



CLEARING PERMIT

Granted under section 51E of the Environmental Protection Act 1986

PERMIT DETAILS

Area Permit Number: CPS 9539/2
File Number: DWERVT9322
Duration of Permit: From 20 March 2024 to 20 March 2035

ADVICE NOTES

Offset - Revegetation

The revegetation offset and conservation covenant referred to in condition 6 and 8(a) of this permit is to facilitate the *revegetation* and *rehabilitation* of a total of 3.24 hectares of *native vegetation* and the placement of a conservation covenant that comprises significant foraging and future breeding habitat for *black cockatoo species* to be conserved in perpetuity.

Offset – Conservation covenant

In relation to condition 8(b) of this permit, a total area of 40.22 hectares at Lot 9 on Diagram 42350, Karragullen will be attributed to the offset for the native vegetation clearing authorised under this permit. The nominated site will conserve, in perpetuity, approximately 26 hectares of established native vegetation that provides high quality foraging and potential breeding habitat for *black cockatoo species*.

Offset - Monetary contribution to the Offsets Fund

The monetary contribution to the Offsets Fund referred to in condition 9 of this permit is intended to contribute towards the purchase and conservation, in perpetuity of *native vegetation* that provides high quality foraging habitat for *black cockatoo species*.

PERMIT HOLDER

Vinci Gravel Supplies Pty Ltd

LAND ON WHICH CLEARING IS TO BE DONE

Lot 9 on Diagram 42350, Karragullen

AUTHORISED ACTIVITY

The permit holder must not clear more than 4.71 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 20 March 2029.

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. Wind erosion management

The Permit Holder shall not clear *native vegetation* unless extractive activities begin within 3 months of the clearing being undertaken.

5. Directional clearing

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

6. Offset - Revegetation

Within 12 months of the commencement of clearing activities authorised under this permit, for the area cross-hatched red in Figure 1 of Schedule 1, the permit holder must implement and adhere to the 'Environmental Management Plan – Lot 9 Brookton Highway, Karragullen'; dated August 2022 (by Emerge Associates), including but not limited to the following actions:

- (a) commence *revegetation* and *rehabilitation* by;
 - (i) ripping the ground on the contour to remove soil compaction;
 - (ii) deliberately *planting* and/or *direct seeding* native vegetation at an *optimal time*, which provide suitable habitat for *black cockatoo species*, including a mixture of flora species listed in Schedule 2.
 - (iii) ensuring only *local provenance* seeds and propagating material are used to *revegetate* and *rehabilitate*.
- (b) Establish at least four 5 x 5 metre quadrat monitoring sites;

- (c) undertake *weed* control activities prior to *planting* and/or *direct seeding*, and annually thereafter until completion criteria have been met;
- (d) achieve the completion criteria listed in Table 1 after a five-year monitoring period for areas *revegetated* and *rehabilitated* under this condition;

Table 1: completion criteria

Aspect	Completion targets	Completion criteria	Monitoring
1) Species richness	No less than 15 species of trees, shrubs and herbs	No less than 15 native flora species that have been planted persisting within the revegetation area.	The number of species occurring in quadrats, in the revegetation area, will be counted annually for 5 years.
2) Weeds	<10% weed cover, no declared pests or Weeds of National Significance (WoNS)	<10% weed cover, no declared pests or WoNS	Average weed cover across the site will be monitored annually during for 5 years
3) Marri tree density	Between 1 and 3 Marri trees established per 25 m ²	Persistence of 1 to 3 Marri trees on average per 25 m ² , within the revegetation area	The number of surviving Marri trees per 25 m ² will be assessed annually for 5 years.
4) Species density/composition	A total native species stem density of at least 0.8 plants per 1 m ²	The revegetation area contains at least 0.8 native plants per 1 m ²	The average stem density of native species occurring in quadrats, in the revegetation area, will be assessed annually for 5 years.

- (e) undertake remedial actions for areas *revegetated* and *rehabilitated*, where monitoring indicates that *revegetation/rehabilitation* has not met the completion criteria outlined in condition 6(d) of this permit, including;
 - (i) *revegetate/rehabilitate* the area by deliberately *planting* and/or *direct seeding native vegetation* that will result in the minimum completion criteria detailed in Table 1 and ensuring only *local provenance* seeds and propagating material are used;
 - (ii) additional *weed* control activities; and
 - (iii) annual monitoring of the *revegetated* and *rehabilitated* areas by an *environmental specialist*, until the completion criteria, specified in Table 1 are met.

7. Revegetation – mitigation

For any clearing authorised for *extraction activities* within the area cross-hatched yellow in Figure 1 of Schedule 1, the Permit Holder must:

- (a) Retain the vegetative material and topsoil removed by clearing authorised under this Permit and stockpile the vegetative material and topsoil in an area(s) that has already been cleared.
- (b) Immediately after the cessation of extraction activities, commence revegetation

and rehabilitation of areas no longer required for extraction activities, by implementing and adhering to the 'Environmental Management Plan – Lot 9 Brookton Highway, Karragullen'; dated August 2022 (by Emerge Associates), including but not limited to the following actions:

- (i) ripping the ground on the contour to remove soil compaction;
 - (ii) deliberately *planting* and/or *direct seeding* native vegetation at an *optimal time*, of which provides suitable habitat for *black cockatoo species*, including a mixture of species listed in Schedule 2.
 - (iii) ensuring only *local provenance* seeds and propagating material are used to *revegetate* and *rehabilitate*.
- (c) Establish four 5 x 5 metre quadrat monitoring sites;
 - (d) Undertake *weed* control activities prior to *planting* and/or *direct seeding*, and annually thereafter until completion criteria have been met;
 - (e) Achieve the completion criteria listed in Table 1 after a five-year monitoring period for areas *revegetated* and *rehabilitated* under this condition; and
 - (f) Undertake remedial actions for areas *revegetated* and *rehabilitated* under condition 8 of this permit, where monitoring indicates that *revegetation/rehabilitation* has not met the completion criteria, outlined in Table 1 of condition 6(d) of this permit, including;
 - (i) *revegetate* the area by deliberately *planting* and/or *direct seeding native vegetation* that will result in the minimum targets detailed in the completion criteria specified in Table 1 and ensuring only *local provenance* seeds and propagating material are used
 - (ii) undertake additional *weed* control activities; and
 - (iii) annual monitoring of the *revegetated* and *rehabilitated* areas by an *environmental specialist*, until the completion criteria specified in Table 1 are met.

8. Offset – Conservation Covenant

Within 24 months of the commencement of clearing authorised under this permit, and no later than 20 March 2029, the permit holder must provide to the *CEO* a copy of a conservation covenant under section 30B of the *Soil and Land Conservation Act 1945*:

- (a) for the protection and management of vegetation in perpetuity over the area cross hatched red on Figure 1 of Schedule 1; and
- (b) for the protection and management in perpetuity over the area cross-hatched green on Figure 2 of Schedule 1.

9. Offset - Monetary contribution to the Offset Fund

Prior to undertaking any clearing authorised under this permit, and no later than 20 March 2029, the permit holder must provide documentary evidence to the *CEO* that funding of \$355,665 has been transferred to the Department of Water and Environmental Regulation for the purpose of acquisition, establishing or maintaining native vegetation as an environmental offset for the clearing activities authorised under this permit.

10. 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 2.

Table 2: 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; (f) actions taken to minimise the risk of the introduction and spread of <i>weeds</i> and <i>dieback</i> in accordance with condition 3; and (g) evidence supporting compliance with condition 4 and condition 5.
2.	In relation to <i>revegetation</i> and <i>rehabilitation</i> pursuant to conditions 6 and 7	(a) the location of areas revegetated and rehabilitated recorded using a GPS unit set to GDA2020, expressing the geographical coordinates in Eastings and Northings or decimal degrees; (b) date that <i>revegetation</i> and <i>rehabilitation</i> activities were undertaken. (c) description of the <i>revegetation</i> and <i>rehabilitation</i> activities undertaken; (d) the size of the area <i>revegetated</i> and <i>rehabilitated</i> (in hectares); (e) remedial actions required to be undertaken; and (f) evidence supporting compliance with condition 6 and 7 of this permit.

11. Reporting

- (a) The permit holder must provide to the *CEO*, on or before 30 June of each calendar year, a written report containing:
 - (i) the records required to be kept under condition 10; and
 - (ii) records of activities done by the permit holder under this permit between 1 January and 31 December of the preceding calendar year.
- (b) If no clearing authorised under this permit has been undertaken, a written report confirming that no clearing under this permit has been undertaken, must be provided to the *CEO* on or before 30 June of each calendar year.
- (c) The permit holder must provide to the *CEO*, no later than 90 calendar days prior to the expiry date of the permit, a written report of records required under condition 10, where these records have not already been provided under condition 11(a).

DEFINITIONS

In this permit, the terms in Table 3 have the meanings defined.

Table 3: Definitions

Term	Definition
Black cockatoo species	means one or more of the following species: (a) <i>Zanda latirostris</i> (Carnaby's cockatoo); (b) <i>Zanda Calyptorhynchus</i> (Baudin's cockatoo); and/or (c) <i>Calyptorhynchus banksii naso</i> (forest red-tailed black cockatoo).
CEO	Chief Executive Officer of the department responsible for the administration of the clearing provisions under the <i>Environmental Protection Act 1986</i> .
clearing	has the meaning given under section 3(1) of the EP Act.
condition	a condition to which this clearing permit is subject under section 51H of the EP Act.
dieback	means the effect of <i>Phytophthora</i> species on native vegetation.
department	means the department established under section 35 of the <i>Public Sector Management Act 1994</i> (WA) and designated as responsible for the administration of the EP Act, which includes Part V Division 3.
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.
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.
optimal time	means the period from May to July for undertaking planting.
rehabilitate / rehabilitated / rehabilitation	means actively managing an area containing native vegetation in order to improve the ecological function of that area.
revegetate / vegetated / revegetation	means the re-establishment of a cover of local provenance native vegetation in an area using methods such as natural regeneration, direct seeding and/or planting, so that the species composition, structure and density is similar to pre-clearing vegetation types in that area.
EP Act	<i>Environmental Protection Act 1986</i> (WA)
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.
weeds	means any plant – (a) that is a declared pest under section 22 of the <i>Biosecurity and</i>

Term	Definition
	<i>Agriculture Management Act 2007; or</i> (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


C Robertson
24.11.2025
4.28PM

Caron Robertson

MANAGER

NATIVE VEGETATION REGULATION

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

24 November 2025

SCHEDULE 1

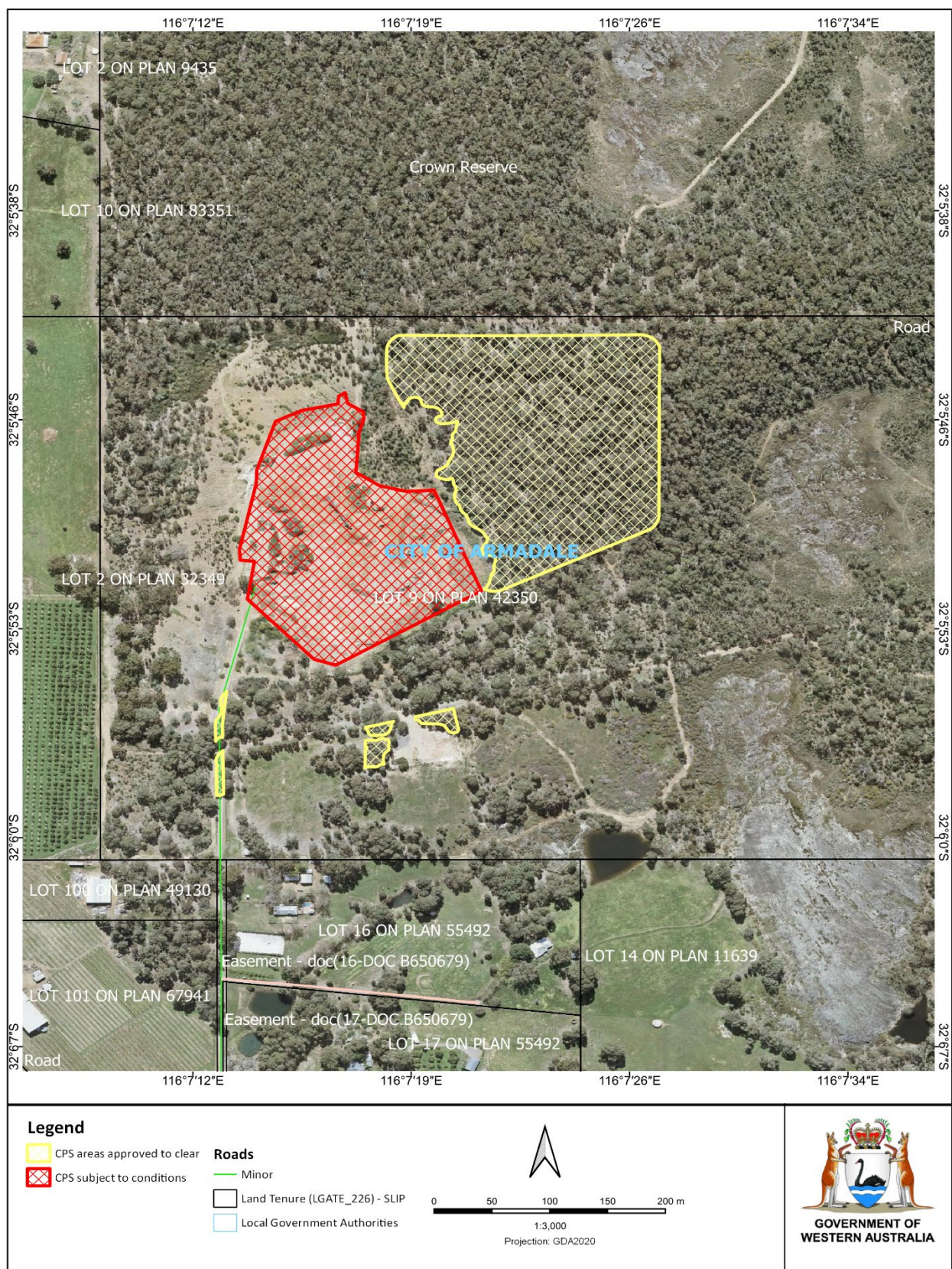


Figure 1: Map of the boundary of the area within which clearing may occur (cross-hatched yellow) and where permit conditions apply (cross-hatched red).

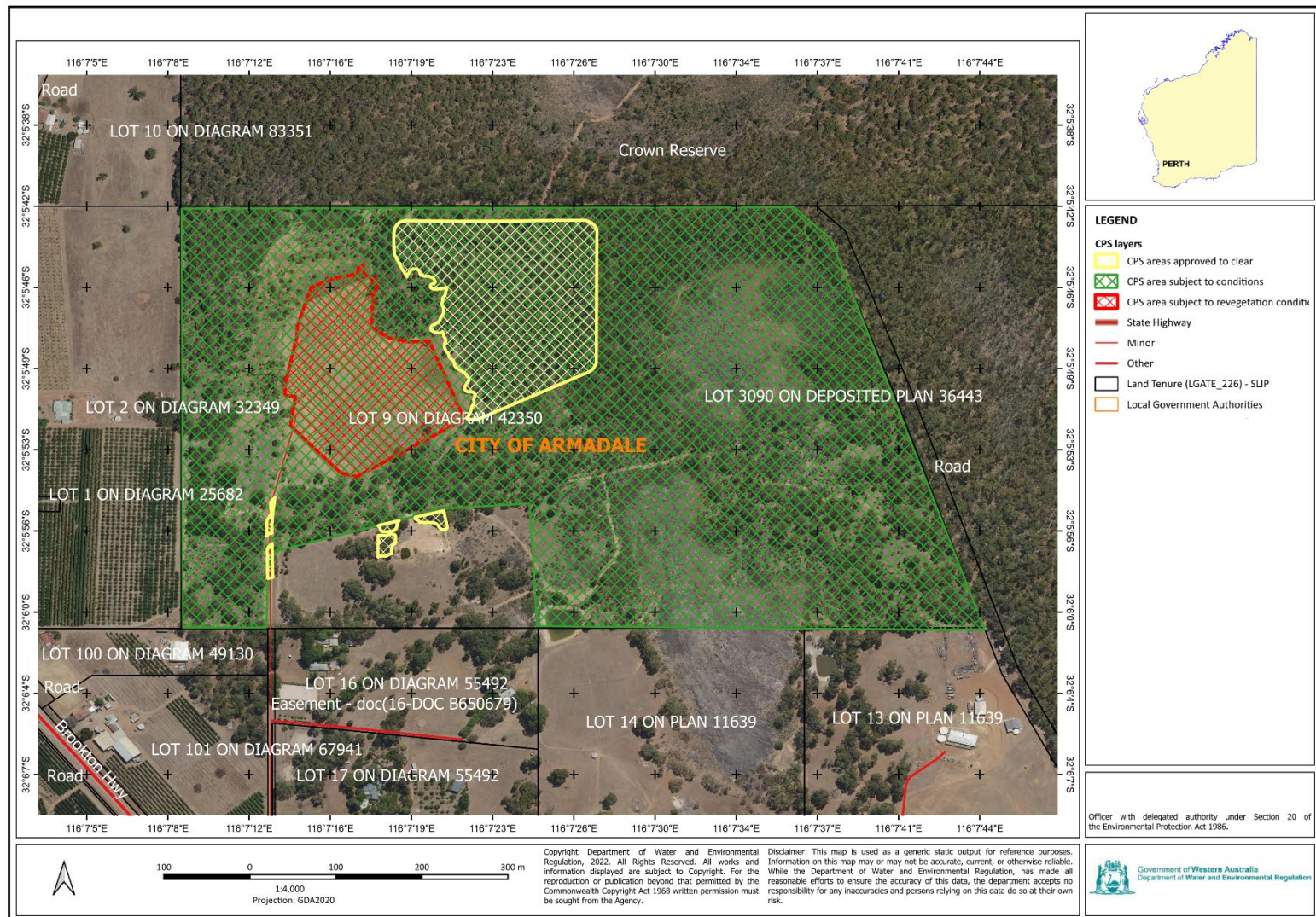


Figure 2: Map of the boundary of the area within which condition 8(b) apply (cross hatched green).

SCHEDULE 2

SPECIES LIST FOR REVEGETATION

Form	Species	
Groundcovers	<i>Hardenbergia comptoniana</i> <i>Kennedia coccinea</i> <i>Orthrosanthus laxus</i> <i>Dampiera linearis</i>	<i>Burchardia congesta</i> <i>Clematis pubescens</i> <i>Kennedia prostrata</i> <i>Conostylis aculeata</i>
Shrubs	<i>Allocasuarina humilis</i> <i>Calothamnus quadrifidus</i> <i>Hakea amplexicaulis</i> <i>Hakea lissocarpa</i> <i>Mirbelia dilatata</i> <i>Hakea petiolaris</i>	<i>Acacia drummondii</i> <i>Acacia huegelii</i> <i>Acacia preissiana</i> <i>Hemiandra pungens</i> <i>Hibbertia racemosa</i> <i>Acacia lateriticola</i> <i>Acacia pulchella</i>
Trees	<i>Eucalyptus patens</i> <i>Eucalyptus lane-poolei</i> <i>Eucalyptus laeliae</i>	<i>Eucalyptus wandoo</i> <i>Corymbia calophylla</i>



Clearing Permit Decision Report

1. Application details and outcome

1.1. Permit details

Permit number:	CPS 9539/2
Permit type:	Area permit
Applicant name:	Vinci Gravel Supplies Pty Ltd
Purpose of clearing:	Extractive industry
Property:	Lot 9 on Diagram 42350, Brookton Highway
Location (LGA area/s):	Karragullen

1.2. Description of clearing activities

The vegetation proposed to be cleared is distributed across eight separate areas, totalling 4.71 hectares, within Lot 9 on Diagram 42350, Brookton Highway, Karragullen (see Figure 1, Section 1.5). The area proposed to be cleared is for the purpose of expansion of an existing gravel excavation pit, the extension of the internal access track and the construction of a vehicle compound (Emerge Associates, 2021a).

Decision on application and key considerations

Decision:	Granted
Decision date:	24 November 2025
Decision area:	4.71 hectares of native vegetation

1.3. Reasons for decision

On 26 February 2024, the Department of Water and Environmental Regulation (DWER) determined to grant Clearing Permit CPS 9539/1 to authorise Vinci Gravel Supplies Pty Ltd to clear up to 4.71 hectares of native vegetation for the purpose of Extractive Industry.

One appeal was lodged against the decision to grant the clearing permit CPS 9539/1, covering four grounds of appeal.

This clearing permit amendment gives effect to the Minister for Environment (Minister) determination to allow the appeal in part (Appeal number: 009 of 2024). The Minister determined that:

- the proposed clearing will lead to a significant impact to all three species of threatened black cockatoo;
- the proposed clearing is consistent with relevant planning and other matters;
- the offsets are not adequate.

Based on the above considerations, the Minister requested that:

- a condition is included in an amended clearing permit to require an appropriate payment to the Part V Offsets Fund, and
- the area of offset (conservation covenant) referred to in condition 8 (Figure 1 in Schedule 1) should be extended to be broadly consistent with Figure 3 in the Appeals Convenor report and recommendations.

On 15 October 2025, the applicant was provided a draft copy of the amended clearing permit and invited to provide comments within 28 days. As of 24 November 2025, no additional comments were received from the applicant.

The Delegated Officer has considered the above matters and has determined to grant an amended clearing permit in accordance with the Minister's determination. Accordingly, the Delegated Officer has amended Condition 8 of the permit and added Condition 9 to reflect the Minister's recommendations.

2. Assessment of application

2.1. Assessment

This amendment is the result of an appeal determination made by the Minister for Environment regarding the conditions of Clearing Permit CPS 9539/1. As a result of the appeal determination, condition 8 of the clearing permit has been amended and an additional condition (condition 9) has been added to the clearing permit.

DWER has considered the Minister's advice regarding the inadequacy of the offsets applied under clearing permit CPS 9539/1 and has revised its calculations to align with the Minister's recommendations, as outlined below.

Offset

As identified in the decision report for CPS 9539/1 (DWER, 2022a), the loss of 4.67 hectares of native vegetation representing foraging habitat for black cockatoo species is considered to be a significant residual impact remaining after the application of the avoidance and mitigation measures.

The following actions were conditioned in CPS 9539/1 to mitigate the above impacts:

- Revegetation of the extraction area following the completion of extractive activities. A total of 4.71 hectares will be progressively revegetated with black cockatoo foraging and potential nesting habitat, in alignment with the staged progression of the extractive industry.
- An environmental offset comprising the revegetation of 3.24 hectares of land adjacent to the application area with suitable habitat for black cockatoos and secured in perpetuity under a conservation covenant pursuant to the *Soil and Land Conservation Act 1978*.

To support these commitments, the applicant submitted a revegetation plan prepared in accordance with DWER's Guide to Preparing Revegetation Plans for Clearing Permits, as developed by Emerge Associates (2022b). The plan outlines key components including site preparation, revegetation methodology, species selection, completion criteria, ongoing maintenance, monitoring and reporting protocols, and long-term management commitments.

Following the receipt of an appeal and the subsequent report by the Office of the Appeals Convenor (OAC), the Minister determined that DWER's offset calculations associated with clearing permit CPS 9539/1, as detailed in Appendix F of DWER (2022a), should be revised, and that the offset requirements should be expanded, based on the OAC report. The OAC report recommended the following amendments:

- A quality score of 9 (rather than 7) should be applied to the impact site to appropriately reflect the high-quality foraging habitat present. The site is in very good condition, located near known breeding and roosting areas, shows evidence of black cockatoo foraging, and lies within a movement corridor used by all three species of black cockatoos.
- The 'risk of loss without offset' should be amended from 15 per cent to 0 per cent, as the proposed offset area does not contain existing vegetation that would otherwise be lost.

Based on calculations undertaken in accordance with the Western Australia Environmental Offsets Assessment Guide and the WA Offset Calculator using the revised figures determined by the OAC above, the offset conditioned under clearing permit CPS 9539/1 does not fully counterbalance the significant residual impact of the proposed clearing (refer to Table 1 of Appendix A). As such, an additional offset is required to offset the significant residual impact of clearing by 100 per cent.

The OAC recommended (and the Minister subsequently determined) that the most suitable approach to address this shortfall would be to require a monetary contribution to the Part V Offset Fund to be pooled with other offset fund contributions to deliver larger, more strategic land acquisition offsets which will deliver a conservation benefit for threatened black cockatoo species. Using the Western Australia Environmental Offsets Assessment Guide and the WA Offset Calculator (refer to Table 2, Appendix A), the OAC determined that a monetary offset to fund the purchase of an area of 13.10 hectares that provides high quality foraging habitat for Carnaby's black cockatoos is required.

The monetary contribution amount required to purchase a 13.10 hectare area is based on the 'rate per hectare' value provided by the Valuer General. In the assessment of the proposed offset, DWER considered the prospects of acquiring land containing similar or better-quality foraging habitat via the Part V Offsets Fund and determined that a per-hectare land value, in this instance, is appropriate and consistent with the WA Environmental Offsets Policy (2011). Given the uncertainty surrounding the site for acquisition, the Delegated Officer determined that the unimproved land value in the Shire of Augusta-Margaret River was appropriate for use in determining a suitable monetary contribution. An unimproved land value for the Shire of Augusta-Margaret River for a 20–50 hectare parcel has a market value of \$27,150 per hectare. Therefore, a monetary contribution of \$355,665 will be required to fund

the acquisition of 13.10 hectares of native vegetation of high-quality foraging value for the three species of black cockatoos.

DWER has determined that the use of the 20–50 hectare land parcel value is the most appropriate for calculating the monetary contribution offset. This decision reflects the cumulative conservation outcomes achieved through the applicant's commitments to revegetation, rehabilitation, and the perpetual protection of native vegetation. In total, the applicant is conserving approximately 33.95 hectares of native vegetation of which 26 hectares is identified as foraging habitat for black cockatoos from the site inspection undertaken by Emerge (2021).

In addition to the revegetation offset and the monetary contribution offset, based on the OAC report, the Minister has determined that further protection of native vegetation in perpetuity should be extended across the property Lot 9 on Diagram 42350, Brookton Highway. To address the Minister's recommendation, an additional condition has been included on the clearing permit to place a conservation covenant over the remaining vegetation on Lot 9 on Diagram 42350.

Appendix A – Offset calculation – Justification table

Table 1 - Revegetation offset

Calculation	Score (Area)	Rationale
Conservation significance		
Description	Native vegetation that is representative of significant black cockatoo foraging habitat	Application area contains 4.67 hectares of significant foraging habitat for Carnaby's cockatoo, forest red-tailed black cockatoo and Baudin's cockatoo.
Type of environmental value	Species (Fauna)	
Conservation significance of environmental value	Rare/threatened species – endangered	Carnaby's cockatoo, Baudin's cockatoo are listed as endangered under the BC Act and EPBC Act, so have used the highest conservation ranking.
Landscape-level value impacted	yes/no	Yes
Significant impact		
Description	Native vegetation that is representative of significant black cockatoo foraging habitat	High quality foraging habitat was identified within the application area.
Significant impact (hectares) / Type of feature	4.67	Based on the available information, the proposed clearing area includes 4.67 hectares that represents high value foraging habitat for black cockatoos.
Quality (scale) / Number	9	As advised by the OAC report. High quality foraging habitat within the application area (Marri and Jarrah woodland with Banksia species in very good condition). Foraging habitat is located in close proximity to known breeding and roosting habitat and. Evidence of foraging was observed.
Rehabilitation credit		
Description	Revegetation post extractive industry	Revegetation and rehabilitation of the extraction site with black cockatoo foraging habitat.
Proposed rehabilitation (area in hectares)	4.67	4.67 hectares is proposed to be revegetated with suitable black cockatoo habitat.

Calculation	Score (Area)	Rationale
Current quality of rehabilitation site	0	Condition of revegetation site in a completely degraded (Keighery, 1994) condition with minimal value for black cockatoos
Future quality without rehabilitation	0	Condition of revegetation site in a completely degraded (Keighery, 1994) condition with minimal value for black cockatoos. Condition not likely to change without intervention.
Future quality with rehabilitation	6	It is expected for vegetation to improve to good condition (Keighery, 1994) and provide moderate to good quality foraging habitat in 12 years due to the species to be planted which include Hakea and Marri. It is assumed that the benefits of revegetation of Carnaby's cockatoo foraging habitat will be available after 10 years. This is a conservative measure based on available literature (e.g., Lee et al. (2013) who identified evidence of foraging on marri and Banksia in rehabilitated mine pit areas, ranging from 8-14 years of age).
Time until ecological benefit (years)	12	10 years minimum to achieve foraging resource, plus 2 years for revegetation to commence.
Confidence in rehabilitation results (%)	80	There is a moderate level of confidence that the offset will achieve the predicted result given revegetation and rehabilitation will be undertaken in accordance with a Project Revegetation Plan prepared following DWER's <i>Guide to preparing revegetation plans for clearing permits</i> (2018).
Offset		
Description	Revegetation and conservation covenant.	Revegetation and rehabilitation of 3.24 hectares of existing cleared areas with black cockatoo foraging habitat. This revegetation area will be conserved in perpetuity under a conservation covenant.
Proposed offset (area in hectares)	3.24	3.24 hectares is proposed to be revegetated with suitable black cockatoo habitat.
Current quality of offset site / Start number (of type of feature)	0	Condition of revegetation site in a completely degraded (Keighery, 1994) condition with minimal value for black cockatoos.
Future quality WITHOUT offset (scale) / Future number WITHOUT offset	0	Condition of revegetation site in a completely degraded (Keighery, 1994) condition with minimal value for black cockatoos. Condition not likely to change without intervention.
Future quality WITH offset (scale) / Future number WITH offset	6	It is expected for vegetation to improve to good condition (Keighery, 1994) and provide moderate to good quality foraging habitat in 12 years due to the species to be planted which include Hakea and Marri. It is assumed that the benefits of revegetation of Carnaby's cockatoo foraging habitat will be available after 10 years. This is a conservative measure based on available literature (e.g., Lee et al. (2013) who identified evidence of foraging on marri and Banksia in rehabilitated mine pit areas, ranging from 8-14 years of age).
Time until ecological benefit (years)	12	10 years minimum to achieve foraging resource, plus 2 years for revegetation to commence.
Confidence in offset result (%)	80	There is a moderate level of confidence that the offset will achieve the predicted result given revegetation and rehabilitation will be undertaken in accordance with a Project Revegetation Plan prepared following DWER's <i>Guide to preparing revegetation plans for clearing permits</i> (2018).

Calculation	Score (Area)	Rationale
Duration of offset implementation (maximum 20 years)	20	The offset site will be conserved in perpetuity under a conservation covenant. Therefore, the maximum of 20 years is applied.
Time until offset site secured (years)	2	Two years after commencement of revegetation.
Risk of future loss WITHOUT offset (%)	0%	The OAC report advised that, as there is no existing vegetation within the proposed offset area, there is no vegetation to be lost. Therefore, a value of 0% should be applied in the offset calculations.
Risk of future loss WITH offset (%)	5%	The future conservation (in perpetuity) of the offset site under a conservation covenant would result in increased security and substantially reduce the risk of loss.
Percentage of mitigation and offset that counterbalances impacts (%)	55.4%	As calculated.

Table 2 - Conservation offset for black cockatoo species, for which a monetary contribution is calculated.

Calculation	Score (Area)	Rationale
Conservation significance		
Description	Native vegetation that is representative of significant black cockatoo foraging habitat	Application area contains 4.67 hectares of significant foraging habitat for Carnaby's cockatoo, forest red-tailed black cockatoo and Baudin's cockatoo.
Type of environmental value	Species (Fauna)	
Conservation significance of environmental value	Rare/threatened species – endangered	Carnaby's cockatoo, Baudin's cockatoo are listed as endangered under the BC Act and EPBC Act, so have used the highest conservation ranking.
Landscape-level value impacted	yes/no	Yes
Significant impact		
Description	Native vegetation that is representative of significant black cockatoo foraging habitat	High quality foraging habitat was identified within the application area.
Significant impact (hectares) / Type of feature	4.67	Based on the available information, the proposed clearing area includes 4.67 hectares that represents high value foraging habitat for black cockatoos.
Quality (scale) / Number	9	As advised by the OAC report. High quality foraging habitat within the application area (Marri and Jarrah woodland with Banksia species in very good condition). Foraging habitat is located in close proximity to known breeding and roosting habitat and. Evidence of foraging was observed.
Offset		
Description	Conservation	Conservation of remnant vegetation containing same values as the impact site.
Proposed offset (area in hectares)	13.10	The offset area required to offset 44.7% of the impacts of the clearing (remainder of impacts after revegetation credit and revegetation offset detailed in Table 1 above) when factoring using the below values.

Calculation	Score (Area)	Rationale
Current quality of offset site / Start number (of type of feature)	8	The geographic spread of the quality values reflects that the locations of offset sites likely to be associated with those impact sites will vary in quality. The values themselves are based on the DWER's understanding of land potentially available and the DWER's previous experience in delivering land acquisitions. Score of 8 is used where the impact is on the Jarrah forest.
Future quality WITHOUT offset (scale) / Future number WITHOUT offset	8	In the absence of specific site information that might indicate threatening processes, it is assumed no change in quality in the absence of the offset.
Future quality WITH offset (scale) / Future number WITH offset	8	As monetary contributions do not generally account for management actions that would improve site quality, it is assumed no change in quality
Time until ecological benefit (years)	1	No change to ecological values is expected, therefore the minimum value is input.
Confidence in offset result (%)	90	There is confident that an acquisition will occur; monetary contributions for offsets with low likelihood of being acquitted will generally not be accepted.
Duration of offset implementation (maximum 20 years)	20	The offset site will be conserved in perpetuity under a conservation covenant. Therefore, the maximum of 20 years is applied.
Time until offset site secured (years)	3	Accounts for the delay in finding a property, conducting due diligence and negotiating the acquisition with DBCA.
Risk of future loss WITHOUT offset (%)	15%	Land zoned 'rural' is typically acquired as offsets. 15% is a conservative risk of loss score that can be applied for this zoning. It is consistent with most direct offsets accepted by DWER.
Risk of future loss WITH offset (%)	5%	As the acquired land will be incorporated into the conservation estate, the lowest risk of loss score is therefore applied.
Percentage of mitigation and offset that counterbalances impacts (%)	44.7%	The remainder of impacts of the clearing after revegetation credit and revegetation offset detailed in Table 1 above.

Appendix A - References and databases

1. References

Department of Water and Environmental Regulation (DWER) (2022a) Area permit and decision report: CPS 9539/1 [NV-T07 Clearing permit template \(area permit\) \(pathway 3\)](#)

Department of Water and Environmental Regulation (DWER) (2022b) DRAFT Procedure for environmental offsets metric inputs. Available from [DRAFT Procedure for environmental offsets metric inputs.pdf](#)

Office of the Appeals Convenor (2025) *Report to the Minister for Environment – Appeal against clearing permit CPS 9539/1 Lot 9 on Diagram 42350, Brookton Highway, Karragullen, City of Armadale*

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

Emerge Associates (2021a). Targeted Black Cockatoo Assessment, Lot 9 Brookton Highway, Karragullen, prepared for Vinci Gravel Supplies Pty Ltd, July 2021.

Emerge Associates (2021b). Detailed Flora and Vegetation Assessment, Lot 9 Brookton Highway Karragullen, prepared for Vinci Gravel Supplies Pty Ltd, February 2021.

Emerge Associates (2022). Environmental Management Plan – Lot 9 Brookton Highway, Karragullenn – Doc No.: EP20-040(14)--004H SJP | Version: H, prepared for Vinci Gravel Supplies Pty Ltd, received 29 November 2022 (DWER Ref: DWERDT692927).