GOVERNMENT OF
WESTERN AUSTRALIA

CLEARING PERMIT

Granted under section 51E of the Environmental Protection Act 1986

PERMIT DETAILS

Area Permit Number: CPS 11415/1

File Number: DWERVT20906

Duration of Permit: From 12 June 2026 to 12 June 2033

PERMIT HOLDER

Tayla Murphy and Sean Murphy

LAND ON WHICH CLEARING IS TO BE DONE

Lot 345 on Deposited Plan 25759, Wellard

AUTHORISED ACTIVITY

The permit holder must not clear more than 0.09 hectares of *native vegetation* within the area cross-hatched yellow in Figure 1 of Schedule 1.

CONDITIONS

1. Period during which clearing is authorised

The permit holder must not clear any *native vegetation* after 12 June 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. Revegetation and rehabilitation action

(a) Within 12 months following completion of *clearing* authorised under this permit, the permit holder must undertake the deliberate *planting* of at least 11 individual plants comprising a mixture of *Corymbia calophylla* (Marri), *Banksia attenuata* (Candlestick Banksia) and *Banksia ilicifolia* (Holly-leaved Banksia) within the area cross-hatched red in Figure 2 of Schedule 1, for the purpose of establishing or enhancing *black cockatoo species* foraging habitat, by 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 *Corymbia calophylla* (Marri), *Banksia attenuata* (Candlestick Banksia) and *Banksia ilicifolia* (Holly-leaved Banksia) trees in accordance with *condition* 4(a) of this permit:

(i) inspect the areas with *plantings* and determine whether at least 11 *Corymbia calophylla* (Marri), *Banksia attenuata* (Candlestick Banksia) and *Banksia ilicifolia* (Holly-leaved Banksia) trees will survive within the area cross-hatched red in Figure 2 of Schedule 1;

(ii) if the determination under *condition* 4(b)(i) is that at least 11 *Corymbia calophylla* (Marri), *Banksia attenuata* (Candlestick Banksia) and *Banksia ilicifolia* (Holly-leaved Banksia) trees will not survive, the permit holder must plant additional seedlings that will result in at least 11 *Corymbia calophylla* (Marri), *Banksia attenuata* (Candlestick Banksia) and *Banksia ilicifolia* (Holly-leaved Banksia) 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 number of *local provenance black cockatoo foraging trees* planted; (c) description of the *revegetation* and *rehabilitation* activities undertaken, including actions taken to implement watering and *weed* control; (d) photographic evidence of the determination of *plantings* survival pursuant to *condition* 4(b)(i); and (e) 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 species	means one or more of the following species: (a) *Calyptorhynchus lateriosis* (Carnaby's cockatoo); (b) *Calyptorhynchus 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)
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.
native vegetation	has the meaning given under section 3(1) and section 51A of the *EP Act*.
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

Term	Definition
weeds	means any plant – (a) that is a declared pest under section 22 of the *Biosecurity and Agriculture Management Act 2007*; or (b) published in a Department of Biodiversity, Conservation and Attractions species-led ecological impact and invasiveness ranking summary, regardless of ranking; or (c) not indigenous to the area concerned.

END OF CONDITIONS

Meenu Vitarana
MANAGER
NATIVE VEGETATION REGULATION

Officer delegated under Section 20
of the Environmental Protection Act 1986

20 May 2026

SCHEDULE 1

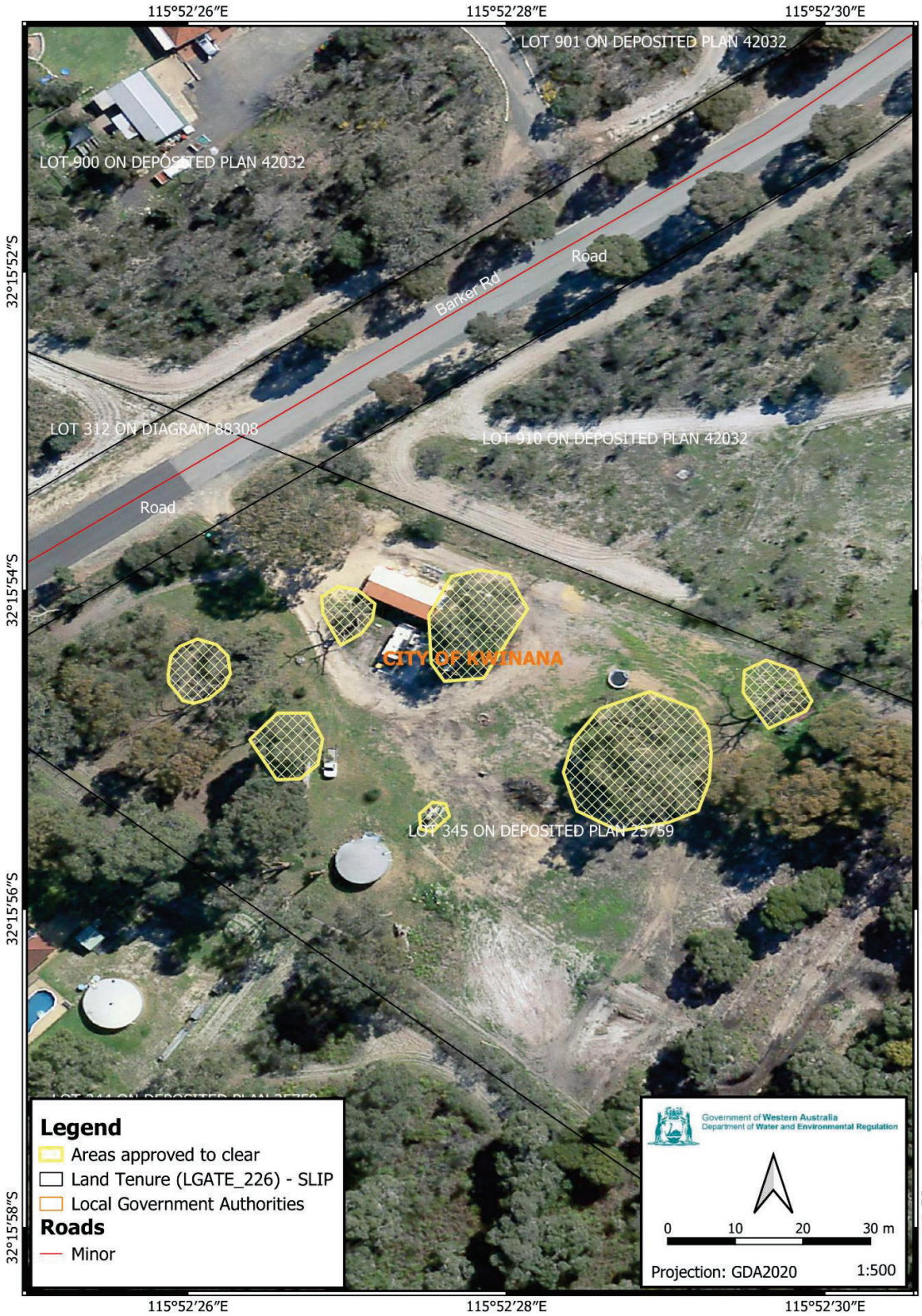


Figure 1: Map of the boundary of the area within which *clearing* may occur

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 11415/1
Permit type:	Area permit
Applicant name:	Tayla and Sean Murphy
Application received:	13 January 2026
Application area:	0.09 hectares
Purpose of clearing:	Construction of a dwelling and fire hazard reduction
Method of clearing:	Mechanical Clearing
Property:	Lot 345 on Deposited Plan 25759
Location (LGA area/s):	City of Kwinana
Localities (suburb/s):	Wellard

1.2. Description of clearing activities

The vegetation proposed to be cleared is distributed across multiple separate areas throughout Lot 345 on Deposited Plan 25759, Wellard (see Figure 1, Section 1.5). The purpose is for the construction of a dwelling and fire hazard reduction.

The application was revised after a Department of Water and Environmental Regulation (DWER) site inspection conducted on 18 March 2026. As a result, a tree was added was then included in the application area. Overall, the application area was increased from eight trees to 0.09 hectares and comprises of four *Corymbia calophylla (Marri),* one *Banksia ilicifolia (holly-leafed banksia)* and four dead trees. Photographs from the site inspection are provided in Appendix E.

1.3. Decision on application

Decision:	Granted
Decision date:	20 May 2026
Decision area:	0.09 hectares of native vegetation, as depicted in Section 1.5, below.

1.4. Reasons for decision

This clearing permit application was submitted, accepted, assessed and determined in accordance with sections 51E and 51O of the *Environmental Protection Act 1986* (EP Act). The Department of Water and Environmental Regulation (DWER) advertised the application for 21 days and no submissions were received.

In making this decision, the Delegated Officer had regard for the site characteristics (see Appendix A), relevant datasets (see Appendix F.1), the findings of a site inspection (see Appendix E), the clearing principles set out in Schedule 5 of the EP Act (see Appendix B), relevant planning instruments and any other matters considered relevant to the assessment (see Section 3). The Delegated Officer also took into consideration that the applicant has development approval from the City of Kwinana.

The assessment identified that the proposed clearing will result in:

- The loss of five trees which provide suitable foraging habitat for three species of threatened black cockatoo. Four of the applied nine trees are dead and do not provide foraging or roosting habitat (see Appendix E 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 the impacts to black cockatoo foraging habitat can be minimised and managed to unlikely lead to an unacceptable risk to environmental values via permit conditions. 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
- undertake onsite revegetation using species suitable for black cockatoo foraging.

1.5. Site map

Figure 2: 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 applicant supplied their development approval from the City of Kwinana (the City) which had the following avoidance and mitigation measures (City of Kwinana, 2026):

- Within 12 months of the date of this approval, the landowner must commence a revegetation program on the area of the lot indicated on the Revegetation Plan, that includes:

  a) the planting of 20 tube stock specimens comprising a mixture of *Corymbia calophylla* (Marri), *Banksia attenuata* (Candlestick Banksia) and *Banksia ilicifolia* (Holly-leaved Banksia); and
  b) the installation of plant protection measures around each tube stock specimen to prevent herbivore grazing (tree stakes and guards).

  The revegetation must be completed within 18 months of the date of the development approval, and planted specimens must be maintained on the lot in perpetuity, to the satisfaction of the City.

- Prior to the removal of any trees within the approved Building Envelope, any timber, trunks or branches containing hollows must be salvaged for relocation to another host tree/area on the property. The relocation of standing tree hollows to other suitable host trees on the lot must be completed within 2 years from the date of the development approval.

The Delegated Officer determined that the proposed clearing will result in the following impacts:

- Loss of 0.05 hectares (5 trees) of native vegetation which provides moderate to high quality foraging for three black cockatoo species.

Revegetation with species suitable for black cockatoo foraging, as also required under the development approval granted by the City of Kwinana, was considered appropriate to mitigate the environmental impacts of the clearing.

The above revegetation measures were input into the DWER WA environmental offsets calculator to determine the quantum of mitigation afforded by these measures. The calculation identified that the planting of 11 trees was adequate to mitigate the impacts of the clearing. A summary of these calculations is available in Appendix G.

As such, the Delegated Officer determined to condition planting of 11 marri trees within the area crosshatched red (see Figure 3) on the clearing permit.

Figure 3: Location of the revegetation area (cross-hatched red), in relation to the application area for CPS 11415/1 (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 A) 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 B) identified that the impacts of the proposed clearing present a risk to biological values (fauna and ecological linkage). 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 and ecological linkage) - Clearing Principles (a, b & d)

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, 31 conservation significant fauna species have been recorded within the local area (10-kilometre radius of 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 the following conservation significant fauna species:

- *Zanda latirostris* (Carnaby's cockatoo), listed as endangered under the Environmental Protection and Biodiversity Conservation Act 1999 (EPBC Act)
- *Zanda baudinii* (Baudin's cockatoo), listed as endangered under the EPBC Act
- *Calyptorhynchus banksii naso* (forest red-tailed black cockatoo), listed as vulnerable under the EPBC Act
- *Isoodon fusciventer* (quenda), southwestern brown bandicoot, listed as Priority 4 under the EPBC 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 r feeding, watering, regular night roosting, and breeding habitat 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 no confirmed or potential breeding sites within the local area, however 24 known black cockatoo roost sites within a 10 km radius, the closest being 500 metres from the application area. Photographs from the site inspection (see Appendix E) identified marri to be the dominant tree species within the application area. Evidence of foraging was observed across the application area (Figure 12). The application area is likely to support foraging by birds roosting 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 considering the cumulative loss of foraging habitat in the local area, the removal of 6 trees suitable for foraging is considered significant.

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. The site inspection concluded that all trees proposed for clearing were unsuitable as black cockatoo breeding habitat due to the

absence of suitable hollows (Appendix E). The site inspection confirms that none of the trees applied to clear has the potential to contain breeding habitat. The clearing of the nine 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 24 known roost sites, with the closest mapped 1 kilometre from the application area. No roosting activity was observed within the application area at the time of the site inspection (DWER, 2026a). Given the disrupted canopy and high levels of disturbance within the application area, and noting that more suitable night-roosting habitat occurs nearby, the removal of the nine native trees is unlikely to significantly impact local night-roosting for black cockatoo populations.

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 0.18 kilometres from the application area. It is likely that quenda will be found within the application area as they move through the landscape. The site inspection did not observe any quenda diggings within the application area. As the application area is highly disturbed with a lack of understory, the application area is not considered a significant habitat for quenda**.**

Ecological Linkage

The vegetation in the application area is mapped within the Perth biodiversity project and the Perth Regional ecological linkage (EPA, 2003). The vegetation within the application area has been significantly altered and is in completely degraded (Keighery, 1994) condition.

The vegetation within the application area comprising mature marri and semi-mature banksia trees with minimum understory vegetation. The ecological function and services provided by the vegetation within the application area are likely to be limited to being stepping stone habitat for avifauna and is not likely to provide critical ecosystem services beyond that provided by nearby vegetation.

Threatened Ecological Community

Banksia woodland on the swan coastal plain

The application area is mapped directly adjacent to a banksia woodland on the swan coastal plain, a priority 3 ecological community (PEC). The ecological community is a woodland associated with the Swan Coastal Plain of southwest Western Australia. A key diagnostic feature is a prominent tree layer of Banksia, with scattered eucalypts and other tree species often present among or emerging above the Banksia canopy. The understorey is a species rich mix of sclerophyllous shrubs, graminoids and forbs. The ecological community is characterised by a high endemism and considerable localised variation in species composition across its range (DEE, 2016). While one *banksia ilicifolia* was present within the application area, the site inspection confirmed that there was a minimum understorey within the application area with primarily parkland cleared vegetation dominated by marri trees, and as such that the application area is not reflective of the banksia woodland PEC (Appendix E).

Communities of Tumulus Springs (Organic Mound Springs, Swan Coastal Plain)

Communities of Tumulus Springs (Organic Mound Springs, Swan Coastal Plain) threatened ecological community (Tumulus Springs TEC) is listed as a critically endangered ecological community under the *Biodiversity Conservation Act 2016*, and as endangered under the *Commonwealth Environment Protection and Biodiversity Conservation Act 1999*.

The Tumulus Springs TEC occurs in groundwater-fed tumulus springs on the Swan Coastal Plain, characterised by permanently moist peat habitats that support diverse invertebrate assemblages and distinctive wetland vegetation, including *Banksia littoralis* (swamp banksia), *Melaleuca preissiana* (moonah) and *Eucalyptus rudis* (flooded gum), and the shrubs *Taxandria linearifolia* (swamp peppermint), *Pteridium esculentum* (bracken fern), *Astartea scoparia* (common astartea) and *Cyclosorus interruptus* (swamp shield-fern) (DBCA, 2023). The application area contains one *Banksia littoralis*, but none of the other trees within the application area are a feature of the Tumulus Springs TEC. Further, the application area is elevated and in dryer grounds compared to the adjacent mapped occurrence of the community. Despite the TEC being directly adjacent to the application area, the site inspection confirmed that the vegetation applied to clear was not reflective of the Tumulus Springs (Appendix E).

While the Tumulus Springs TEC is mapped adjacent to the application area, the adjacent buffer areas (approximately up to 50 metres from the application area) are also of degraded condition, with better condition vegetation representative of the TEC occurring further southeast of the property. Noting this, it is considered any edge effects from the proposed clearing on the Tumulus Springs TEC are likely to be minimal.

Conclusion

Based on the above assessment, the proposed clearing will result in the loss of five 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 11 foraging trees within the same property, will adequately mitigate the impact. No significant residual impact remains following the revegetation action.

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 11 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 City of Kwinana (the City) advised DWER that the applicant has already obtained local government approvals, and that the proposed clearing is consistent with the Shire's Local Planning Scheme. The City did not have any objections to the proposed clearing.

The Department of Biodiversity Conservation and Attractions (DBCA) provided advise on the close proximately to the Tumulus Springs TEC. DBCA's advice was that the existing building envelope should not increase the risk to the TEC if there is a buffer. They recommended a minimum 50 metre buffer between the development and TEC's, however recognised that there is an existing planning approval for a building envelope on Lot 345 which is closer than 50 metres (DBCA, 2026).

The department received a notification of an unauthorised clearing of the Tumulus Springs TEC within Lot 345. The matter was investigated by the department's Environmental Crime team, and the investigation was closed with a letter of education issued to the landowner, in consultation with DBCA (DWER, 2026b).

End

Appendix A. Site characteristics

A.1. Site characteristics

Characteristic	Details
Local context	The area proposed to be cleared is a part of patches of native vegetation in the intensive land use zone of Western Australia. The proposed area is surrounded by semi-rural residential properties that are extensively vegetated. Spatial data indicates the local area (10-kilometre radius from the centre of the area proposed to be cleared) retains approximately 25 per cent of the original native vegetation cover.
Ecological linkage	The application area is mapped within the Perth biodiversity project and the Perth Regional ecological linkage.
Conservation areas	There are no conservation areas mapped within the application area. The closest conservation area is a bush forever site and a DBCA conservation covenant both 1.3 kilometres form the application area.
Vegetation description	The site inspection indicates the vegetation within the proposed clearing area consists of four *Corymbia calophylla* (Marri), one *Banksia ilicifolia* (holly-leafed banksia) and four dead trees. Representative photos are available in Appendix E. This is partially consistent with the mapped vegetation type(s): • Bassendean Complex-Central and South, which is described as: Vegetation ranges from woodland of *Eucalyptus marginata* (Jarrah) - *Allocasuarina fraseriana* (Sheoak) - Banksia species to low woodland of Melaleuca species, and sedgelands on the moister sites. This area includes the transition of *Eucalyptus marginata* (Jarrah) to *Eucalyptus todtiana* (Pricklybark) in the vicinity of Perth. *The mapped vegetation type retain approximately 27 per cent of the original extent (Government of Western Australia, 2019).*
Vegetation condition	Photographs supplied by the applicant indicate and the department's site inspection confirmed that the vegetation within the proposed clearing area is in completely degraded (Keighery, 1994) condition, described as: • 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. The full Keighery (1994) condition rating scale is provided in Appendix C. Representative photos are available in Appendix E.
Climate and landform	The climate of Kwinana is that of a mediterranean climate with hot, dry summers and cold wet winters Average annual rainfall: 565mm Average wettest month: July ~100m Average temperature range: 9-31ºC
Soil description and land degradation risks	The soil is mapped as Bassendean B3 Phase and Sw – Swamp (Bassendean), with associated land degradation risks shown in the table below. The soil types are described as follows: Bassendean B3 Phase: Closed depressions and poorly defined stream channels with moderately deep, poorly to very poorly drained bleached sands with an iron-organic pan, or clay subsoil. Surfaces are dark grey sand or sandy loam.

<table>
<tr><th>Characteristic</th><th>Details</th></tr>
<tr><td></td><td>Sw – Swamp (Bassendean): Swamp

Land degradation risk table:
<table>
<tr><th>Risk categories</th><th>Land Unit 1</th></tr>
<tr><td>Wind erosion</td><td>L1: <3% of map unit has a high to extreme wind erosion risk
L2: 3-10% of map unit has a high to extreme wind erosion risk</td></tr>
<tr><td>Water erosion</td><td>M2: 30-50% of map unit has a high to extreme water erosion 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>Water logging</td><td>H2: >70% of map unit has a moderate to very high waterlogging risk</td></tr>
<tr><td>Phosphorus export risk</td><td>H2: >70% of map unit has a high to extreme phosphorus export risk</td></tr>
<tr><td>Water Repellence</td><td>M1: 10-30% of map unit has a high water repellence risk</td></tr>
<tr><td>Flooding</td><td>M2: 30-50% of the map unit has a moderate to high flood risk</td></tr>
</table></td></tr>
<tr><td>Waterbodies and hydrogeography</td><td>The application area is located within the Serpentine groundwater area and directly is adjacent a geomorphic wetland basin. A mapped perennial wetland occurs at the rear of the property but lies outside the application area. The site also falls within the Peel Estuary–Serpentine River catchment.</td></tr>
<tr><td>Flora</td><td>There are records of 40 priority flora within the local area (10-kilometre buffer zone), 21 of which are found within the same soil type and five found within the application area. The closest record is Dampiera triloba 50 metres from the application area.</td></tr>
<tr><td>Ecological communities</td><td>The application area is adjacent to two threatened ecological communities (TEC). Banksia Woodlands of the Swan Coastal Plain ecological community and Communities of Tumulus Springs (Organic Mound Springs, Swan Coastal Plain).</td></tr>
<tr><td>Fauna</td><td>There are records of 31 fauna of conservation significance within the local area. The closest record is Zanda latirostris 0.2 kilometres from the application area. There are 24 known black cockatoo roosting sites, the closest being 1 kilometre from the application area.</td></tr>
</table>

A.2. 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	0.53	27	N/A
Isoodon fusciventer – Quenda, southwestern brown bandicoot	P4	N	Y	0.18	663	N/A
Zanda baudinii – Baudin's cockatoo	EN	Y	Y	8.83	1	N/A
Zanda latirostris – Carnaby's cockatoo	EN	Y	Y	0.18	250	N/A

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

A.3. 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	Priority 3	N	N	Y	0.01	2	N/A
Communities of Tumulus Springs (Organic Mound Springs, Swan Coastal Plain)	BCA Critically Endangered	N	N	Y	0.01	1	N/A

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]

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

Appendix B. 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 application area lies adjacent to the Priority 3 Banksia Woodlands of the Swan Coastal Plain PEC and the critically endangered Communities of Tumulus Springs, listed under the BC Act. However, as the vegetation within the application area is not contiguous with these communities and lacks species characteristic of either, the proposed clearing is unlikely to impact the PEC or TEC. Given the application area is completely degraded and highly disturbed, the clearing is not likely to have an impact on conservation significant flora and assemblage plants. The area proposed to be cleared contain regionally significant foraging habitat for three species of black cockatoo. Whilst the application area is adjacent to conservation-significant ecological communities and provides regionally important foraging habitat for black cockatoos, its highly degraded and disturbed condition limits its environmental value. The absence of species or vegetation consistent with adjacent PECs or TECs, combined with the lack of conservation-significant flora within the footprint, indicates that the proposed clearing is unlikely to result in significant environmental impacts.	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 area proposed to be cleared contains foraging habitat for three species of black cockatoos. The site inspection confirmed evidence of black cockatoo foraging within the application area. However, there were no suitable nesting or breeding habitat found within the application area.	At variance	Yes *Refer to Section 3.2.1, above.*
Principle (c): *"Native vegetation should not be cleared if it includes, or is necessary for the continued existence of, threatened flora."* Assessment: The area proposed to be cleared is unlikely to contain habitat for flora species listed under the BC Act. Given that the vegetation is completely degraded, highly modified and located on an urban block, it is unlikely that any threatened flora has suitable habitat within the application area.	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 is mapped adjacent to two threatened ecological communities. The Communities of Tumulus Springs (critically	Not likely to be at variance	Yes *Refer to Section 3.2.1, above.*

Assessment against the clearing principles	Variance level	Is further consideration required?
endangered) occurs on the south eastern portion of property and the Banksia woodland TEC/PEC is mapped adjacent to the northwestern portion of the application area. However, the site inspection confirmed vegetation within the application area is not synonymous with these ecological communities.		
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 the native vegetation in the local area is consistent with the national objectives and targets for biodiversity conservation in Australia in constrained area where a 10 per cent retention target is applied. The vegetation proposed to be cleared is part of a significant ecological linkage in the local area, the Perth Biodiversity Project.	Not likely to be at variance	Yes *Refer to Section 3.2.1, above.*
Principle (h): *"Native vegetation should not be cleared if the clearing of the vegetation is likely to have an impact on the environmental values of any adjacent or nearby conservation area."* Assessment: Given the distance to the nearest conservation area (1.3 kilometres), 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: There is a perennial wetland, mapped as a conservation category dampland, recorded at the rear of the property, however not within the application area. The vegetation within the application area is not commonly associated with watercourses and wetlands, therefore unlikely to impact on- or off-site hydrology and water quality.	May 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 highly susceptible to subsurface acidification, waterlogging and phosphorous exporting. Noting the extent of the clearing and the location of the application area being within a residential area 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 there is a perennial wetland mapped at the rear if the property, mapped as a conservation category dampland. The vegetation proposed to be cleared is likely to be hydrologically connected to local surface and ground water. However, the area applied to clear occurs within a modified urban area	Not likely to be at variance	No

Assessment against the clearing principles	Variance level	Is further consideration required?
and at a different elevation to the wetland, on dryer ground. It is not likely that the proposed clearing will impact the hydrology of the wetland.		
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: Whilst the mapped soils (Bassendean B3 Phase) are described as having poor drainage and the close proximity to a perennial wetland, the vegetation occurs within a modified urban block with surrounding urban blocks. It is not likely that the proposed clearing will further exacerbate the incidence or intensity of flooding to a greater extent than the initial development.	Not likely to be at variance	No

Appendix C. Vegetation condition rating scale

Vegetation condition is a rating given to a defined area of vegetation to categorise and rank disturbance related to human activities. The rating refers to the degree of change in the vegetation structure, density and species present in relation to undisturbed vegetation of the same type. The degree of disturbance impacts upon the vegetation's ability to regenerate. Disturbance at a site can be a cumulative effect from a number of interacting disturbance types.

Considering its location, the scale below was used to measure the condition of the vegetation proposed to be cleared. This scale has been extracted from

Keighery, B.J. (1994) *Bushland Plant Survey: A Guide to Plant Community Survey for the Community*. Wildflower Society of WA (Inc). Nedlands, Western Australia.

Measuring vegetation condition for the South West and Interzone Botanical Province (Keighery, 1994)

Condition	Description
Pristine	Pristine or nearly so, no obvious signs of disturbance.
Excellent	Vegetation structure intact, with disturbance affecting individual species; weeds are non-aggressive species.
Very good	Vegetation structure altered, with obvious signs of disturbance. For example, disturbance to vegetation structure caused by repeated fires, the presence of some more aggressive weeds, dieback, logging and/or grazing.
Good	Vegetation structure significantly altered by very obvious signs of multiple disturbances. Retains basic vegetation structure or ability to regenerate it. For example, disturbance to vegetation structure caused by very frequent fires, the presence of some very aggressive weeds at high density, partial clearing, dieback and/or grazing.
Degraded	Basic vegetation structure severely impacted by disturbance. Scope for regeneration but not to a state approaching good condition without intensive management. For example, disturbance to vegetation structure caused by very frequent fires, the presence of very aggressive weeds, partial clearing, dieback and/or grazing.
Completely degraded	The structure of the vegetation is no longer intact and the area is completely or almost completely without native species. These areas are often described as 'parkland cleared' with the flora comprising weed or crop species with isolated native trees or shrubs.

Appendix D. Revegetation action calculator value justification

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 0.05 hectares of vegetation that contains high quality foraging habitat for all three black cockatoo species	The application area includes primary foraging habitat for black cockatoos, including marri trees, with evidence of foraging observed throughout the property.
Significant impact (hectares)/Type of feature	0.05	Clearing 5 trees (converted to 0.05 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 - approx 25% 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)	0.11	Planting 11 trees (converted to 0.11 ha or 0.01 ha per tree)
Current quality of rehabilitation site /Start number (of type of feature)	0	Area will contain minimal foraging habitat in a parkland cleared area.
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	5.00	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 E. Photographs of the vegetation from DWER site inspection

a

b

c

Figure 4 a-b: “tree one” applied to clear. Minor hollows present.

Figure 5: “tree two” applied to be cleared. Species: *Corymbia calophylla*

Figure 6: “trees three and four” to be cleared. Species: *Corymbia calophylla*

a

b

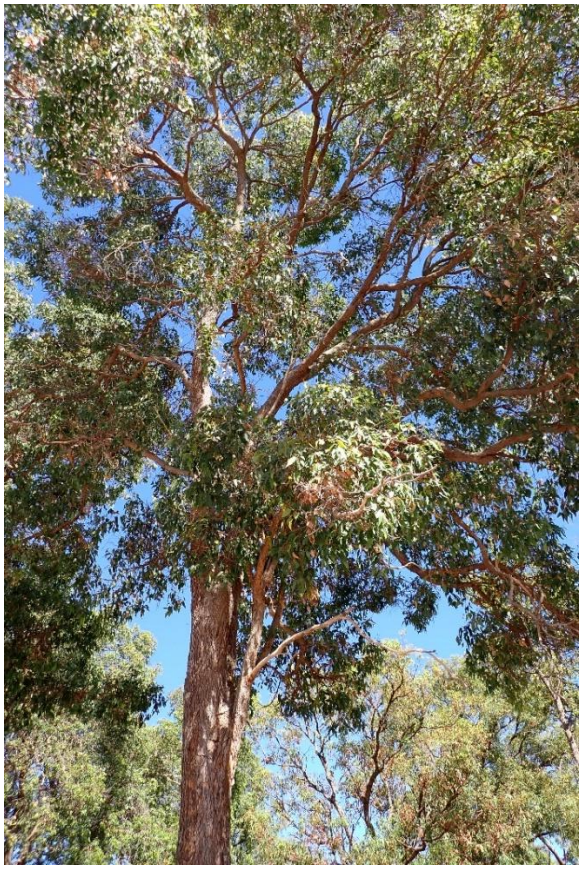
c

d

e

Figures 7 a - e: “tree five” and undergrowth applied to be cleared. Species: dead

a



B

Figure 8 a – b: “tree six” applied to clear. Species: *Corymbia calophylla*

a

b

c

Figure 9 a – c: “Tree seven” applied to clear. Species: *banksia ilicifolia*

Figure 10: “tree eight” to be cleared

Figure 11: “tree nine” to be cleared and added to the application area.

a

b

Figure 12 a - b: evidence of black cockatoo foraging within the application area

Appendix F. Sources of information

F.1. GIS databases

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

- 10 Metre Contours (DPIRD-073)
- Aboriginal Heritage Places (DPLH-001)
- Aboriginal Heritage Places (DPLH-001)
- Cadastre (LGATE-218)
- Cadastre Address (LGATE-002)

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

Restricted GIS Databases used:

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

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