GOVERNMENT OF
WESTERN AUSTRALIA

CLEARING PERMIT

Granted under section 51E of the Environmental Protection Act 1986

Purpose Permit number:	CPS 11451/1
Permit Holder:	Spring Park Pty Ltd and CTD Generation Pty Ltd
Duration of Permit:	From 15 July 2026 to 15 July 2031

The permit holder is authorised to clear *native vegetation* subject to the following conditions of this permit.

PART I – CLEARING AUTHORISED

1. Clearing authorised (purpose)

The permit holder is authorised to clear *native vegetation* for the purpose of fire hazard reduction.

2. Land on which clearing is to be done

Lot 40 on Diagram 32446, Anketell

3. Clearing authorised

The permit holder must not clear more than 0.36 hectares of native vegetation within the area cross-hatched yellow in Figure 1 of Schedule 1.

PART II – MANAGEMENT CONDITIONS

4. 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.

5. 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.

6. Demarcation of the clearing area

Prior to undertaking any *clearing* authorised under this permit that is adjacent to other *native vegetation*, the permit holder must demarcate the *clearing* area to avoid inadvertent removal of adjacent *native vegetation*.

7. Fauna management - directional clearing

The permit holder must:

(a) conduct clearing activities in a slow, progressive manner from east to west towards adjacent *native vegetation*; and

(b) allow reasonable time for fauna present within the area being cleared under this permit to move into adjacent *native vegetation* ahead of the *clearing* activity.

PART III - RECORD KEEPING AND REPORTING

8. Records that must be kept

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

Table 1: Records that must be kept

No.	Relevant matter	Specifications
1.	In relation to the authorised clearing activities generally	(a) the species composition, structure, and density of the cleared area; (b) the location where the clearing occurred, recorded using a Global Positioning System (GPS) unit set to Geocentric Datum Australia 2020 (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); and (e) actions taken to avoid, minimise, and reduce the impacts and extent of clearing in accordance with condition 4;

No.	Relevant matter	Specifications
		(f) actions taken to minimise the risk of the introduction and spread of *weeds* and *dieback* in accordance with condition 5; (g) actions taken to demarcate the *clearing* area in accordance with *condition* 6; and (h) fauna management actions in accordance with *condition* 7.

9. Reporting

The permit holder must provide to the *CEO* the records required under *condition* 8 of this permit when requested by the *CEO*.

DEFINITIONS

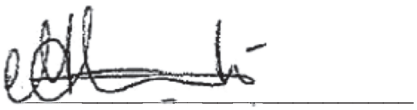
In this permit, the terms in Table 2 have the meanings defined.

Table 2: Definitions

Term	Definition
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.
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.
dry conditions	means when soils (not dust) do not freely adhere to rubber tyres, tracks, vehicle chassis or wheel arches.
EP Act	*Environmental Protection Act 1986* (WA)
fill	means material used to increase the ground level, or to fill a depression.
mulch	means the use of organic matter, wood chips or rocks to slow the movement of water across the soil surface and to reduce evaporation.
native vegetation	has the meaning given under section 3(1) and section 51A of the EP Act.
weeds	means any plant – (a) that is a declared pest under section 22 of the *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

Term	Definition
	(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

22 June 2026

Schedule 1

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

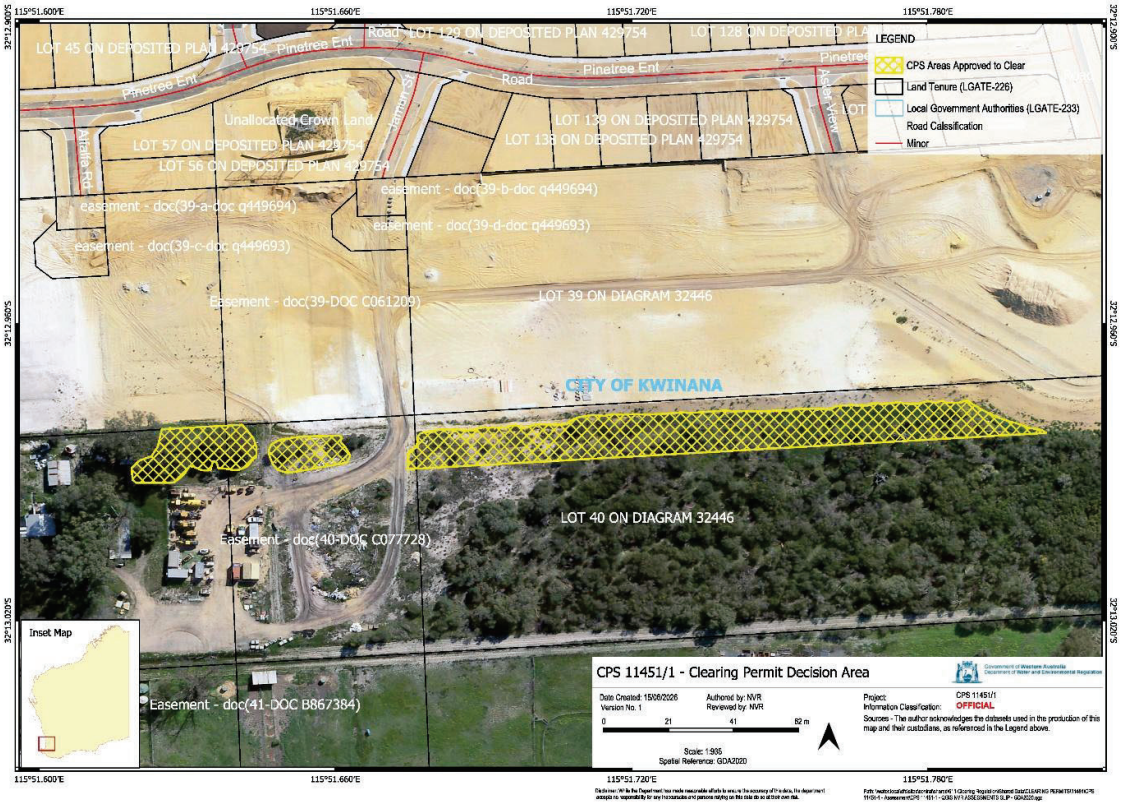


Figure 1: Map of the boundary of the area within which clearing may occur (cross-hatched yellow) for Clearing Permit 11451/1.

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 11451/1
Permit type:	Purpose permit
Applicant name:	Spring Park Pty Ltd and CTD Generation Pty Ltd
Application received:	2 February 2026
Application area:	0.36 hectares of native vegetation
Purpose of clearing:	Fire Hazard Reduction
Method of clearing:	Mechanical
Property:	Lot 40 on Diagram 32446
Location (LGA area/s):	City of Kwinana
Localities (suburb/s):	Anketell

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 application is to clear up to 0.36 hectares of native vegetation for the purpose of fire hazard reduction. Clearing will be undertaken using mechanical methods and will involve the removal of scattered trees and associated vegetation within Lot 40 on Diagram 32446, Anketell. The clearing is proposed to reduce fuel loads and minimise bushfire risk within and surrounding the property.

The application originally sought approval to clear 0.38 hectares. During the assessment process, it was revised to involve retaining the banksia tree *(Banksia menziesii)* within the application area. However, subsequent advice from the applicant confirmed that this tree, along with two additional trees within the application area, had already been cleared prior to determination under exemptions associated with subdivision works, including engineering requirements and the establishment of access for waste collection vehicles. These trees have therefore been excluded from the application area and are not considered as part of this permit decision. This reduced the application area to 0.36 hectares.

1.3. Decision on application

Decision:	Granted
Decision date:	22 June 2026
Decision area:	0.36 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 E.1), photographs supplied by the applicant (see Appendix D), an Environmental

Assessment undertaken by an Environmental Consultant ,the clearing principles set out in Schedule 5 of the EP Act (see Appendix B). The Delegated Officer also took into consideration that the purpose of the clearing is to reduce fuel loads and minimise bushfire risk within and surrounding the property.

The assessment identified that the proposed clearing will result in:

- the loss of up to 0.36 hectares of native vegetation in completely degraded condition
- the removal of low-quality foraging habitat for conservation significant fauna, including black cockatoo species, with minimal ecological value
- the potential introduction and spread of weeds into adjacent vegetation
- a potential risk of land degradation in the form of wind erosion.

After consideration of the available information, as well as the applicant's minimisation and mitigation measures (see Section 3.1), the Delegated Officer determined the proposed clearing can be minimised and managed to unlikely lead to an unacceptable risk to environmental values. The applicant has suitably demonstrated avoidance and minimisation measures, and no significant residual impacts requiring offsets were identified.

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

- limit the extent of clearing to that authorised by clearly demarcating the clearing area
- implement hygiene measures to minimise the risk of the introduction and spread of weeds into adjacent vegetation
- undertake slow, progressive directional clearing to allow fauna to disperse into surrounding habitat
- maintain records of clearing activities.

These conditions are imposed to minimise impacts to fauna, prevent degradation of adjacent vegetation through weed spread, and ensure that clearing is undertaken in a controlled manner that reduces environmental risk.

1.5. Site map

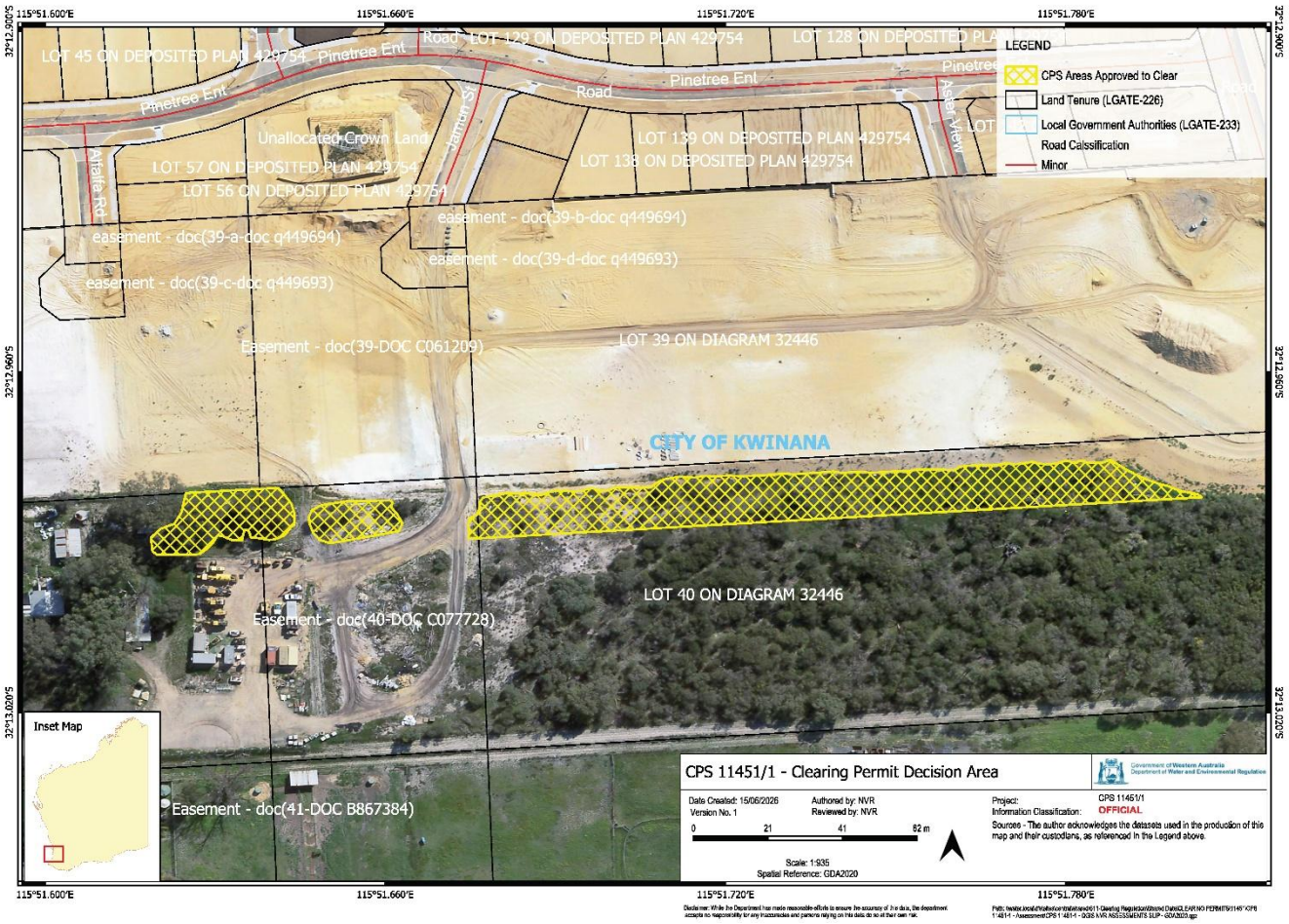


Figure 1: Map of the application area

The areas crosshatched yellow indicates 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)
- Technical guidance – *Flora and Vegetation Surveys for Environmental Impact Assessment* (EPA, 2016)

3 Detailed assessment of application

3.1. Avoidance and mitigation measures

Evidence was submitted by the applicant, demonstrating that mitigation methods have been considered, including:

- clearing footprint minimised to required area to reduce risk of fire exposure to residential properties undergoing development
- retaining mature trees where necessary
- minimising ground disturbance to authorised clearing extents
- machinery and equipment utilised being free from weeds and soil prior to entering clearing area
- directional clearing to allow fauna to move away into the adjacent vegetation
- established contact with wildlife carer in the event of injury to fauna
- records to be maintained of clearing activities including the dates clearing conducted, extent of clearing, and noting of all fauna injuries or mortalities (Spring Park Pty Ltd and CTD Generation Pty Ltd, 2026a).

The Delegated Officer was satisfied that the applicant has made a reasonable effort to avoid and minimise potential impacts of the proposed clearing on environmental values.

3.2. Assessment of impacts on environmental values

In assessing the application, the Delegated Officer has had regard for the site characteristics (see Appendix 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). The consideration of these impacts, and the extent to which they can be managed through conditions applied in line with sections 51H and 51I of the EP Act, is set out below.

3.2.1. Biological values (Fauna) - Clearing Principles B

Assessment

The proposed clearing will remove up to 0.36 hectares of native vegetation which may provide habitat for fauna species.

Black Cockatoo Species

Calyptorhynchus banksia naso (forest red-tailed black cockatoo) and *Zanda latirostris* (Carnaby's cockatoo) are listed as Vulnerable and Endangered under the BC Act and EPBC Act. Both species have been recorded within the local area, and the application area is located within their known foraging habitat. *Zanda baudinii* (Baudin's cockatoo), also listed as Endangered, has not been recorded within the local area, however the application area is located within its known distribution. *Zanda sp.* (White-tailed black cockatoo) has been recorded within the area,

these records were obtained when the data collector could not definitively distinguish if they spotted a Baudin's or Carnaby's cockatoo, therefore the white-tailed black cockatoo category was created to incorporate these records.

Black cockatoo habitat requirements are broadly categorised as breeding habitat (trees with suitable hollows), foraging habitat (including Banksia and Eucalyptus species), and roosting habitat (tall trees in low disturbance areas). The application area contains scattered native trees that may provide low-quality foraging habitat (Aurora Environmental, 2025). However, the site inspection did not identify any evidence of foraging activity, such as chewed cones or nuts.

Breeding Habitat

Four trees within the application area were identified with a diameter at breast height greater than 500 millimetres. These comprise:

- two mature tuart *(Eucalyptus gomphocephala)* trees
- one dead tuart *(Eucalyptus gomphocephala)* tree
- one planted non-endemic *Eucalyptus* species.

While these trees meet the size threshold typically associated with potential breeding trees, none contain suitable hollows (i.e. vertical or near vertical openings >120 millimetres in diameter) required for black cockatoo nesting (Aurora Environmental, 2025). Accordingly, none of the trees qualify as potential breeding habitat.

At a local scale, the application area is not located within a known breeding area, and the closest confirmed black cockatoo breeding site is approximately 16 kilometres north-east. Given the absence of suitable hollows, the degraded condition of the vegetation, and the site's proximity to ongoing urban development (resulting in noise, dust and disturbance), the application area is not considered to support breeding habitat for black cockatoos.

Roosting Habitat

Black cockatoos typically roost in tall trees (>8 metres), often near water sources, and within proximity (generally within 6 kilometres) of foraging habitat. Ten larger trees recorded within the application area may provide sufficient height for potential roosting. However, several constraints limit their suitability, including, the site is located within a highly disturbed and degraded environment, surrounding land uses include active development, lack of vegetation structure and canopy connectivity, limited evidence of black cockatoo regular use.

At a broader scale, there are 29 recorded black cockatoo roost sites within 10 kilometres, with the nearest confirmed roost approximately 1.9 kilometres south of the application area. Given the higher-quality roosting habitat in the surrounding landscape and the disturbed nature of the site, the application area is unlikely to be used for regular or significant roosting.

Foraging Habitat

The application area provides low-quality foraging habitat for black cockatoos. The application area includes two live tuart trees providing only a secondary foraging source to black cockatoos. Additionally, the vegetation is in completely degraded condition, with sparse native understorey, high weed content, and limited food resource diversity and abundance. No evidence of foraging activity (e.g. chewed cones or nuts) was observed during the site inspection, further indicating that the habitat is not activity utilised (Aurora Environmental, 2025).

The total area of potential foraging habitat is small (0.36 hectares), and extensive higher quality foraging habitat is available in adjacent and surrounding remnant vegetation. As such, impacts to foraging resources are expected to be minimal and localised.

Given the application area does not provide breeding habitat, is unlikely to provide significant roosting habitat and contains only low-quality foraging habitat, with minimal ecological value and limited utilisation, the proposed clearing is unlikely to have a significant impact on black cockatoo species.

***Idoodon fusciventer (*Quenda)**

Isoodon fusciventer (Quenda) is listed as a Priority 4 species under the BC and EPBC Act. The species typically occurs in areas with dense understory vegetation that provides shelter and protection, often associated with wetlands or areas of thick ground cover (Know your mammals (2026)).

Records of quenda occur within the local area, with the closest record approximately 300 metres from the application area. The application area may provide limited, opportunistic foraging habitat; however, the vegetation is in completely degraded condition and lacks the dense understory required for shelter, nesting and protection from predators.

Given the small scale of the proposed clearing and the limited habitat value of the site, the application area is unlikely to represent significant habitat for the maintenance of quenda populations, and the proposed clearing is unlikely to result in a significant impact to the species.

Conclusion

Based on the above assessment, the proposed clearing will result in:

- the loss of up to 0.36 hectares of low-quality foraging habitat for black cockatoo species
- a minor reduction in opportunistic foraging habitat for quenda.

For the reasons set out above, it is considered that the impacts of the proposed clearing on fauna habitat can be managed through mitigation measures and do not constitute a significant residual impact.

Conditions

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

- slow, directional clearing to allow fauna to disperse into adjacent vegetation ahead of clearing activities
- avoid, minimise the extents of clearing activities
- take hygiene steps to minimise the risk of spread and invasion of weeds.

3.2.2. Threatened Ecological Communities - Clearing Principles A and D

Assessment

Portions of the application area are mapped as the *Banksia Woodlands of the Swan Coastal Plain* ecological community, listed as a Priority Ecological Community under the EPBC Act. However, information supplied by the applicant (Aurora Environmental, 2025) confirm that the vegetation within the application area is in completely degraded condition, with the understorey largely replaced by weeds and a lack of key structural and floristic characteristics. As such, the vegetation does not meet the diagnostic criteria or condition thresholds required to be recognised as Banksia woodland PEC.

While the application area itself is not considered representative of the PEC, mapped PEC occurs within and immediately adjacent to the site, and these surrounding areas are likely to be in higher condition and retain ecological values. Accordingly, the proposed clearing has the potential to result in indirect impacts (edge effects) on adjacent PEC/TEC's, including:

- increased weed introduction and spread
- further degradation of vegetation condition at edge
- changes in microclimatic conditions such as increased light, temperature and wind exposure.

The extent of potential edge effects is considered limited due to:

- the small scale of clearing (0.36 hectares)
- the existing disturbed interface, with clearing and development already present to the north
- evidence that the broader area is already subject to edge effects and in moderate condition at best
- the implementation of mitigation measures, including hygiene protocols and minimisation of disturbance.

Three tuart *(Eucalyptus gomphocephala)* trees were recorded within the application area, prompting consideration of the *Tuart Woodlands and Forests of the Swan Coastal Plain TEC*. However, these occur as isolated trees within a completely degraded vegetation matrix, lacking the canopy structure, connectivity and native understorey required to meet TEC diagnostic criteria. Given the limited extent and degraded condition, the Tuart trees do not represent a functioning or representative Tuart TEC, and potential impacts are unlikely to be significant.

Additionally, the vegetation assessment indicates that even where banksia and tuart trees are present the surrounding vegetation does not form a functioning or intact ecological community, and therefore contributes limited ecological value in the context of the TEC.

The proposal may result in localised and minor edge effects to adjacent Banksia woodland; however, these impacts are considered manageable and unlikely to result in a significant impact to the extent, condition, or conservation significance of the PEC in the local area.

Conclusion

Based on the above assessment, the application area does not represent a Banksia Woodland or Tuart TEC due to its completely degraded condition and lack of diagnostic characteristics. While the proposed clearing may result in localised and minor edge effects to adjacent higher condition PEC/TEC, these impacts are considered limited, manageable and unlikely to result in a significant impact to the extent, condition or conservation values of ecological communities in the local area.

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

- avoid, minimise the extent of the clearing
- take hygiene steps to minimise the risk of spread and invasion of weeds.

3.3. Relevant planning instruments and other matters

The proposed clearing is associated with future development and is intended to facilitate fire hazard reduction through the establishment of an asset protection zone (APZ). Under State Planning Policy 3.7: *Bushfire and the Planning for Bushfire Guidelines,* a Bushfire Attach Level (BAL) assessment is required to inform development design and determine the extent of vegetation management necessary to reduce bushfire risk.

The clearing area will function as an APZ extending up to 20 metres south of the future subdivision boundary of Lot 39. The area will be maintained as a low fuel or non-vegetated area in the short term to reduce bushfire risk to adjoining land.

SPP 3.7 requires APZs to be located within the same lot as the development they protect, unless adjoining land is managed as a low fuel area on an ongoing basis. The application area is located on Lot 40 and is intended to provide bushfire protection to adjacent land. Lot 40, including the application area, is zoned “Urban” under the Metropolitan Region Scheme and “Development” under the Local Planning Scheme No. 2, and is intended to be cleared and developed for residential purposes within approximately 2 – 5 years (Spring Park Pty Ltd and CTD Generation Pty Ltd, 2026c). As such, the APZ is not intended to be maintained in perpetuity.

The application area is located within a broader landscape subject to ongoing urban expansion, and development approval from the relevant local government authority (City of Kwinana) is likely required for subdivision and/or land use change. Other relevant approvals may include:

- development approval under the *Planning and Development Act 2005*
- subdivision approval from the Western Australian Planning Commission (WAPC)
- Bushfire Management Plan and BAL assessment in accordance with State Planning Policy 3.6.

A subdivision approval has been granted for the development in the adjacent lot by WAPC.

In addition, it is noted that a *Banksia menziesii* tree originally identified within the application area as a potential retained habitat feature has been cleared prior to the determination of this permit under exemptions associated with subdivision works, including engineering requirements and access for waste collection vehicles. While the removal of this tree is not authorised under this permit and has been excluded from the assessed clearing footprint, its prior clearing further reflects the highly disturbed and modified condition of the site. Given the overall degraded state of the vegetation and the limited habitat values identified during assessment, the absence of this individual tree does not materially alter the environmental impact conclusions of this assessment.

The application area has been assessed against available datasets, and no registered Aboriginal heritage sites have been identified within the clearing footprint. Notwithstanding, the applicant is advised that obligations under the *Aboriginal Heritage Act 1972* apply, including the requirement to avoid harm to Aboriginal cultural heritage and to undertake due diligence prior to ground-disturbing activities. If heritage is identified during works, activities must cease and be managed in accordance with legislative requirements.

End

Appendix A. Site characteristics

A.1. Site characteristics

Characteristic	Details
Local context	The area proposed to be cleared on the edge of an expansive area of remnant native vegetation in the intensive land use zone of Western Australia. To the north of the clearing is extensively cleared land for residential purposes while to the south and west is large areas of remnant vegetation. The proposed clearing area contributes to the edge of informal linkages and is adjacent to a formal ecological linkage. Aerial imagery indicates the local area (10-kilometre radius from the centre of the area proposed to be cleared) retains approximately 31.8 per cent of the original native vegetation cover.
Ecological linkage	The application area is not within a formal ecological linkage, rather adjacent, forming the edge of informal ecological linkages for fauna moving between the larger remnants of native vegetation within the local area.
Conservation areas	There are no conservation areas intersecting with the application area. The closest conservation area is a bush forever area 150 metres south of the application area. There are multiple extensive conservation areas within the local area (10-kilometre radius from the application area), including conservation parks, nature reserves, and bush forever sites.
Vegetation description	Photographs supplied by the applicant indicate the vegetation within the proposed clearing area includes *Eucalyptus gomphocephala, Banksia sp.* and *Eucalyptus sp.* Representative photos are available in Appendix D. This is inconsistent with the (Heddle et al. 1980) mapped vegetation type(s): • Bassendean Complex-Central and South, 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. The area includes the transition of *Eucalyptus marginata* (Jarrah) to *Eucalyptus todtiana* (Pricklybark) in the vicinity of Perth. *The mapped vegetation type retains approximately 23.8 per cent of the original extent (Government of Western Australia, 2019).*
Vegetation condition	Photographs supplied by the applicant indicate the vegetation within the proposed clearing area is in completely degraded (Keighery, 1994) condition, described as: • original vegetation structure has been lost and now consists mostly of exotic species with or without a tree canopy. The full Keighery (1994) condition rating scale is provided in Appendix C. Representative photos are available in Appendix D.
Climate and landform	The mean average rainfall in the region is recorded as 792.8 millimetres (BOM, 2026). The application area has a gentle slope of approximately 8 – 10 %, ranging between 24 to 30 metres above sea level.
Soil description	The soil is mapped as: • *Bassendean B6 Phase (212Bs_B6) sandplain and road extremely low rises with imperfectly drained deep or very deep grey siliceous sands* • *Spearwood S2a Phase (211Sp_S2a) lower slopes (1-5%) of dune ridge with moderately deep to deep siliceous yellow-brown sands or pale sand with yellow-brown subsoils and minor limestone outcrop* • *Bassendean B3 Phase (212Bs_B3) 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 or sandy loam.*
Land degradation risk	Based on available data, the application areas soil is at risk of water repellence, phosphorus export, wind erosion, waterlogging and subsurface acidification.

Characteristic	Details
Waterbodies	The desktop assessment and aerial imagery indicated that no waterbodies intersect the application area. The application area is within the peel estuary serpentine river catchment area. The closest natural waterbody was 360 metres away bring a perennial swamp.
Hydrogeography	The application area is not located within a proclaimed surface water area; however, it does lie within the Serpentine Groundwater Area, proclaimed under the RIWI Act. The application area is also adjacent to the Jandakot underground water pollution control area. According to available databases, the groundwater salinity is 500-1000 milligrams to litres total dissolved solids within the application area. There are no RIWI waterlines which intersect the application area.
Flora	The desktop assessment identified 16 conservation significant flora species have been recorded within the local area, consisting of seven threatened species, and nine priority flora species. The closest to the application area being priority species *Cyathochaeta teretifolia* being 300 metres away. A total of four records of threatened and priority flora have been identified within one kilometre of the application area, including *Drakaea elastica,* and *Cyathochaeta teretifolia.* These records occur within the same soil type as the application area.
Ecological communities	Part of the application area is mapped within a priority ecological community (Banksia Woodlands of the Swan Coastal Plain ecological community), a significant portion of the local area (10-kilometres from application area) is mapped TEC/PECs.
Fauna	There are 41 records of conservation significant fauna within the local area, six marsupials, two placental mammals, 18 migratory sea birds, three cockatoo species, three reptiles, four invertebrates and five non-migratory birds. The application area lies within the mapped distribution area for all three black cockatoo species. There are 29 records of black cockatoo roosts within 10 kilometres of the application area, the closest being two kilometres away. There are no confirmed black cockatoo breeding trees within the application area.

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]
Zanda latirostris (Carnaby's Cockatoo)	T - EN	Y	Y	1.7	13038	Y
Calyptorhynchas banksia (Forest red-tailed black cockatoo)	T - VU	Y	Y	1.6	977	Y
Isoodon fusciventer (Quenda)	P	Y	Y	0.3	2714	Y
Lerista lineata (Perth Slider, lined skink)	P	Y	Y	2.3	215	Y
Neelaps calonotos (Black-striped snake)	P	Y	Y	4.0	9	Y
Synemon gratiosa (Graceful sun moth)	P	Y	Y	1.3	6	Y
Idiosoma sigillatum (Shield-backed trapdoor spider	P	Y	Y	3.9	14	Y
Notamacropus irma (Western brush wallaby)	P	Y	Y	2.4	47	Y
Phascogale tapoatafa wambenger (Brush-tailed phascogale)	SP	Y	Y	3.5	4	Y

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

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: A portion of the application area is mapped as the 'Banksia Woodlands of the Swan Coastal Plain' (Priority 3) priority ecological community (PEC). However, site inspection indicates the vegetation is in completely degraded condition and does not meet the diagnostic criteria or condition thresholds required to be recognised as a TEC or PEC. Therefore, the application area is unlikely to represent a significant ecological community.	May be at variance	Yes *Refer to Section 3.2.2, 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 contain low quality habitat for conservation significant fauna.	May be 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 may contain habitat for flora species listed under the BC Act. However, no threatened flora was recorded within the application area, and the site is likely unsuitable due to disturbance, lack of intact native understory and absence of key environmental features.	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: Portions of the application area are mapped as the *Banksia Woodlands of the Swan Coastal Plain* TEC; however, site inspection confirmed that the vegetation is completely degraded and is not representative of the TEC. Notwithstanding this, adjacent and surrounding areas are likely to retain higher condition TEC, and the proposed clearing may result in localised edge effects.	May be at variance	Yes *Refer to Section 3.2.2, above.*
Environmental value: significant remnant vegetation and conservation areas		
Principle (e): *"Native vegetation should not be cleared if it is significant as a remnant of native vegetation in an area that has been extensively cleared."* Assessment: The extent of native vegetation of the local area is consistent with the national objectives and targets for biodiversity conservation in Australia, with the remanent vegetation being greater than the threshold of 10 per cent for constrained areas. The vegetation proposed to be cleared is not considered to be part of a significant ecological linkage in the local area.	Not likely to be at variance	No

Assessment against the clearing principles	Variance level	Is further consideration required?
Principle (h): *"Native vegetation should not be cleared if the clearing of the vegetation is likely to have an impact on the environmental values of any adjacent or nearby conservation area."* Assessment: Given the separation distance to the nearest conservation area and the occurrence of multiple conservation areas within the local area, the proposed clearing is unlikely to impact the environmental values of adjacent or nearby conservation areas, due to its small extent and degraded condition of the vegetation.	Not likely to be at variance	No
Environmental value: land and water resources		
Principle (f): *"Native vegetation should not be cleared if it is growing in, or in association with, an environment associated with a watercourse or wetland."* Assessment: Given no watercourses or wetlands are recorded within the application area, the proposed clearing is unlikely to impact on- or off-site hydrology and water quality.	Not likely to be at variance	No
Principle (g): *"Native vegetation should not be cleared if the clearing of the vegetation is likely to cause appreciable land degradation."* Assessment: The mapped soils are susceptible to wind erosion, water repellence and nutrient export. Noting the extent of the application area and that it is adjacent to already cleared areas, 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 the application area is within the Serpentine groundwater area, however, does not intersect a public drinking water source area, rather is adjacent to, the proposed clearing is unlikely to impact surface or ground water quality.	Not likely to be at variance	No
Principle (j): *"Native vegetation should not be cleared if the clearing of the vegetation is likely to cause, or exacerbate, the incidence or intensity of flooding."* Assessment: *The mapped soils and topographic contours in the surrounding area do not indicate the proposed clearing is likely to contribute to increased incidence or intensity of flooding.* Given no watercourses or wetlands are recorded within the application area, the proposed clearing is unlikely to contribute to waterlogging.	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. Photographs of the vegetation

Figure 2: Photographs of clearing area supplied by the applicant (Spring Park Pty Ltd and CTD Generation Pty Ltd, 2026b).

Figure 3: Photographs of the clearing area supplied by the applicant (Spring Park Pty Ltd and CTD Generation Pty Ltd, 2026b).

Appendix E. Sources of information

E.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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