalyptus rudis</i>, 14 <i>Melaleuca lanceolata</i>, three <i>Banksia mensiezii</i> and three <i>Eucalyptus todiana</i> and degraded under story vegetation.</p> <p>Representative photographs and maps are available in Appendix E.</p> <p>The ground truthed vegetation type is consistent with the mapped vegetation type being Pinjar Complex (54) which is described as vegetation that ranges from woodland of <i>Eucalyptus marginata</i> (Jarrah) - <i>Banksia</i> species to a fringing woodland of <i>Eucalyptus rudis</i> (Flooded Gum) - <i>Melaleuca preissiana</i> (Moonah) and sedgeland.</p> <p>The mapped vegetation type retains approximately 35.47 per cent of the original extent (Government of Western Australia, 2019).</p>
Vegetation condition	<p>Photographs and tree protection report supplied by the applicant support the vegetation classification of the vegetation proposed to be cleared as being in degraded (Keighery, 1994) condition, described as;</p> <ul style="list-style-type: none"> <li>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.</li> </ul>

Characteristic	Details
	<p>The full Keighery (1994) condition rating scale is provided in Appendix D.</p> <p>Representative photographs and maps are available in Appendix E.</p>
Climate and landform	<p>The mean maximum temperature is in March being 31.7°C, the mean minimum temperature is in July being 17.9°C.</p> <p>The average annual rainfall for 2025 was 790mm.</p>
Soil description	<p>The soil is mapped as Bassendean, Jandakot Phase (212Bs__Ja) described Jandakot low dunes. Slopes &lt;10% and generally more than 5m relief. Grey sand over pale yellow sands generally underlain by humic and iron podsols; Banksia spp. low open woodland with a dense shrub layer.</p>
Land degradation risk	<p>The land degradation table below (see Appendix B; Table B.6.) outlines the land degradation risk levels for Bassendean, Jandakot Phase soils.</p>
Waterbodies	<p>Snake Swamp is located adjacent to the application area and is described as a multiple use geomorphic wetland on the swan coastal plain.</p>
Hydrogeography	<p>The application area falls within the Coastal Plain hydrological zone of Western Australia</p> <p>The proposed clearing area is adjacent to an aquatic ground water dependant ecosystem associated with Snake Swamp. Which is characterised as wet in winter months and dry in summer months.</p> <p>The application area is located within the Wanneroo Groundwater Area proclaimed under the <i>Rights in Water Irrigation Act 1914</i> (RiWI Act) and within the priority two the Gnangara Underground Water Pollution Control Area managed under <i>the Metropolitan Water Supply Sewerage and Drainage Act 1909</i>.</p> <p>The groundwater salinity within the application area is mapped at 500 milligrams per litre total dissolved solids.</p>
Flora	<p>There are 36 conservation significant flora species mapped within the local area, including eight threatened species and 28 priority species. None are recorded within the application area. The closest recorded conservation significant species is <i>Cyathochaeta teretifolia</i>, mapped approximately 1.57 kilometres from the application area.</p> <p>Two conservation significant species known locally are found on the same soil type and vegetation type as the application area.</p>
Ecological communities	<p>The application area does not intersect any mapped Priority or Threatened Ecological Communities (PEC/TEC) however is within the buffer of a know PEC/TEC.</p> <p>The Banksia Woodlands of the Swan Coastal Plain PEC/TEC is located approximately 53 metres south to the proposed clearing area.</p>
Fauna	<p>The desktop assessment identified 38 conservation significant fauna species recorded in the local area. These include 28 bird species of which 15 are migratory species, five mammals, one reptile and four invertebrates. The closest record is Carnaby's cockatoo (<i>Zanda latirostris</i>), recorded approximately 0.54 kilometres from the application area.</p>

## B.2. Vegetation extent

	Pre-European extent (ha)	Current extent (ha)	Extent remaining (%)	Current extent in all DBCA managed land (ha)	Current proportion (%) of pre-European extent in all DBCA managed land
IBRA bioregion*					
Swan Coastal Plain	1,501,221.93	579,813.47	38.62	222,916.97	14.85
Vegetation complex					
Pinjar Complex (54)	4892.64	1735.34	35.47	239.77	4.90
Local area					
10km radius	30168.6	8868.97	29.39	-	-

\*\*Government of Western Australia (2019b)

## B.3. Flora analysis table

With consideration for the site characteristics set out above, relevant datasets (see Appendix H.1), impacts to the following conservation significant flora required further consideration.

Species name	Conservation status	Suitable habitat features? [Y/N]	Suitable vegetation type? [Y/N]	Suitable soil 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>Cyathochaeta teretifolia</i>	P3	Y	Y	Y	1.57	5	N/A
<i>Conostylis bracteata</i>	P3	Y	Y	Y	7.17	1	N/A

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

## B.4. 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>Zanda latirostris</i>	EN	Y	Y	0.54	634	N/A
<i>Calyptrorhynchus banksii naso</i>	VU	Y	Y	2.48	16	N/A
<i>Zanda baudinii</i>	EN	Y	Y	2.45	4	N/A
<i>Isoodon fusciventer</i>	P4	Y	Y	1.73	218	N/A
<i>Neelaps calonotos</i>	P3	Y	Y	1.64	21	N/A

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

## B.5. Ecological community analysis table

Community name	Conservation status	Suitable habitat features? [Y/N]	Suitable vegetation type? [Y/N]	Suitable soil 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]
Banksia Woodlands of the Swan Coastal Plain ecological community	P3	Y	Y	Y	0.054	-	N/A

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

## B.6. Land degradation risk table

Risk categories	Land Unit 1
Wind erosion	H1: 50-70% 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: <3% of map unit has a moderate to high salinity risk or is presently saline
Subsurface Acidification	H2: >70% of map unit has a high subsurface acidification risk or is presently acid
Flood risk	L1: <3% of the map unit has a moderate to high hazard
Water logging	L1: <3% of map unit has a moderate to very high waterlogging risk
Phosphorus export risk	H2: 3->70% of map unit has a high to extreme phosphorus export risk

## Appendix C. Assessment against the clearing principles

Assessment against the clearing principles	Variance level	Is further consideration required?
<b>Environmental value: biological values</b>		
<p><u>Principle (a):</u> "Native vegetation should not be cleared if it comprises a high level of biodiversity."</p> <p><u>Assessment:</u> The area proposed to be cleared does not contain locally or regionally significant flora, fauna, habitats, assemblages of plants.</p> <p>The application area is within the bush forever site and mapped with the Gnaragara ecological linkage and <i>three (3) Banksia mensiezii</i> which are significant as primary foraging habitat for black cockatoos.</p> <p>The extent of significant vegetation within the application area is limited and no other significant biodiversity values are present within the application area. Therefore the proposed clearing is not likely to have a significant impact on biodiversity at a local or regional scale.</p>	Not likely to be at variance	Yes <i>Refer to Section 3.2.1, above.</i>
<p><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."</p> <p><u>Assessment:</u> The area proposed to be cleared contains primary foraging habitat for conservation significant black cockatoos.</p>	At variance	Yes <i>Refer to Section 3.2.1, above.</i>
<p><u>Principle (c):</u> "Native vegetation should not be cleared if it includes, or is necessary for the continued existence of, threatened flora."</p> <p><u>Assessment:</u> The area proposed to be cleared is unlikely to contain habitat for flora species listed under the BC Act.</p>	Not likely to be at variance	No

Assessment against the clearing principles	Variance level	Is further consideration required?
<p><u>Principle (d):</u> <i>“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.”</i></p> <p><u>Assessment:</u></p> <p>The area proposed to be cleared does not contain species that are representative of a threatened ecological community.</p>	Not at variance	No
<b>Environmental value: significant remnant vegetation and conservation areas</b>		
<p><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></p> <p><u>Assessment:</u> The extent of the mapped native vegetation in the local area is not consistent with the national objectives and targets for biodiversity conservation in Australia however is consistent with the EPA’s modified targets for constrained areas like the Perth Metropolitan region. The vegetation proposed to be cleared is not likely to be contain significant environmental values at a landscape or regional scale.</p> <p>The cumulative impact of the loss of native vegetation on the Swan Coastal Plain contribute to ongoing fragmentation of habitats for fauna.</p>	May be at variance	Yes <i>Refer to Section 3.2.2, above.</i>
<p><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></p> <p><u>Assessment:</u> The proposed clearing is not likely to directly impact the areas of Bush Forever site 326 which are managed for conservation. Indirect impacts, through the spread of weeds and dieback is possible and should be appropriately managed.</p>	May be at variance	Yes <i>Refer to Section 3.2.3, above.</i>
<b>Environmental value: land and water resources</b>		
<p><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></p> <p><u>Assessment:</u> Given given the distance to the closest wetland (15 meters) it is likely that the vegetation within the application area is hydrologically connected to this water resource and is therefore riparian vegetation.</p>	At variance	Yes <i>Refer to Section 3.2.4, above.</i>
<p><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></p> <p><u>Assessment:</u> The mapped soil is highly susceptible to wind erosion, surface acidification and nutrient export. Noting the extent of the application area and the condition of the vegetation, the proposed clearing is not likely to cause appreciable or long term land degradation.</p>	Not likely to be at variance	Yes <i>Refer to Section 3.2.4, above.</i>
<p><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></p> <p><u>Assessment:</u> The application area is mapped as a Public Drinking Water Sources Area and includes vegetation growing in association with a wetland. The proposed clearing may impact surface or ground water quality.</p>	May be at variance	Yes <i>Refer to Section 3.2.4, above.</i>
<p><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></p>	Not likely to be at variance	No

Assessment against the clearing principles	Variance level	Is further consideration required?
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.		

## 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.





Figure 4: Site photos from City of Wanneroo Development Approval (City of Wanneroo, 2026)


<u>Firewood Banksia Tree ID #18</u>		95 Paini Way			
<b>Tree Details</b>		<b>Tree Location</b>			
Tree Id:	18	Longitude:	115.866409		
Botanical Name:	Banksia mensiezii	Latitude:	-31.746509		
Common Name:	Firewood Banksia	Address:	95 Paini Way		
Genus:		City:	Jandabup		
Health:	Good	<a href="#">Photos</a> <a href="#">Street View</a> <a href="#">Map View</a>			
Status:	Alive				
Number of Stems (Multi Calc):	1				
DBH [cm]:					
DBH Range:	N/A				
Height Range:	N/A				
Priority of Works:					
Canopy Spread [m]:					
Useful Life Expectancy:	11-20 years				
Observation Comments:					
Recommended Works:	Removal, Grind Stump				
Last Modified:	12/11/2025				
Last Modified User:	Rowan				
QTRA Risk Category:					
				17625851232529107620756193341330.jpg 08/11/2025	

Figure 5: *Banksia mensiezii* to be cleared. Designated as tree ID 18

## Firewood Banksia Tree ID #20

95 Paini Way

### Tree Details

Tree Id:	20
Botanical Name:	Banksia mensiezii
Common Name:	Firewood Banksia
Genus:	
Health:	Good
Status:	Alive
Number of Stems (Multi Calc):	1
DBH [cm]:	15
DBH Range:	8-16cm
Height Range:	5-10 Metres
Priority of Works:	
Canopy Spread [m]:	5
Useful Life Expectancy:	11-20 years
Observation Comments:	Protect during construction
Recommended Works:	
Last Modified:	12/11/2025
Last Modified User:	Rowan
QTRA Risk Category:	

### Tree Location

Longitude:	115.866614
Latitude:	-31.746355
Address:	95 Paini Way
City:	Jandabup

### Photos [Street View](#) [Map View](#)



17625856081381433433907149326575.jpg  
08/11/2025

Figure 5: *Banksia mensiezii* to be cleared. Designated as tree ID 20

## Firewood Banksia Tree ID #24

95 Paini Way

### Tree Details

Tree Id:	24
Botanical Name:	Banksia mensiezii
Common Name:	Firewood Banksia
Genus:	
Health:	Good
Status:	Alive
Number of Stems (Multi Calc):	1
DBH [cm]:	10
DBH Range:	8-16cm
Height Range:	<5 Metres
Priority of Works:	
Canopy Spread [m]:	3
Useful Life Expectancy:	11-20 years
Observation Comments:	
Recommended Works:	Removal
Last Modified:	08/11/2025
Last Modified User:	Rowan
QTRA Risk Category:	

### Tree Location

Longitude:	115.866240
Latitude:	-31.746665
Address:	95 Paini Way
City:	Jandabup

### [Photos](#) [Street View](#) [Map View](#)



17625862045837293425731929189562.jpg  
08/11/2025

Figure 6: *Banksia mensiezii* to be cleared. Designated as tree ID 24

## Appendix F: Sources of information

### F.1. GIS databases

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

- 10 Metre Contours (DPIRD-073)
- Aboriginal Heritage Places (DPLH-001)
- Aboriginal Heritage Places (DPLH-001)
- Cadastre (LGATE-218)
- Cadastre Address (LGATE-002)
- Contours (DPIRD-073)
- DBCA – Lands of Interest (DBCA-012)
- DBCA Legislated Lands and Waters (DBCA-011)
- Directory of Important Wetlands in Australia – Western Australia (DBCA-045)
- Environmentally Sensitive Areas (DWER-046)
- Flood Risk (DPIRD-007)
- Groundwater Salinity Statewide (DWER-026)
- Hydrography – Inland Waters – Waterlines
- Hydrological Zones of Western Australia (DPIRD-069)
- IBRA Vegetation Statistics
- Imagery
- Local Planning Scheme – Zones and Reserves (DPLH-071)
- Native Title (ILUA) (LGATE-067)
- Offsets Register – Offsets (DWER-078)
- Pre-European Vegetation Statistics
- Public Drinking Water Source Areas (DWER-033)
- Ramsar Sites (DBCA-010)
- Regional Parks (DBCA-026)
- Remnant Vegetation, All Areas
- RIWI Act, Groundwater Areas (DWER-034)
- RIWI Act, Surface Water Areas and Irrigation Districts (DWER-037)
- Soil Landscape Land Quality – Flood Risk (DPIRD-007)
- Soil Landscape Land Quality – Phosphorus Export Risk (DPIRD-010)
- Soil Landscape Land Quality – Subsurface Acidification Risk (DPIRD-011)
- Soil Landscape Land Quality – Water Erosion Risk (DPIRD-013)
- Soil Landscape Land Quality – Water Repellence Risk (DPIRD-014)
- Soil Landscape Land Quality – Waterlogging Risk (DPIRD-015)
- Soil Landscape Land Quality – Wind Erosion Risk (DPIRD-016)
- Soil Landscape Mapping – Best Available
- Soil Landscape Mapping – Systems
- Wheatbelt Wetlands Stage 1 (DBCA-021)

Restricted GIS Databases used:

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

### F.2. References

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Coles (2025) *Clearing permit application CPS 11397/1*, received 15 December 2025 (DWER Ref: DWERVT20721).

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