



CLEARING PERMIT

Granted under section 51E of the Environmental Protection Act 1986

PERMIT DETAILS

Area Permit Number: 7574/2
File Number: DER2017/000598
Duration of Permit: 21 July 2018 to 31 January 2034

PERMIT HOLDER

Instant Products Group Pty Ltd

LAND ON WHICH CLEARING IS TO BE DONE

Lot 609 on Deposited Plan 409234, Muchea

AUTHORISED ACTIVITY

The Permit Holder must not clear more than 12.95 hectares of native vegetation within the area cross-hatched yellow on Figure 1 of Schedule 2.

CONDITIONS

1. Avoid, minimise and reduce the impacts and extent of clearing

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

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

2. Dieback and weed control

When undertaking any clearing authorised under this Permit, the Permit Holder must take the following measures to minimise the risk of the 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 *dieback* or *weed*-affected soil, *mulch*, *fill* or other material is brought into the area to be cleared; and
- (c) restrict the movement of machines and other vehicles to the limits of the areas to be cleared.

3. Period within which clearing is authorised

The Permit Holder shall not clear any native vegetation after 31 January 2024.

4. Offset – conservation covenant

Prior to undertaking any clearing authorised under this Permit, the Permit Holder shall:

- (a) give a conservation covenant under section 30B of the *Soil and Land Conservation Act 1945* setting aside the *covenant area* for the protection and management of vegetation in perpetuity; and
- (b) provide to the *CEO* a copy of the executed conservation covenant.

5. Offset – rehabilitation

- (a) Within two years of the commencement of clearing, the Permit Holder must *rehabilitate* the area cross-hatched red on Figure 2 of Schedule 2 by:
 - (i) *planting* and/or *direct seeding* *Banksia attenuata*, *Banksia grandis* and *Banksia menziesii*; and
 - (ii) *planting* and/or *direct seeding local provenance* understorey species.
- (b) Within two years of the commencement of clearing, the Permit Holder must *rehabilitate* the area cross-hatched red on Figure 3 of Schedule 2 by *planting* and/or *direct seeding* native vegetation using a selection of not less than five species from the list at Schedule 1.
- (c) Prior to commencing the *rehabilitation* required by conditions 5(a) and 5(b), the Permit Holder shall engage an *environmental specialist* to:
 - (i) establish at least five 20 metre by 20 metre monitoring quadrats within the area cross-hatched red on Figure 2 of Schedule 2;
 - (ii) establish at least two 20 metre by 20 metre monitoring quadrats within the area cross-hatched red on Figure 3 of Schedule 2;
 - (iii) record the location of each monitoring quadrat using a Global Positioning System (GPS) unit set to Geocentric Datum Australia 2020 (GDA2020), expressing the geographical coordinates in Eastings and Northings or decimal degrees;
 - (iv) record the combined per cent weed and bare soil cover within each monitoring quadrat; and
 - (v) take a photograph of each monitoring quadrat from the northeast corner.
- (d) In relation to the combined areas cross-hatched red on Figure 2 and Figure 3 of Schedule 2, the Permit Holder shall achieve and maintain the following completion criteria:
 - (e) a mix as appropriate to soil of *Banksia attenuata*, *Banksia menziesii*, *Banksia grandis*, *Hakea lissocarpa*, *Hakea erinacea* and *Hakea stenocarpa* to achieve combined cover of not less than 120 plants per hectare; and
 - (i) a combined per cent weed and bare soil cover of no greater than 25 per cent.
- (f) The Permit Holder shall engage an *environmental specialist* to assess the monitoring quadrats established under condition 5(c) against the completion criteria identified in condition 5(d).
- (g) The assessment required under condition 5(f) must be undertaken on an annual basis for the first three years after commencement of *rehabilitation* and on a biennial basis thereafter for an additional four year period.
- (h) For each assessment event required under condition 5(g), the Permit Holder must:
 - (i) take a photograph of each monitoring quadrat from the northeast corner; and
 - (ii) produce a report detailing the assessment methods and results.
- (i) Where an assessment required under condition 5(g) identifies that the completion criteria are not being met, the Permit Holder must address the deficiency by:
 - (i) undertaking additional *planting* and/or *direct seeding* in accordance with the requirements of conditions 5(a) and 5(b); and/or
 - (ii) undertaking *weed control*; and/or
 - (iii) undertaking any other remedial actions approved by the *CEO*.

6. Records that must be kept

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

Table 1: Records that must be kept

No.	Relevant matter	Specifications
1.	In relation to the authorised clearing activities generally	<ul style="list-style-type: none"> (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); (e) actions taken to avoid, minimise, and reduce the impacts and extent of clearing in accordance with condition 1; and (f) actions taken to minimise the risk of the introduction and spread of <i>weeds</i> in accordance with condition 2.
2.	In relation to the offset-conservation covenant pursuant to condition 4	<ul style="list-style-type: none"> (a) a copy of the executed conservation covenant
3.	In relation to the <i>rehabilitation</i> of areas pursuant to condition 5	<ul style="list-style-type: none"> (b) the size of the area <i>rehabilitated</i>; (c) the location of any <i>rehabilitated</i> areas, recorded using a Global Positioning System (GPS) unit set to Geocentric Datum Australia 2020 (GDA2020), expressing the geographical coordinates in Eastings and Northings or decimal degrees; (d) the date(s) that monitoring quadrats were established; (e) the location of each monitoring quadrat; (f) a description of the combined per cent weed and bare soil cover of each monitoring quadrat recorded in accordance with the requirements of condition 5(c)(iv); (g) the photographs taken of each monitoring quadrat in accordance with the requirements of condition 5(c)(v); (h) a description of the <i>rehabilitation</i> activities undertaken; (i) the date that <i>planting</i> and/or <i>direct seeding</i> occurred in accordance with the requirements of conditions 5(a) and 5(b); (j) a list of species, including quantities, used for <i>planting</i> and/or <i>direct seeding</i> in accordance with the requirements of conditions 5(a) and 5(b);

No.	Relevant matter	Specifications
		<p>(k) the photographs taken of each monitoring quadrat in accordance with the requirements of condition 5(g)(i);</p> <p>(l) a copy of the reports produced in accordance with the requirements of condition 5(g)(ii); and</p> <p>(m) a description, including dates, of any activities undertaken in accordance with the requirements of condition 5(h).</p>

7. Reporting

- (a) The Permit Holder must provide to the *CEO* on or before 30 June of each year, a written report of records required under condition 6 of this Permit.
- (b) If no clearing authorised under this Permit was undertaken between 1 January and 31 December of the preceding calendar year, a written report confirming that no clearing under this Permit has been carried out, must be provided to the *CEO* on or before 30 June of each year.
- (c) Prior to 31 October 2033, the Permit Holder must provide to the *CEO* a written report of records required under condition 6 of this Permit where these records have not already been provided under condition 7(a) of this Permit.

Definitions

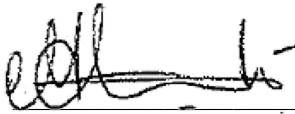
In this permit, the terms in Table 2 have the meanings defined.

Table 2: Definitions

Term	Definition
CEO	Chief Executive Officer of the Department responsible for the administration of the clearing provisions under the <i>Environmental Protection Act 1986</i>
covenant area	means the area cross-hatched red on Figure 1 of Schedule 2;
dieback	means the effect of <i>Phytophthora</i> species on native vegetation
direct seeding	means a method of re-establishing vegetation through the establishment of a seed bed and the introduction of seeds of the desired plant species.
environmental specialist	means a person who holds a tertiary qualification in environmental science or equivalent, and has a minimum of 2 years work experience relevant to the type of environmental advice that an environmental specialist is required to provide under this permit, or who is approved by the CEO as a suitable environmental specialist.
EP Act	<i>Environmental Protection Act 1986</i> (WA)
fill	means material used to increase the ground level, or to fill a depression.
local provenance	means native vegetation seeds and propagating material from natural sources within 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 soil conditions and planting seedlings of the desired species.
rehabilitate / rehabilitated / rehabilitation	means actively managing an area containing native vegetation in order to improve the ecological function of that area.
weeds	means any plant - (a) that is a declared pest under section 22 of the <i>Biosecurity and Agriculture Management Act 2007</i> ; or (b) published in a Department of Biodiversity, Conservation and Attractions species-led ecological impact and invasiveness ranking summary, regardless of ranking; or (c) not indigenous to the area concerned.

END OF CONDITIONS



Meenu Vitarana
MANAGER
NATIVE VEGETATION REGULATION

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

24 July 2023

Schedule 1

Native species recorded from quadrat Q02 excluding *Corymbia calophylla*, *Eucalyptus marginata* subsp. *thalassica* and taxa not identified to species level.

Adapted from:

Maia Environmental Consultancy (2017). Instant Products Group: Muchea Lot 195 – Detailed (Level 2) Flora and Vegetation Assessment – Version 3. Unpublished report prepared for Instant Products Group, 5 September 2017. Subiaco (DWER Ref: A1518281).

Acacia drummondii subsp. *affinis* (P3)
Acacia pulchella var. *reflexa*
Astroloma pallidum
Banksia bipinnatifida subsp. *multifida*
Banksia dallanneyi subsp. *sylvestris*
Banksia grandis
Bossiaea eriocarpa
Cassylia racemosa
Chamaescilla corymbosa
Conostylis setigera subsp. *setigera*
Daviesia decurrens subsp. *decurrens*
Desmocladius fasciculatus
Gompholobium knightianum
Haemodorum venosum
Hakea erinacea
Hakea lissocarpa
Hakea stenocarpa
Hibbertia commutata
Hibbertia huegelii
Hibbertia hypericoides subsp. *hypericoides*
Hovea trisperma var. *trisperma*
Lechenaultia biloba
Lepidosperma pubisquamum
Lomandra sericea
Neurachne alopecuroidea
Orthrosanthus laxus var. *laxus*
Podotheca gnaphalioides
Poranthera microphylla
Ptilotus stirlingii
Stackhousia pubescens
Stylidium ciliatum
Synaphea aephyrsa
Trachymene pilosa
Tricoryne elatior
Wahlenbergia gracilentia
Waitzia suaveolens var. *suaveolens*
Xanthorrhoea acanthostachya
Xanthorrhoea preissii

Schedule 2:

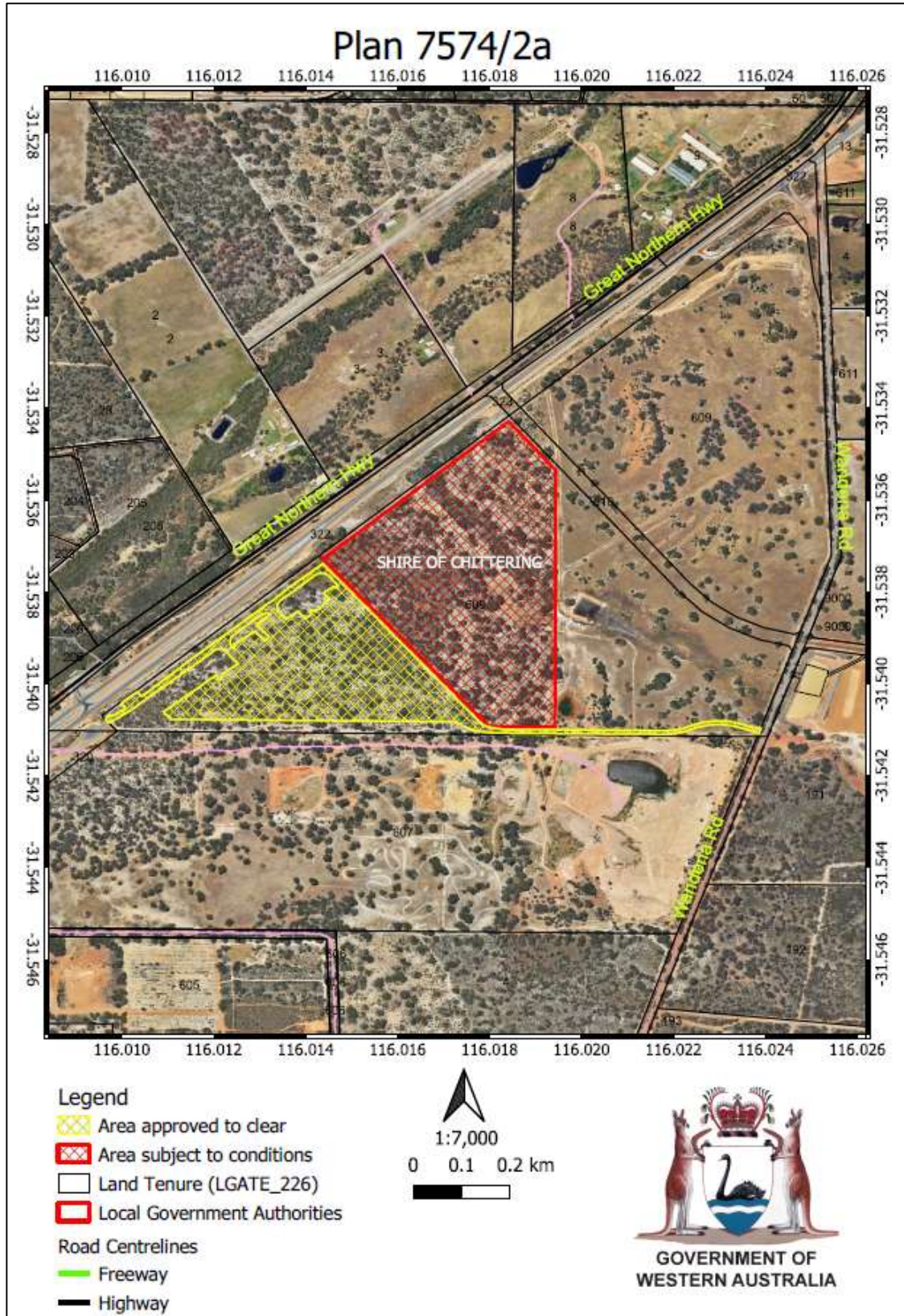


Figure 1: The area crosshatched yellow indicates the area authorised to be cleared under the granted clearing permit. The area cross-hatched red indicates area within which specific conditions apply.

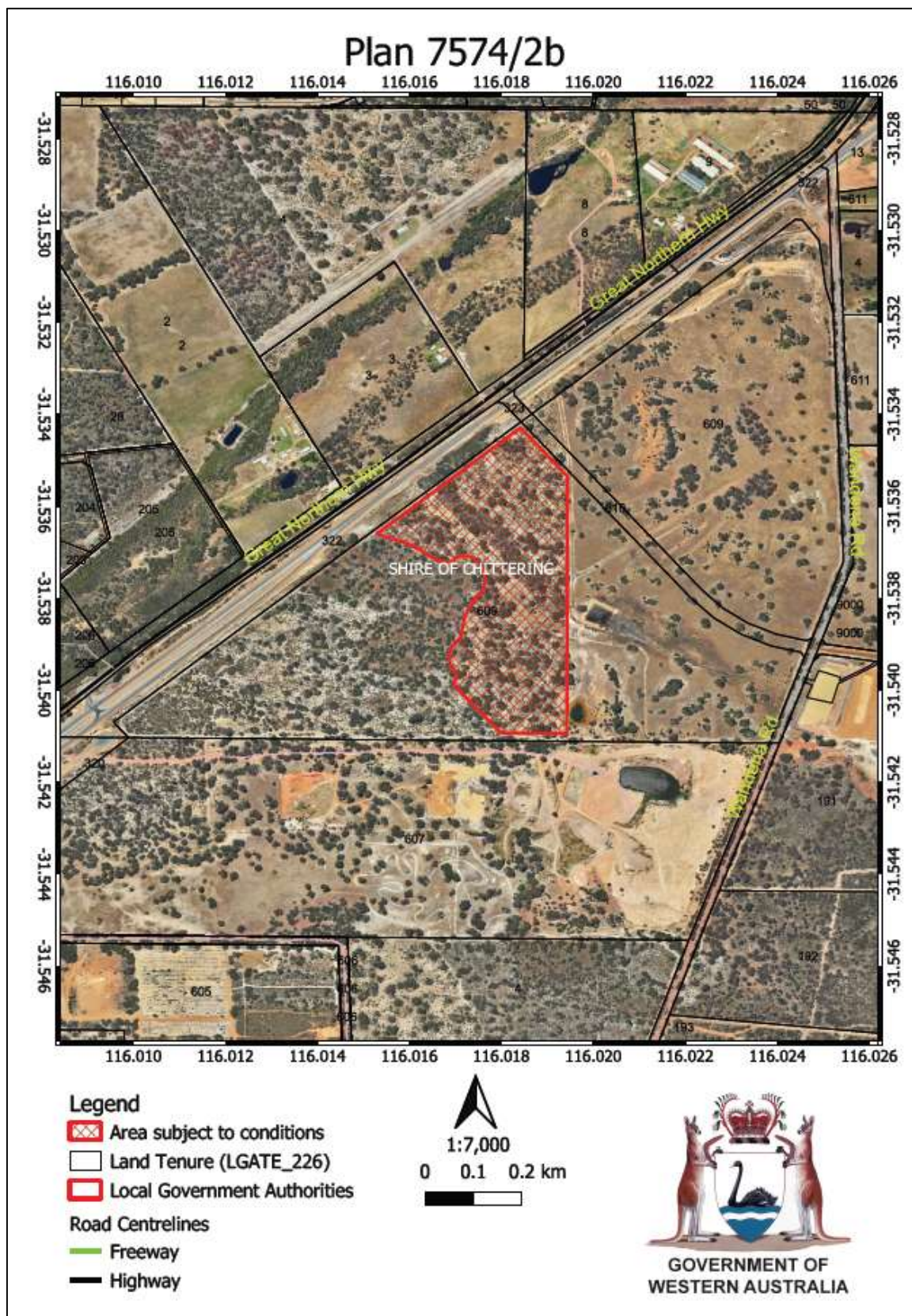


Figure 2: The area cross-hatched red indicates the area within which the condition 5(a) applies.

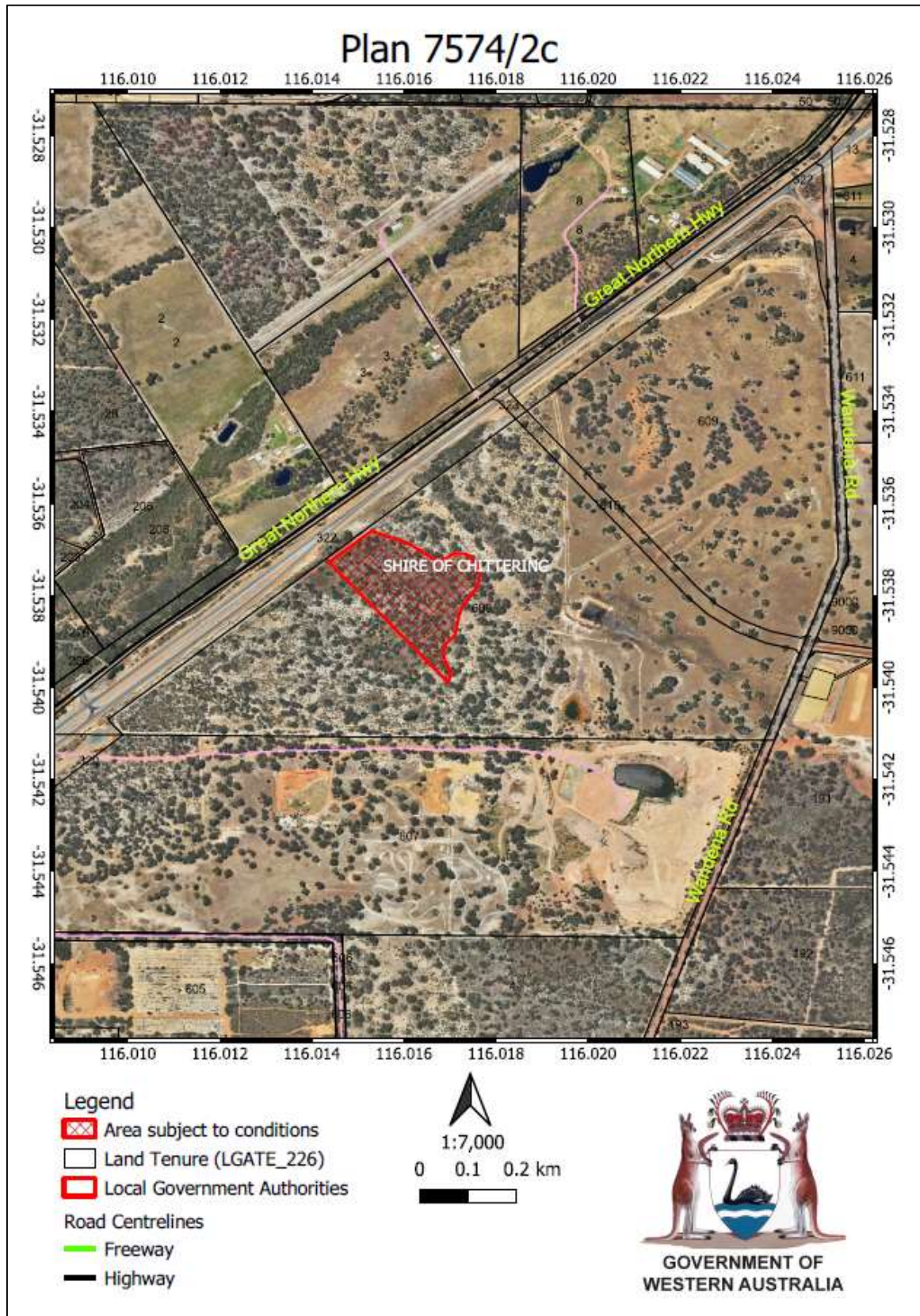


Figure 3: The area cross-hatched red indicates the area within which the condition 5(b) applies.



Clearing Permit Decision Report

1 Application details and outcome

1.1. Permit application details

Permit number:	CPS 7574/2
Permit type:	Area permit
Applicant name:	Instant Products Group Pty Ltd
Application received:	16 March 2023
Application area:	12.95 hectares of native vegetation
Purpose of clearing:	Constructing a warehouse and transport depot
Method of clearing:	Mechanical
Property:	Lot 609 on Deposited Plan 409234
Location (LGA area/s):	Shire of Chittering
Localities (suburb/s):	Muchea

1.2. Description of clearing activities

This amendment is to increase the area of clearing by 0.89 hectares to align with the final approved engineering design drawings and amended site development plan of a construction project (see Figure 1, Section 1.5). CPS 7574/1 (granted on 21 June 2018) allowed for clearing 12.06 hectares of native vegetation to develop a transport depot and warehouse, however the area approved in this clearing permit was identified based on a very conceptual development approval plan. After the detailed designed based on highly accurate contour and feature survey information was approved, there were some discrepancies between the granted clearing permit plan and the final approved engineering design drawings and the amended site development plan (Instant Products, 2023a). The entire clearing permit footprint sought under CPS 7574/2 is 12.95 hectares.

On 30 June 2023, the applicant also requested to extend the period in which clearing is authorised (condition 3) by six months, to allow to undertake some additional clearing required (Instant Products, 2023d).

The applicant advised that the clearing under CPS 7574/1 has recently started since March 2023 and majority of the clearing has been done (10.06 hectares cleared over 12.06 hectares authorized under the Permit CPS 7574/1 – Figure 2) (Instant Products, 2023c). The applicant also advised that the conservation covenant has been lodged and is in the final stages of being processed by Landgate (Instant Products, 2023e).

The applicant's annual compliance report noted that areas required to be rehabilitated contains soils that are not conducive to growth of *Banksia menziesii* or *B. attenuata* as stipulated in the Permit and which don't appear on this soil type. *B. grandis*, *Hakea lissocarpha*, *H. stenocarpa* and *H. erinacea* would be suitable alternatives and provide black cockatoo forage. Alteration to the rehabilitation conditions were sought (Instant Products, 2023e).



Figure 1: The discrepancies between the plan in the permit CPS 7574/1 (yellow cross-hatched area) and the proposed amendment CPS 7574/2 (blue cross-hatched area)



Figure 2: Area that has been cleared (solid green area) under the permit CPS 7574/1 (yellow cross-hatched area)

1.3. Decision on application

Decision:	Granted
Decision date:	24 July 2023
Decision area:	12.95 hectares of native vegetation, as depicted in Section 1.5, below.

1.4. Reasons for decision

This clearing permit amendment 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 on 14 April 2023 and readvertised on 6 July 2023 for seven days. No submissions were received.

In making this decision, the Delegated Officer had regard for the site characteristics (see Appendix B), relevant datasets (see Appendix F.1), the clearing principles set out in Schedule 5 of the EP Act (see Appendix C), the fact

that majority of the application area has been cleared, relevant planning instruments and any other matters considered relevant to the assessment (see Section 3). The Delegated Officer also had regard for the fact that majority of the clearing had already been undertaken and that the applicant is compliant with the permit conditions to date (see section 1.1).

The assessment has not changed since the assessment for CPS 7574/1, except in the case of principle (b) (see Appendix C). In addition to the fauna species considered under the assessment of CPS 7574/1, one record of western quolls (*Dasyurus geoffroii*) in 2016 is mapped approximate 1.5 kilometres from the application area. However, given only one record is mapped in the local area and the fact that majority of the application area has been cleared, the potential of this species occurring in the application area is minimal. Impacts to black cockatoo habitat have been adequately assessed under CPS 7574/1 and significant residual impacts have been offset. Therefore, the assessment determination for principle (b) is unchanged from CPS 7574/1. The Delegated Officer determined that the proposed amendment is not likely to lead to an unacceptable risk to environmental values.

The Delegated Officer determined to issue a revised permit with the following amendments:

- Increase the area of clearing by 0.89 hectares to align with the final approved engineering design drawings and amended site development plan;
- Extend the duration of clearing authorised until 31 January 2024; and
- Amend condition 5 to enable to rehabilitate with *Banksia menziesii* or *B. attenuata* on appropriate soils and the inclusion of other black cockatoo foraging species in the completion criteria (condition 5(d)).

1.5. Site map

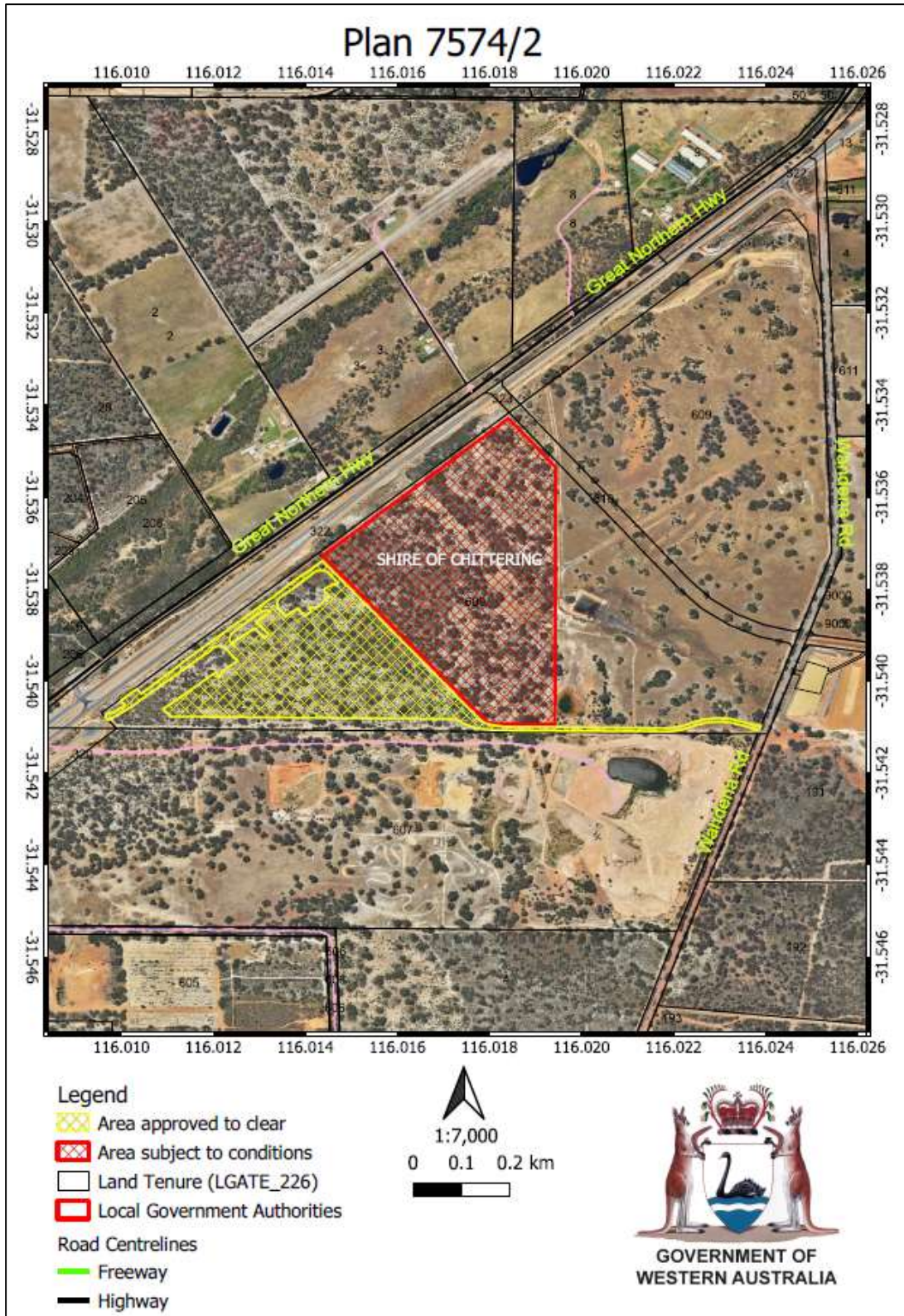


Figure 3. Map of the application area

The area crosshatched yellow indicates the area authorised to be cleared under the granted clearing permit. The area cross-hatched red indicates area within which specific conditions apply.

2 Legislative context

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

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

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

Other legislation of relevance for this assessment include:

- *Biodiversity Conservation Act 2016* (WA) (BC Act)
- *Environment Protection and Biodiversity Conservation Act 1999* (Cth) (EPBC Act)

Relevant policies considered during the assessment include:

- *Environmental Offsets Policy* (2011)

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)
- *Environmental Offsets Guidelines* (August 2014)

3 Detailed assessment of application

3.1. Avoidance and mitigation measures

For CPS 7574/1, the applicant had demonstrated avoidance, minimisation, and mitigation measures, including, implementation of weed and dieback hygiene measures, restricting access to surrounding native vegetation, maintaining/constructing fences to prevent grazing of and access to remaining remnant native vegetation on the property. The condition of converting into a conservation covenant and rehabilitating a 21.5-hectare portion of adjacent remnant native vegetation on the property has been placed in the CPS 7574/1 Permit (DWER, 2018) to offset any significant residual impacts. The applicant informed that the revegetation program has been commenced since 2022 and the relevant revegetation records were submitted on 1 July 2023 as per the CPS 7574/1 reporting conditions (Instant Products, 2023d).

For CPS 7574/2, the applicant noted that the design has been carefully prepared to best use the site contours to support the development and to best ensure no further disruption to other areas on the site and no clearing outside the areas already adjacent to the approved clearing area under CPS 7574/1 (Instant Products, 2023a).

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

A review of current environmental information (Appendix C) reveals that the assessment against the clearing principles has not changed significantly from the Clearing Permit Decision Report CPS 7574/1.

A record of western quoll (*Dasyurus geoffroii*) in 2016 is mapped approximate 1.5 kilometres from the proposed clearing area and had not been considered under the Clearing Permit Decision Report CPS 7574/1. However, given that the majority of application area has been cleared under the original permit and only one record of this species is mapped in the local area, proposed clearing area is unlikely a suitable habitat for western quolls.

Given the above, the Delegated Officer considered that the extent to which the impacts of the proposed clearing present a risk to biological, conservation, or land and water resource values, and the conditions to mitigate potential impacts also remains unchanged from the original assessment and can be found in the Clearing Permit Decision Report CPS 7574/1 (DWER, 2018).

3.3. Relevant planning instruments and other matters

The assessment against planning instruments and other relevant matters is unchanged and can be found in the Clearing Permit Decision Report CPS 7574/1 (DWER, 2018).

The Shire of Chittering advised DWER that the proposed clearing is consistent with the Development Approval for a transport depot and warehouse over the site. The Shire did not have any objections to the proposed clearing (Shire of Chittering, 2023).

4 Suitability of offsets

Noting the majority of the clearing had been undertaken, an assessment against the suitability of offsets was not carried out. It is noted CPS 7574/1 was assessed under the assessment bilateral agreement and the commonwealth offsets calculator was used. However, the values used in the offset calculation remain largely unchanged since the assessment of CPS 7574/1 and the offset outcome is not considered to have changed.

End

Appendix A. Additional information provided by applicant

During the assessment, the applicant provided information on the area which has been cleared under the original Permit 7574/1 as DWER's request, as well as other amendments required to the permit. The cleared area is shown in Figure 2.

Appendix B. Site characteristics

B.1. Site characteristics

Characteristic	Details
Local context	<p>The area proposed to be cleared is part of an expansive tract of native vegetation in the intensive land use zone of Western Australia. Its northwest side is close to a highway, while the other sides surrounded by adjacent native vegetation. The proposed clearing area is part of a 34.1-hectare area of vegetation (QGIS database).</p> <p>Aerial imagery indicates the local area 10-kilometre radius from the centre of the area proposed to be cleared) retains approximately 39.9 per cent of the original native vegetation cover</p>
Ecological linkage	<p>The application area does not lie in any formally mapped or informal ecological linkages. A conceptual linkage within the Gngangara Ecological Linkages is mapped approximately 3.7 kilometres southwest of the application area.</p>
Conservation areas	<p>The nearest DBCA managed conservation area is the Barracca Nature Reserve located approximately two kilometres northeast of the application area.</p>
Vegetation description	<p>A flora and vegetation survey commissioned by the applicant in 2016 for the application of CPS 7574/1 (Maia Environmental Consultancy, 2017) indicates the vegetation within the proposed clearing area consists of three vegetation types:</p> <ul style="list-style-type: none"> • EtMWL – Mallee Woodland of Pricklybark with a Low Shrubland of <i>Eremaea pauciflora</i> var. <i>pauciflora</i> and <i>Hibbertia hypericoides</i> subsp. <i>hypericoides</i> +/- Tall Scattered Shrubs of Firewood Banksia and Slender Banksia. • CcEmF – Open Forest of Marri +/- <i>Eucalyptus marginata</i> subsp. <i>thalassica</i> (Blue-leaved Jarrah) with an Open Shrubland of <i>Xanthorrhoea preissii</i> (Grass Tree) and a Low Open Shrubland of <i>Hibbertia hypericoides</i> subsp. <i>hypericoides</i>. • EmCcWL – Tall Woodland/Open Forest of Blue-leaved Jarrah and/or Marri with a Low mixed Shrubland (<i>Xanthorrhoea acanthostachya</i>, <i>Lechenaultia biloba</i> (Blue Leschenaultia), <i>Hibbertia hypericoides</i> subsp. <i>hypericoides</i>). <p>The of vegetation type mapping (Maia Environmental Consultancy, 2017) is available in Appendix EE.</p> <p>This is partly consistent with the mapped vegetation type(s):</p> <ul style="list-style-type: none"> • Heddle vegetation complex Moondah which is described as “Low closed to low open forest of <i>Banksia attenuata</i> (Slender Banksia) - <i>Banksia menziesii</i> (Firewood Banksia) - <i>Eucalyptus todtiana</i> (Pricklybark) - <i>Banksia prionotes</i> (Acorn Banksia) on slopes, open woodland of <i>Corymbia calophylla</i> (Marri) - Banksia species in valley” (Heddle et al., 1980). <p><i>The mapped vegetation type retains approximately 40.8 per cent of the original extent (Government of Western Australia, 2019a).</i></p>
Vegetation condition	<p>The vegetation within the proposed clearing area was determined by the flora and vegetation survey (Maia Environmental Consultancy, 2017). The three vegetation types identified (EtMWL, CcEmF and EmCcWL) were all considered to be in very good (Keighery, 1994) condition. The remaining area which was described as “D - disturbed” was considered to be in degraded to completely degraded (Keighery, 1994) conditions, described as:</p> <ul style="list-style-type: none"> • Very Good: vegetation structure altered, obvious signs of disturbance; and

Characteristic	Details
	<ul style="list-style-type: none"> • Degraded to Completely Degraded: <ul style="list-style-type: none"> ○ Degraded: basic vegetation structure severely impacted by disturbance; scope for regeneration but not to a state approaching good condition without intensive management; and ○ Completely Degraded: the structure of the vegetation is no longer intact, and the area is completely or almost completely without native species. <p>The full Keighery (1994) condition rating scale is provided in Appendix D. The vegetation condition mapping (Maia Environmental Consultancy, 2017) is available in Appendix E.</p>
Climate	<p>Climate: Mean maximum temperature is 25.7 degrees Celsius.</p> <p>Mean minimum temperature is 11.1 degrees Celsius.</p> <p>Rainfall: Mean annual rainfall is 620.7 millimetres.</p> <p>(Data from Gingin Aero Site, BOM, 2023)</p>
Soil and landform description	<p>The soil and landform are mapped as:</p> <ul style="list-style-type: none"> • Reagan 1b Phase (222Re_1b) – Gentle slopes (less than 10 per cent) from the Dandaragan plateau to the Pinjarra plain. Deeply bleached sands. • Reagan 10 Subsystem (222Re10) – Drainage depressions on the Dandaragan Plateau. Generally duplex, some uniform fine, yellow to yellowish brown alluvial soils. • Reagan 12 Subsystem (222Re12) – Gentle slopes from the Dandaragan plateau to the Pinjarra plain. Loamy sands overlying sandy loams to sandy clay loam at approximately 1 metre. • Reagan disturbed land, mine phase – Mine. Disturbed land.
Land degradation risk	<p>The soil type within the application area is mapped as having a low risk of land degradation resulting from water erosion and flooding; having medium risk resulting from salinity, water logging and phosphorus export; and having high risk resulting from wind erosion and surface acidification (DPIRD, 2022).</p>
Waterbodies	<p>The desktop assessment and aerial imagery indicated that no wetlands or waterbodies transecting the application area. The thin track at the eastern site of the application area is adjacent to an artificial earth dam. There is a nonperennial minor river at approximate 300 metres northeast of the application area.</p>
Hydrogeography	<p>The application area is within the Gingin Groundwater Area proclaimed under the <i>R/W/ Act 1914</i>. Groundwater salinity within the application area is mapped as from 1000 to 3000 milligrams per litre total dissolved solids.</p>
Flora	<p>There are records of 43 threatened and priority flora species in the local area, including 11 species listed as threatened. There is only one conservation significant species mapped in the same soil type and vegetation type as the application area.</p>
Ecological communities	<p>The application area is mapped within the ecological community of Banksia Dominated Woodlands of the Swan Coastal Plain IBRA Region (<i>EPBC Act</i>-listed TEC/ <i>BC Act</i>-listed Priority Ecological Community (PEC-Priority 3))</p>
Fauna	<p>The desktop assessment identified that a total of 16 threatened or priority fauna species have been recorded within the local area (10-kilometre radius), including eight threatened fauna species, four priority fauna species, and four specially protected fauna species.</p> <p>There are four records of black cockatoo (BC) roosting sites and 17 records of white-tailed BC (WTBC) breeding sites within the local area. The closest WTBC breeding site is mapped approximately 1.5 kilometres southwest of the application area, while the closest BC roost is mapped 2.5 kilometres northeast of the proposed clearing area (as recorded for CPS 7574/1).</p>

B.2. Vegetation extent

	Pre-European extent (ha)	Current extent (ha)	Extent remaining (%)	Current extent in all DBCA managed land (ha)	Current proportion (%) of pre-European extent in all DBCA managed land
IBRA bioregion*					
Swan Coastal Plain	1,501,221.93	579,813.47	38.62	222,916.97	14.85
Vegetation complex					
Hedde vegetation complex Moondah **	17,713.44	7,233.19	40.83	2,075.39	11.72
Local area (calculation - delete if not required)					
10km radius	34,400.47	13,726.69	39.90	-	-

*Government of Western Australia (2019b)

**Government of Western Australia (2019a)

B.3. Fauna analysis table

Species name	Conservation status	Suitable habitat features? [Y/N]	Suitable vegetation type? [Y/N]	Distance of closest record to application area (km)	Number of known records (total)	Are surveys adequate to identify? [Y, N, N/A]
Forest red-tail black cockatoo (<i>Calyptorhynchus banksia naso</i>)	VU	Y	Y	2.3	9	N/A
Carnaby's black cockatoo (<i>Zanda latirostris</i>)	EN	Y	Y	0.7	154	N/A
Western quoll (<i>Dasyurus geoffroii</i>)	VU	Y	Y	1.5	1	N/A

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

B.4. Land degradation risk table

Risk categories	Land Unit 1
Wind erosion	H1: 50-70% of the map unit has a high to extreme hazard
Water erosion	80-100% of the map unit has nil to moderate risk
Salinity	M1: 10-30% of the map unit has a moderate or high hazard or is presently saline
Subsurface Acidification	H2: 70% of the map unit has a high susceptibility
Flood risk	80-100% of the map unit has very low risk
Water logging	M1: 10-30% of the map unit has a moderate to very high to risk
Phosphorus export risk	M1: 10-30% of the map unit has a high to extreme hazard

Appendix C. Assessment against the clearing principles

Assessment against the clearing principles	Variance level	Is further consideration required?
Environmental value: biological values		
<p>Principle (a): <i>“Native vegetation should not be cleared if it comprises a high level of biodiversity.”</i></p> <p><u>Assessment:</u></p> <p>Desktop assessment shows that the area proposed to be cleared contains significant flora and fauna habitats.</p> <p>The application area is mapped as the ‘Banksia Dominated Woodlands of the Swan Coastal Plain IBRA Region’ ecological community (<i>EPBC Act</i>-listed TEC/ <i>BC Act</i>-listed Priority Ecological Community (PEC-Priority 3).</p> <p>The additional area proposed to be cleared may unlikely contain locally or regionally significant assemblages of plants.</p>	<p>At variance</p> <p>(as per CPS 7574/1)</p>	No
<p>Principle (b): <i>“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.”</i></p> <p><u>Assessment:</u></p> <p>The area proposed to be cleared contains foraging habitat and is located within the mapped distribution area of Carnaby’s black cockatoos (BC) (<i>Zanda latirostris</i>) and forest red-tail BC (FRTBC) (<i>Calyptorhynchus banksia naso</i>). There are 146 and nine records of Carnaby BC and FRTBC, respectively, mapped within the local area.</p> <p>In addition to the fauna species considered in the approved CPS 7574/1, one record of western quolls (<i>Dasyurus geoffroii</i>) in 2016 is mapped in a close distance (1.5 kilometres) from the application area. However, noting the limited number of records in the local area (only one) and the fact that majority of the application area has been cleared, this fauna species may unlikely occur in the proposed clearing area.</p>	<p>At variance</p> <p>(as per CPS 7574/1)</p>	No
<p>Principle (c): <i>“Native vegetation should not be cleared if it includes, or is necessary for the continued existence of, threatened flora.”</i></p> <p><u>Assessment:</u></p> <p>Desktop assessment shows that the area proposed to be cleared is unlikely to contain threatened flora species listed under the BC Act. The flora and</p>	<p>Not likely to be at variance</p>	No

Assessment against the clearing principles	Variance level	Is further consideration required?
vegetation survey in 2016 (Maia Environmental Consultancy, 2017) did not identify any rare flora within the application area.	(as per CPS 7574/1)	
<p><u>Principle (d):</u> <i>“Native vegetation should not be cleared if it comprises the whole or a part of, or is necessary for the maintenance of, a threatened ecological community.”</i></p> <p><u>Assessment:</u></p> <p>The area proposed to be cleared is mapped within the Banksia Dominated Woodlands of the Swan Coastal Plain IBRA Region’ ecological community (EPBC Act-listed TEC/ BC Act-listed Priority Ecological Community (PEC-Priority 3). The DWER site inspection in 2017 identified that the vegetation type of EmCcWL in the application area is likely an occurrence of this TEC (with an area of 1.56 hectares) (DWER, 2018).</p> <p>The area of vegetation proposed to clear within the mapped EmCCWL vegetation type in the application CPS 7574/2 is mostly identical with one in the approved CPS 7574/1 plan, therefore the area of Banksia Woodlands TEC affected by the proposed amended clearing area is unchanged.</p>	At variance (as per CPS 7574/1)	No
Environmental value: significant remnant vegetation and conservation areas		
<p><u>Principle (e):</u> <i>“Native vegetation should not be cleared if it is significant as a remnant of native vegetation in an area that has been extensively cleared.”</i></p> <p><u>Assessment:</u></p> <p>The extents of the mapped vegetation type and native vegetation in the local area are consistent with the national objectives and targets for biodiversity conservation in Australia. The vegetation proposed to be cleared is not considered to be part of a significant ecological linkage in the local area.</p>	Not likely to be at variance (as per CPS 7574/1)	No
<p><u>Principle (h):</u> <i>“Native vegetation should not be cleared if the clearing of the vegetation is likely to have an impact on the environmental values of any adjacent or nearby conservation area.”</i></p> <p><u>Assessment:</u></p> <p>Barracca Nature Reserve is the nearest DBCA managed conservation area, located approximately 2 kilometres from the application area. Given the distance to the nearest conservation area, the proposed clearing is not likely to have an impact on the environmental values of nearby conservation areas.</p>	Not likely to be at variance (as per CPS 7574/1)	No
Environmental value: land and water resources		
<p><u>Principle (f):</u> <i>“Native vegetation should not be cleared if it is growing in, or in association with, an environment associated with a watercourse or wetland.”</i></p> <p><u>Assessment:</u></p> <p>Given no water courses or wetlands are recorded within the application area, the proposed clearing is unlikely to impact on- or off-site hydrology and water quality.</p>	Not likely to be at variance (as per CPS 7574/1)	No
<p><u>Principle (g):</u> <i>“Native vegetation should not be cleared if the clearing of the vegetation is likely to cause appreciable land degradation.”</i></p> <p><u>Assessment:</u></p> <p>The mapped soils highly susceptible to wind erosion and surface acidification. However, noting that the final purpose of the clearing is constructing a warehouse and transport depot that will not leave bare ground exposed to</p>	Not likely to be at variance (as per CPS 7574/1)	No

Assessment against the clearing principles	Variance level	Is further consideration required?
weathering for extended periods, the proposed clearing is unlikely to have an appreciable impact on land degradation.		
<p><u>Principle (i):</u> “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.”</p> <p><u>Assessment:</u></p> <p>Given no water courses are recorded within the application area and the existence of vegetation buffer in good condition between the application area and the closest watercourse (a nonperennial minor river at approximate 300-metre distance), the proposed clearing is unlikely to impact surface or ground water quality.</p>	<p>Not likely to be at variance</p> <p>(as per CPS 7574/1)</p>	No
<p><u>Principle (j):</u> “Native vegetation should not be cleared if the clearing of the vegetation is likely to cause, or exacerbate, the incidence or intensity of flooding.”</p> <p><u>Assessment:</u></p> <p>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.</p> <p>Given no water courses are recorded within the application area, the proposed clearing is unlikely to contribute to waterlogging.</p>	<p>Not likely to be at variance</p> <p>(as per CPS 7574/1)</p>	No

Appendix D. Vegetation condition rating scale

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

Considering its location, the scale below was used to measure the condition of the vegetation proposed to be cleared. This scale has been extracted from Keighery, B.J. (1994) *Bushland Plant Survey: A Guide to Plant Community Survey for the Community*. Wildflower Society of WA (Inc). Nedlands, Western Australia.

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

Condition	Description
Pristine	Pristine or nearly so, no obvious signs of disturbance.
Excellent	Vegetation structure intact, with disturbance affecting individual species; weeds are non-aggressive species.
Very good	Vegetation structure altered, with obvious signs of disturbance. For example, disturbance to vegetation structure caused by repeated fires, the presence of some more aggressive weeds, dieback, logging and/or grazing.
Good	Vegetation structure significantly altered by very obvious signs of multiple disturbances. Retains basic vegetation structure or ability to regenerate it. For example, disturbance to vegetation structure caused by very frequent fires, the presence of some very aggressive weeds at high density, partial clearing, dieback and/or grazing.
Degraded	Basic vegetation structure severely impacted by disturbance. Scope for regeneration but not to a state approaching good condition without intensive management. For example, disturbance to vegetation structure caused by very frequent fires, the presence of very aggressive weeds, partial clearing, dieback and/or grazing.

Condition	Description
Completely degraded	The structure of the vegetation is no longer intact and the area is completely or almost completely without native species. These areas are often described as 'parkland cleared' with the flora comprising weed or crop species with isolated native trees or shrubs.

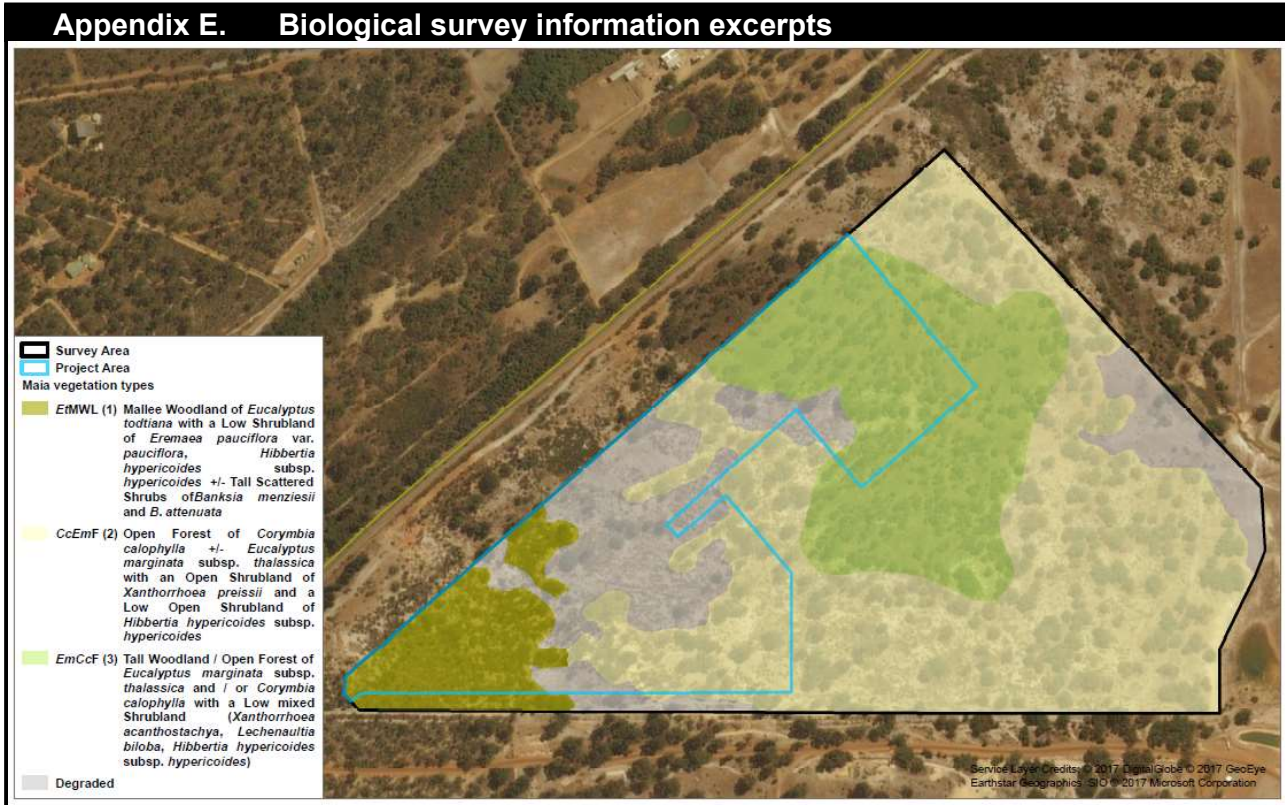


Figure G1: Map of vegetation type (Maia Environmental Consultancy, 2017)

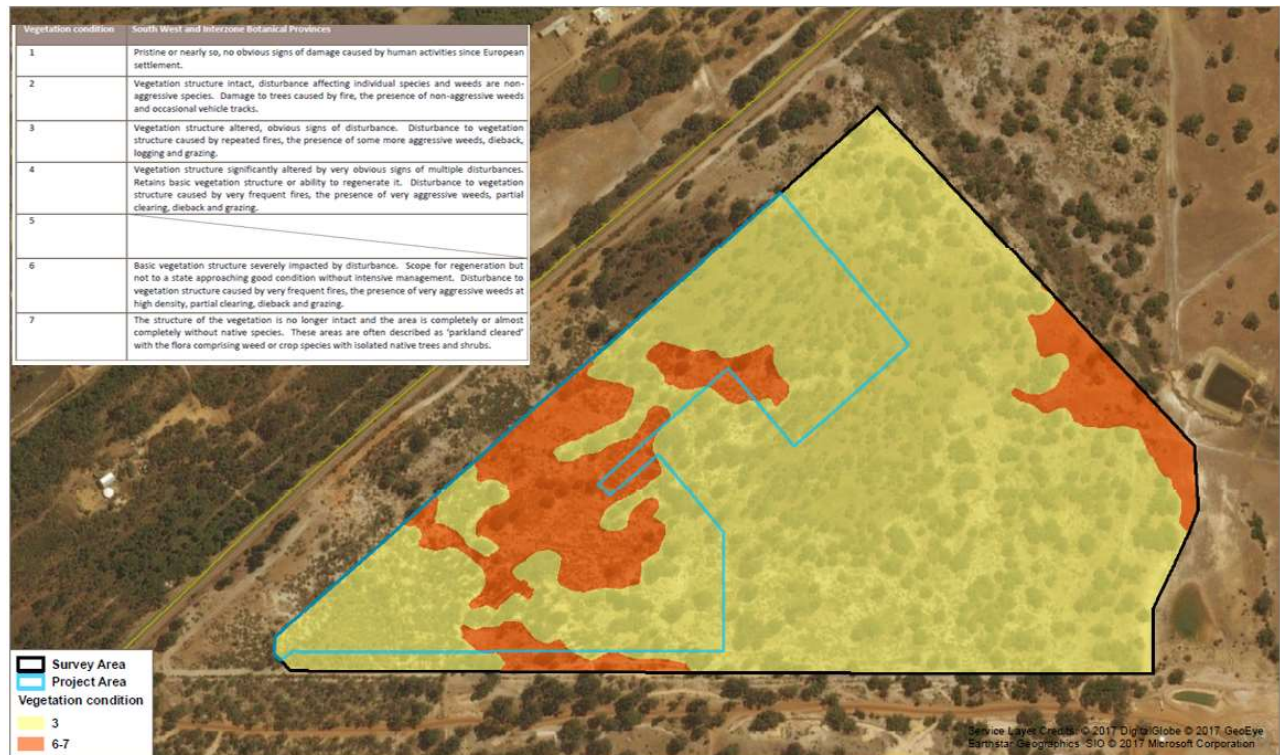


Figure G2: Map of vegetation condition (Maia Environmental Consultancy, 2017)

Appendix F. Sources of information

F.1. GIS databases

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

- Aboriginal Heritage Places (DPLH-001)
- Cadastre (LGATE-218)
- Contours (DPIRD-073)
- DBCA – Lands of Interest (DBCA-012)
- Flood Risk (DPIRD-007)
- Groundwater Salinity Statewide (DWER-026)
- Hydrography – Inland Waters – Waterlines
- IBRA Vegetation Statistics
- Imagery
- Offsets Register – Offsets (DWER-078)
- Pre-European Vegetation Statistics
- Public Drinking Water Source Areas (DWER-033)
- Remnant Vegetation, All Areas
- RIWI Act, Groundwater Areas (DWER-034)
- 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

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

F.2. References

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- Instant Products Group Pty Ltd (Instant Products) (2023c). Support document for the *application to amend a clearing permit CPS 7574/1*, received 16 May 2023 (DWER Ref: DWERDT763950).
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