Presented to	Ordinary Meeting of Council to be held 14 October 2025
Related to Item	15.3 Notice of Motion – John Connell Reserve Clearing Permit
Submitted by	Director Environment and Infrastructure Director Community Development
Attachments	1. Extract 21 June 2022 Report Minutes 2. Clearing Permit

The information provided below is intended to provide additional officer advice in relation to the motion with notice proposed by Cr Edinger, as follows:

MOTION

That the Council resolves and requests the CEO as follows:

1. **That the conditions imposed in Section 6 Offset – Revegetation and Rehabilitation,` and Schedule 2, in particular survival rate to be achieved, of Clearing Permit CPS 10237/1 recently granted by the Department of Water and Environmental Regulation (DWER) to Leeming Spartan Cricket Club Inc., acting on behalf of the City of Melville, are extremely onerous to fulfill and manage and that, due to these conditions, no trees are to be removed from John Connell Reserve in the area designated by the Clearing Permit; until the Council considers and makes a resolution in relation to this matter; and**

2. **Requests the CEO to notify the Leeming Spartan Cricket Club Inc., that no trees are to be removed or damaged in the area designated in the above-mentioned Clearing Permit until the Council considers and makes a resolution in relation to this matter.**

3. **Requests the CEO to prepare a report to be presented to the Ordinary Meeting of Council to be held in April 2026, on the viability and costs of increasing the green cover at Ken Hurst Park, not as an offset against the Clearing Permit but as a strategy for increasing sustainable green cover and combating the loss of green cover caused by infill developments;**

4. **Requests the CEO to prepare a report on the costs and viability of constructing a second multi-use oval at the John Connell Reserve, to be presented to the Ordinary Meeting of Council to be held in April 2026.**

Background

At the Ordinary Meeting of Council (OMC) held on 21 June 2022, the Council resolved the following:

"That the Council directs the CEO

1. *to provide authorisation to the president of the Leeming Spartan Cricket Club to submit a vegetation clearing application for an area of 0.65ha to the east of the existing playing fields to accommodate the oval extension to the Department of Water and Environmental Regulations.*
2. *to advise the Clubs that it is the City's preference to work in conjunction with the clubs to manage the planning, design and construction works associated with the oval extension, should this proceed."*

The June 2022 Council report identified that a letter of authority would be required from the City for the application to proceed, extract of 21 June 2022 OMC minutes attached.

Following the Council's resolution in June 2022, a Clearing Permit Application was submitted to the Department of Water and Environmental Regulation (DWER) by the Leeming Spartans Cricket Club Inc. (the Club) and was accepted by DWER on 14 August 2023.

DWER advertised the proposal on 15 August 2023 to 4 September 2023.

At the 17 February 2021 Ordinary Council Meeting the Council resolved to prepare a Master Plan for John Connell Reserve, with the Council awarding a tender to engage a consultant to prepare the Master Plan at the 16 August 2022 Ordinary Meeting of Council.

As a result, work commenced on the Draft John Connell Reserve Master Plan in September 2022 and significant community engagement has been undertaken to shape the current Draft Master Plan, which has been placed on hold subject to:

- the outcomes of the clearing permit,
- a Council decision to proceed with the John Connell oval extension; and
- a more thorough understanding of the remediation requirements for the contaminated areas of the site to meet the vision of the Master Plan.

As part of the 2025-26 Annual Budget process, an amount of $100,000 was allocated on the basis an outcome of the clearing permit application was expected in the upcoming financial year. This would allow the City to work with the Club on a detailed proposal, in line with the June 2022 Council resolution and any likely clearing conditions, for consideration by the Council at a later date.

As part of the June 2022 Council resolution to support the Leeming Spartans Cricket Club's application for the clearing permit, the City engaged a consultant to prepare the Ken Hurst Revegetation Management Plan (February 2025).

On 30 June 2025, the Club (as the applicant) and the City were advised by DWER that the clearing permit application was approved subject to a 21-day appeal process.

Subsequently, there were no appeals in the 21-day period, and the official permit was granted on 21 July 2025, however it appears the Club was not advised until 27 August 2025. Copy of Clearing Permit attached.

However, at this stage no clearing work can be undertaken prior to Council considering this matter and making a decision as to whether to proceed or not with the sports field extension project and the associated clearing permit conditions.

The Reserve land is under the care and control of the City of Melville and therefore, the Leeming Spartan Cricket Club cannot commence any clearing, nor any other proposed development, without the required Council and City approvals being obtained.

One of the key clearing permit conditions which Council will need to consider, requires the rehabilitation of 7.32 hectares of native vegetation, including revegetation (planting) and management based on a total of 1.63 hectares at Ken Hurst Park.

This condition would require an expected 65,200 plants to be planted in the first year, with a total of approximately 50,000 plants to be planted over years 2, 3 and 4.

The Officer report and business case which is planned to be considered at the April 2026 Ordinary Meeting of Council will provide further detailed information, considerations and Council decision points in relation to the proposed project.

Clearing Permit Conditions and Officer Comment

The Clearing Permit contains the following Conditions:

1. Period during which clearing is authorised
   The permit holder must not clear any native vegetation after 23 July 2027.

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 must commence construction activities no later than three (3) months after undertaking the authorised clearing activities to reduce the potential for wind erosion.

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

6. Offset – Revegetation and rehabilitation
   The permit holder must, within 12 months of the commencement of clearing authorised under this permit and no later than 23 July 2028, implement and adhere to the Ken Hurst Revegetation Management Plan (dated 27 February 2025) by revegetating and rehabilitating the combined areas cross-hatched red and cross-hatched green on Figure 2 of Schedule 1, including but not limited to the following actions:

   (a) removal of current fencing and upgrading the fencing as specified in the Ken Hurst Revegetation Management Plan (dated 27 February 2025);
   (b) deliberately planting and/or direct seeding of native vegetation, at an optimal time, using species representative of the Banksia woodlands threatened ecological community and that provides foraging habitat for black cockatoo species;
   (c) ensure only local provenance propagating material is used to revegetate and rehabilitate;
   (d) undertake weed control activities bi-annually;

(e) implementing hygiene protocols by cleaning earth-moving machinery of soil and vegetation prior to entering and leaving the site;
(f) establishing five 5m by 5m monitoring quadrats within the revegetation areas.
(g) achieving the completion criteria in Table 1 of Schedule 2 of this permit after the four-year monitoring period for the areas rehabilitated and revegetated within the combined areas cross hatched red and green in Figure 2 of Schedule 1;
(h) undertake remedial actions for areas revegetated and rehabilitated where monitoring indicates that rehabilitation, weed management and revegetation has not met the completion criteria, including:
    (i) revegetate the area by deliberately planting native vegetation and/or direct seeding native vegetation that will result in the minimum target outlined in Table 1 of Schedule 2 and ensuring only local provenance propagating material are used;
    (ii) undertake further weed control activities;
    (iii) annual monitoring of the rehabilitation, weed management, and revegetated areas, by an environmental specialist, until the completion criteria outlined in Table 1 of Schedule 2 are met.
(i) where an environmental specialist determines that the completion criteria outlined in Table 1 of Schedule 2 have been met, a report shall be submitted to the CEO within three months of the determination being made.

Officer Comments in Relation to the Clearing Permit Conditions

The Council would need to consider and approve the John Connell sports field extension project including detailed design, construction methodology, implementation of the revegetation and rehabilitation plan and funding arrangements for the project, including any clearing, to proceed.

Should the Council resolve to proceed, officers consider the July 2027 deadline to be a challenging timeframe given the extent of required works. The report planned to go to the April 2026 Ordinary Meeting of Council will provide further detailed information and Council decision points in relation to the proposed project.

The land is vested to the City of Melville and the City would need to authorise any Development Application for the proposed works, and this would be subject to a Council decision. As the area is zoned Parks and Recreation under the Metropolitan Region Scheme, a Development Application is required to be submitted to the WA Planning Commission (WAPC) and any application needs to be signed by the City of Melville.

Financial Implications

$100,000 has been allocated in the 2025-26 Annual Budget to undertake a business case including detailed designs, cost estimates and options for the John Connell sports field extension, along with an estimate of the costs to revegetate Ken Hurst Park as part of the requirements for the native vegetation clearing permit.

The requirements in the proposed Notice of Motion can be met within existing resources and the approved budget.

At 7:02pm, the Mayor Brought Forward Item EI22/3978 – John Connell Oval Extension for the convenience of those in the public gallery.

An officer addendum is provided in relation to this Item – **Officer Addendum – Item EI22/3978**

EI22/3978 – JOHN CONNELL OVAL EXTENSION (REC) (ATTACHMENT)

Ward	:	Bull Creek - Leeming
Category	:	Strategic
Subject Index	:	Capital Works Program and Active Reserves Infrastructure Strategy
Customer Index	:	Not Applicable
Disclosure of any Interest	:	No Officer involved in the preparation of this report has a declarable interest in this matter.
Previous Items	:	Item P19/3795 – John Connell Reserve Redevelopment Project Partnering Opportunity with Landcorp – Memorandum of Understanding, Ordinary Meeting of Council held 19 February 2019. Item T21/3901 – John Connell Reserve Upgrade Proposals, Ordinary Meeting of Council held 16 February 2021.
Works Programme	:	2021-2022
Funding	:	2021-2022 Budget
Responsible Officer	:	Jeff Bird Manager Natural Areas & Parks

AUTHORITY / DISCRETION

		DEFINITION
☐	Advocacy	*When the Council advocates on its own behalf or on behalf of its community to another level of government/body/agency.*
☒	**Executive**	***The substantial direction setting and oversight role of the Council. e.g. adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.***
☐	Legislative	*Includes adopting local laws, town planning schemes & policies.*
☐	Review	*When the Council operates as a review authority on decisions made by Officers for appeal purposes.*
☐	Quasi-Judicial	*When the Council determines an application/matter that directly affects a person's right and interests. The judicial character arises from the obligation to abide by the principles of natural justice. Examples of Quasi-Judicial authority include town planning applications, building licences, applications for other permits/licences (eg under Health Act, Dog Act or Local Laws) and other decisions that may be appealable to the State Administrative Tribunal.*
☐	Information	*For the Council/Committee to note.*

EI22/3978 – JOHN CONNELL OVAL EXTENSION (REC) (ATTACHMENT)

KEY ISSUES / SUMMARY

- Leeming Spartan Cricket Club and the Leeming Strikers Football Club have held a long term desire to expand the present playing fields east into an area containing remnant bushland.
- The oval extension area has long been recognised for this purpose with the previous landfilling activities specifically planned to ensure that it would not encroach into the oval extension area.
- The City has received a request from the Clubs for the City to provide written authority to the Clubs to enable them to progress with a clearing permit to extend the oval at the eastern end of the John Connell Reserve.
- A permit to clear native vegetation under the *Environmental Protection Act* is required to be submitted through an application to the Department of Water and Environmental Regulation (DWER) in order to remove the vegetation.
- Funding for the preparation of a Masterplan for the John Connell Reserve was approved as part City's 2021-2022 annual budget and is currently in the procurement stage seeking a consultant to undertake this work.
- The Federal ALP candidate for the Seat of Tangney has committed to contribute $650,000 toward the cost of the oval extension if successful in the upcoming Election. This contribution may only be a proportion of the total cost associated with the oval extension.
- There are a range of risks associated with initiating the community consultation for the oval extension in advance of, or parallel to, a broader consultation process for the Masterplan, recognising that there may be opportunities to instigate the vegetation clearing application prior to the completion of the Masterplan should the gathering and analysis of information during the Masterplan process indicate support for this proposal.
- The Officer recommendation is to not proceed immediately with the initiation of a vegetation clearing application for the oval extension as requested by the Clubs and consider the oval extension proposal and associated vegetation clearing as part of the John Connell Master plan.
- In regards to the Clubs request to manage the vegetation clearing application and oval extension works, it is the City's preference to manage the vegetation clearing application, planning, design and construction works due to complexities and technical requirements associated with works that could impact on the contaminated landfill site.

BACKGROUND

The City has received a request from the Leeming Spartan Cricket Club and the Leeming Strikers Football Club for the City provide written authority for the clubs to initiate a vegetation clearing application to remove remnant bushland in order to extend the oval at the eastern end of the John Connell Reserve in Leeming.

The Clubs have provided the following justification as to the reasons behind the request;

> *"Allow for a second cricket oval with a smaller playing field and two extra football fields, which as you know will be an enormous benefit for community sport and wellness and be of great value to the more than 800 registered players and their families".*

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To accommodate the proposed extension area there would be a requirement for a section of bushland to be cleared. This area consists mainly of degraded or completely degraded bushland, however has some areas classified as good condition requiring removal with a small section of excellent condition vegetation that could possibly be impacted.

It is relevant to note that the bushland immediately south of the proposed area to be cleared is mostly classified as Excellent & Very Good condition and qualifies as Banksia Woodland Threatened Ecological Community (TEC).

In order to clear this area of bushland, a permit to clear native vegetation under the *Environmental Protection Act* is required to be submitted through an application to the Department of Water and Environmental Regulation (DWER) for assessment to determine if the area of bushland can be cleared.

If the Clubs were to prepare the vegetation clearing permit application as requested, a Letter of Authority would be required from the City. The Clubs have also indicated a preference for them to undertake the vegetation clearing and oval extension works on behalf of the City.

This report discusses the implications of the Club's request in regards to the opportunities and risks associated with initiating the vegetation clearing process, potential impacts on the Masterplan process and issues associated with wider community consultation.

DETAIL

Leeming Spartan Cricket Club and the Leeming Strikers Football Club have held a long term desire to expand the present playing fields east into existing bushland to provide additional playing space. The City prepared the Active Reserves Infrastructure Strategy (ARIS) in 2020 to guide a strategic and long term plan for infrastructure investment for active reserve facilities.

The ARIS covers City assets associated with over 70 clubs who are all seeking renewal or upgrades to ageing infrastructure across the City. The City is progressively implementing the recommended ARIS upgrades and has accelerated programs such as the change room renewal program to address the growth and changes related to sporting demands.

The ARIS identified that an additional oval may be required at John Connell in 2028-2029 and it would have been in that financial year that investigations would take place to identify the requirements of the Clubs. The ARIS also identified that a Masterplan be prepared for John Connell Reserve in 2025-2026 to better understand active and passive recreational needs and where investment should take place to meet identified demands.

In the past year the City has received requests from the Clubs, Members of Parliament as well as election candidates in regards to funding to facility upgrades. This interest from the various stakeholders has led to the City to fast track the Master planning exercise for the entire John Connell Reserve site this financial year, which is three years ahead of what was envisaged in the ARIS.

The scope for the Masterplan has been expanded to include the old Dundee Road Landfill area (given the long term liability associated with this contaminated site), public park areas, Supa Golf and the driving range.

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Funding for the preparation of the John Connell Masterplan was approved as part City's 2021-2022 annual budget. The City, through the public tender process, will appoint a suitably qualified and experienced consultant in the next month or so to work with the community and the City to develop the Masterplan. The master planning process is firstly intended to investigate the need for additional playing fields and secondly, assuming the need is justified, the various options for locating these fields within the John Connell Reserve site. It is anticipated that the master planning process will take 12-15 months to complete.

Further to the City fast tracking the John Connell Masterplan, the Clubs have been given an indication that the Federal ALP candidate for the Seat of Tangney (Sam Lim) will commit to contribute $650,000 toward the Clubs for the oval extension costs if successful in the upcoming Election. This contribution may only be a proportion of the total cost of the oval extension works.

This prospective financial contribution has prompted the clubs to request that the City provide the clubs with the authority to progress the vegetation clearing application process and planned oval extension construction works.

Oval Design and Location

The Clubs have attached to their request the plan below outlining a section of bushland that they believe needs to be cleared as part of project based on the extension accommodating the requested additional cricket oval. It is estimated that clearing of vegetation between 0.6 ha. and 0.9 ha. would be required to accommodate this plan.

In recent correspondence the Clubs have advised that they would propose to undertake the following scope of works:

- To prepare and submit to the Department of Water and Environmental Regulation for application for New Permit or Referral to Clear Native Vegetation
- Remove and replace cyclone fencing on eastern side of John Connell Reserve
- Clear and remove vegetation in extended area
- Level and compact ground
- Extend reticulation as directed by the City of Melville

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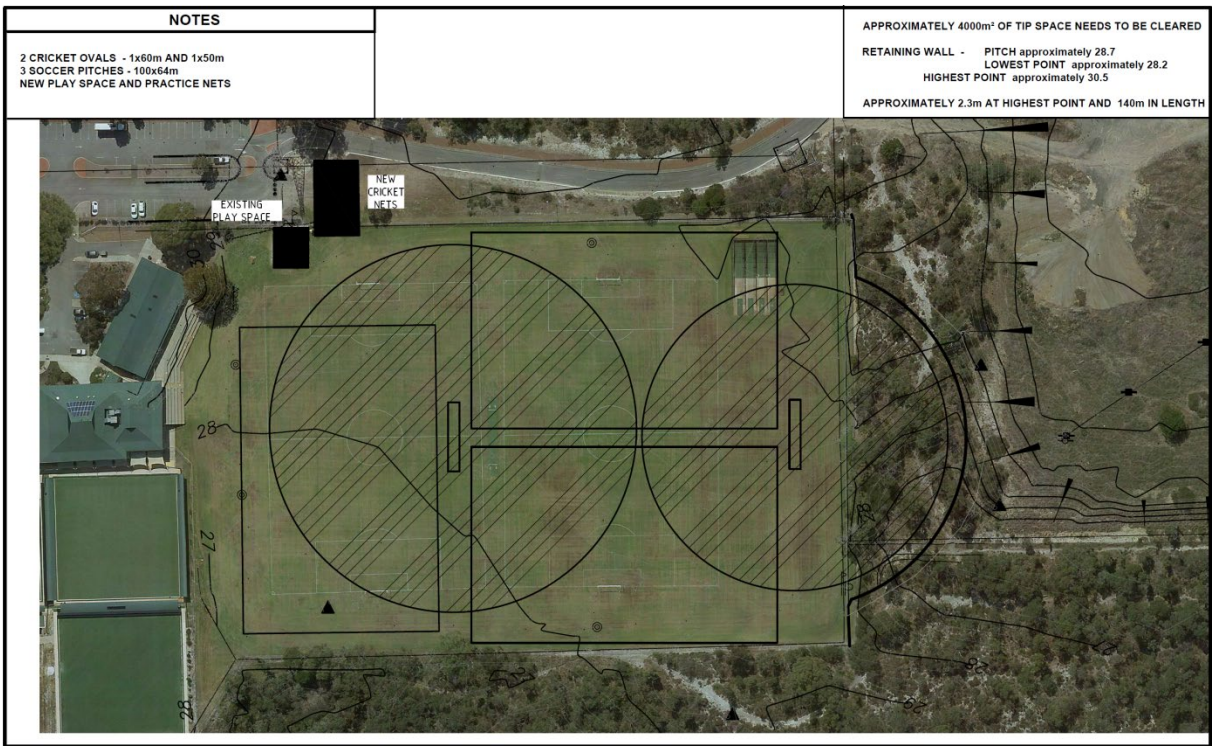
- Prepare and lay lawn as directed by the City of Melville
- Remove the cricket nets and replace with lawn
- Remove the partially raised uneven area on the western side of reserve and re-lay this lawn to level the playing field
- Prepare and construct second hard wicket cricket pitch as established by Cricket Australia guidelines
- Relocate current hard wicket cricket pitch in westerly direction
- Identify and clear non substantive vegetation as outlined in the "Detailed Flora, Vegetation and Fauna Assessment" conducted by Natural Area Consulting Management Services along the northern fence line
- To revegetate the area outside the extension with Banksia species and *Eucalyptus toditiana* given they are the preferred food sources for the Forrest Red-tailed Black Cockatoo.

The City has also completed concept designs of the oval extension based on the request of the Clubs. Consideration will need to be given to providing extensive retaining structures (approx. 2.3 metres maximum height and 140 metres in length) in order to establish a level playing surface for the proposed oval extension.



Initial estimates from the ARIS indicated the implementation of the John Connell Reserve Masterplan to be approximately $2.1 million, including the additional oval. This estimate was provided in 2020 pre-COVID and without detailed site investigation, therefore further investigation and cost estimates are required to determine the current likely costs of the oval extension as a stand-alone project.

It is acknowledged that the John Connell Reserve facilities are well located to support an additional oval to capitalise on existing infrastructure and assets.

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Without the existing constraint related to the requirement to remove remnant vegetation, the decision to extend the oval would be fairly straight forward and based on demonstrated need and cost benefit aspects. In regards to the vegetation clearing, the City also has an obligation to consult widely on proposals that are likely to raise concerns in the community and to work through issues in order to get the best outcome for our residents and ratepayers.

Flora, Vegetation and Fauna Assessment of Oval Extension Area

In November 2020, the City commissioned Natural Area Consulting Management Services to undertake a detailed flora survey and a basic fauna survey of the area being proposed for the oval extension. The Flora, Vegetation and Fauna assessment report forms an attachment to this agenda item. **3978 John Connell South Bushland Assessment**

The survey aimed to determine:

- flora and fauna species present within the site (native and introduced)
- the extent and boundaries of vegetation types and their condition
- the location of declared rare or priority flora, fauna and/or threatened ecological communities (if present).

The detailed flora and vegetation survey concluded the following:

- presence of a total of 98 flora species from 36 families
- a mix of 37 (37.7%) weeds and 61 (62.2%) native flora species
- no priority or threatened flora species, or ecological communities were found in the survey
- one vegetation type was present within the site, *Banksia attenuata, Banksia menziesii* and *Eucalyptus todtiana* Woodland
- Vegetation condition across the site ranges from Completely Degraded to Excellent.

The basic fauna survey within the site confirmed:

- a total of eight fauna species recorded, either directly or via indicators of their presence in the form of scats, tracks, diggings and burrows
- no conservation significant fauna species were recorded during the survey, although evidence of threatened black cockatoo feeding by Carnaby's Cockatoo in the form of chewed *Banksia menziesii* flower cones was noted.

The vegetation condition ranged from Completely Degraded to Good within the survey area, with majority of the site either in Good, Degraded or Completely Degraded condition as can be seen in the below graphic.

The areas classified as Completely Degraded occurred on the periphery of the site and along the road verges due to weed encroachment from the surrounding land. The area of Good condition vegetation would be required to be removed for the oval extension.

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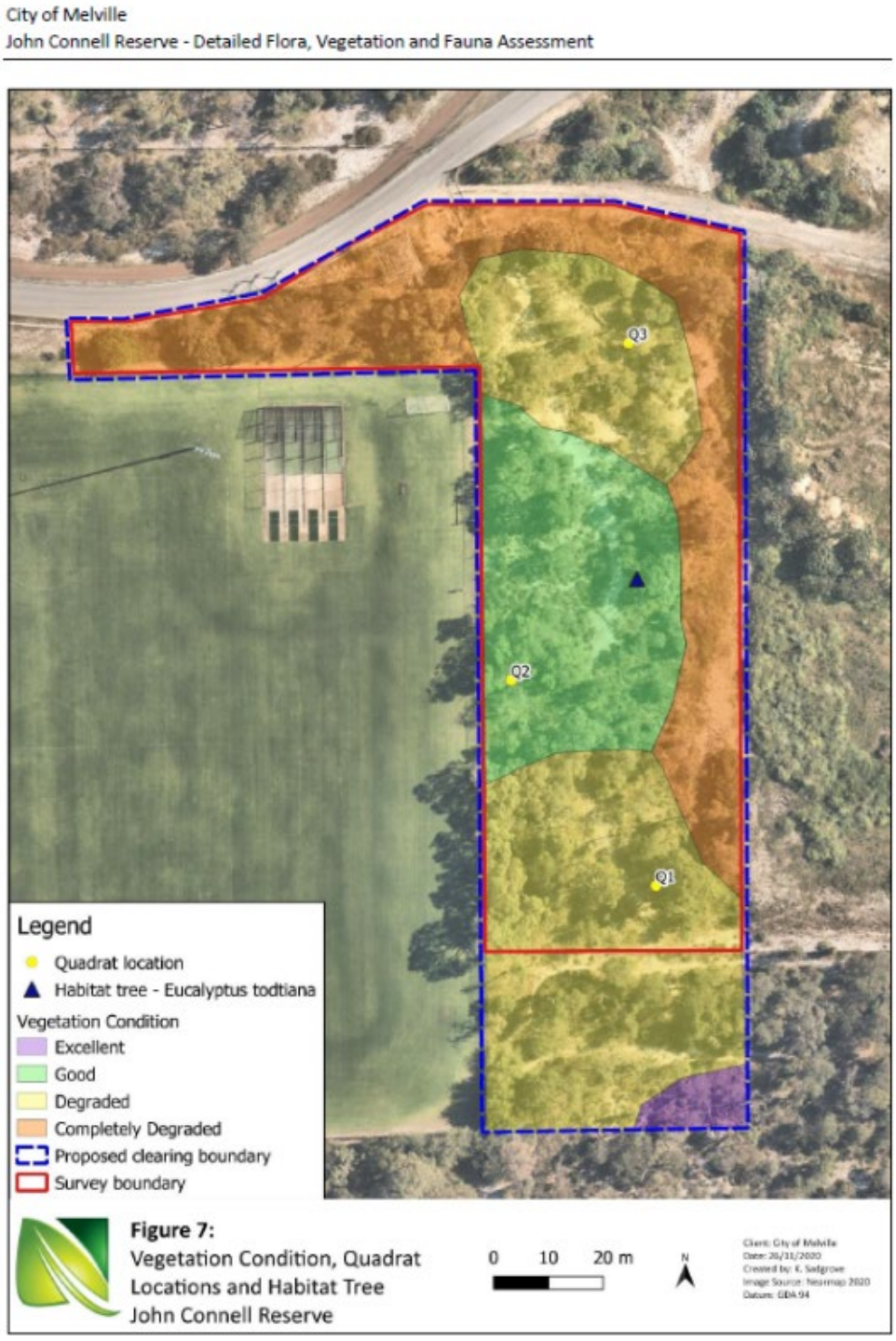

Flora, Vegetation and Fauna Assessment of the Southern John Connell Bushland

In addition to the Flora, Vegetation and Fauna Assessment of the area proposed to be cleared for the proposed oval extension, the consultants also undertook an assessment of the bushland to the south of the John Connell Reserve as shown in the below diagram.

The Flora, Vegetation and Fauna assessment report is attached for reference.

3978 John Connell South Bushland Assessment
3978 John Connell Flora and Fauna Survey

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City of Melville
John Connell Reserve – Threatened Ecological Community Assessment

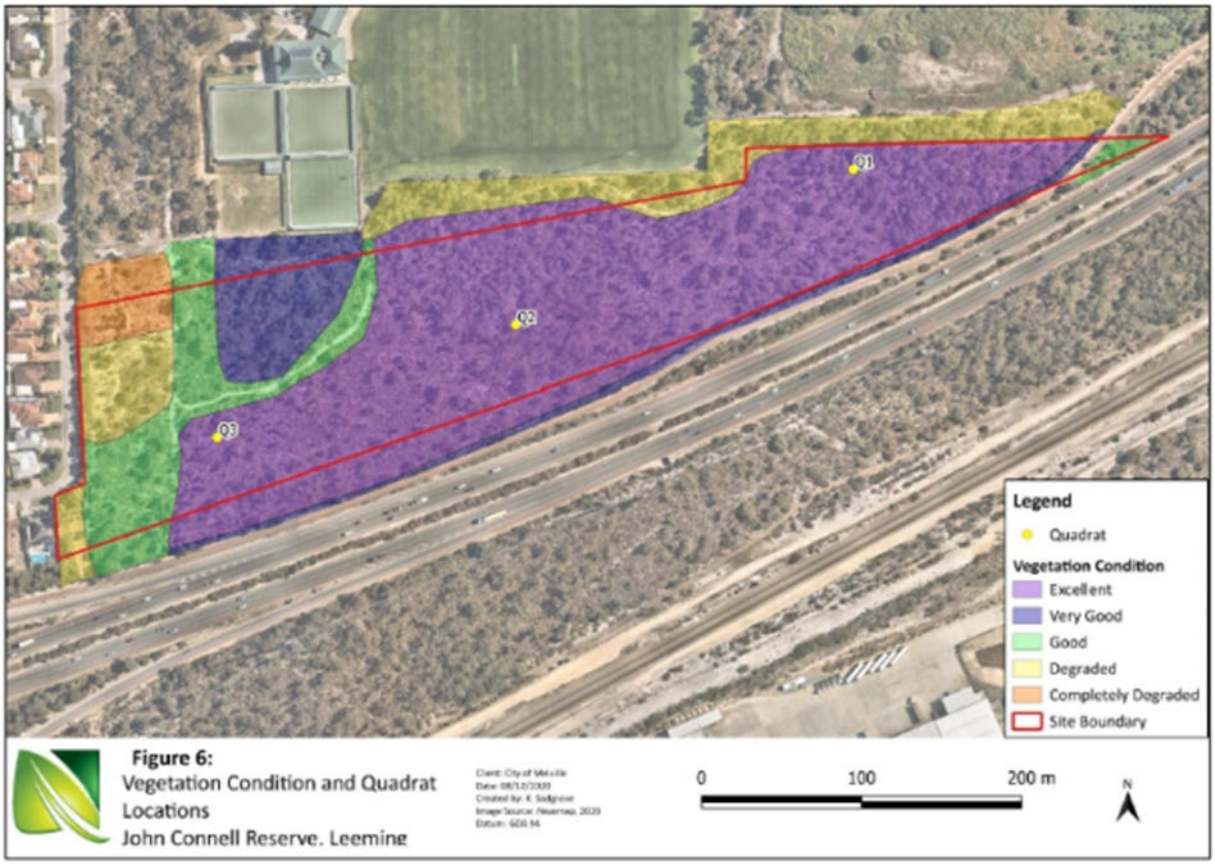

Figure 6:
Vegetation Condition and Quadrat Locations
John Connell Reserve, Leeming

The key outcome of the assessment of this section of bushland immediately to the south is classified as part of the Banksia Woodlands of the Swan Coastal Plain Threatened Ecological Community (TEC).

Clearing Permit Process

An application for a vegetation clearing permit from the Department of Water and Environment Regulation (DWER) would be required to accommodate the oval extension. It is understood that it is likely to take between 6 to 9 months to secure a vegetation clearing permit.

As noted previously, the adjacent bushland to the south of the area to be cleared for the oval extension is classified as Banksia Woodland Threatened Ecological Community (TEC). Any proposal that may impact on the classified TEC vegetation type would require referral to the Federal Government, Department of Agriculture Water and the Environment (DAWE) as to whether this area can be cleared or not under the *Environment Protection and Biodiversity Conservation* (EPBC) Act.

Although the area proposed to be cleared for the proposed oval extension ranges from 0.6ha (minimum) to 0.9ha (maximum) and therefore may not trigger the minimum 1ha. clearing area, DWER may choose to refer the application to the Federal Department for assessment due to the proximity of the Banksia Woodland TEC immediately to the south. A referral to the Federal Department for assessment under the EPBC Act is likely to take 12 to 18 months for a decision.

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DWER recognises that timing of surveys is important and may require additional surveys if considered necessary and at specified times to capture known declared rare flora species that may occur at the location. The initial flora survey commissioned by the City was undertaken in November 2020 (late spring) and a follow up survey in mid-spring was undertaken in October 2021, however it is possible that DWER may request that a further survey (e.g. late winter or early spring) be undertaken to ensure that no declared rare flora will be impacted.

STAKEHOLDER ENGAGEMENT

I. COMMUNITY

The preparation of the John Connell Reserve Masterplan is about to commence and will involve a comprehensive and structured stakeholder engagement plan, similar to that undertaken for the Attadale Alfred Cove Foreshore Master Plan project. Although there is support amongst sporting associations and clubs consulted to date for the vegetation clearing to facilitate the oval extension, the City has not canvassed the wider community for feedback on the proposal and there may be some community opposition from an environmental perspective.

There are a number of options available in regards to stakeholder engagement associated with the oval extension proposal.

- Option 1 – Undertake the consultation as part of the Masterplan and initiate a vegetation clearing application should the information gathered and analysis justify this for the oval extension prior to completion of the Masterplan.

  This is an option that could fast track the vegetation clearing application process, prior to the finalisation of the Masterplan, should the information gathered an analysis of data during the development of the Masterplan demonstrate support for this action.

- Option 2 –Undertake a separate consultation exercise for the oval extension proposal outside of the Masterplan consultation process.

  This is not preferred as separate consultation exercises undertaken at a similar time may create confusion in the community and negatively impact on the outcome of either or both stakeholder engagement activities.

- Option 3 – Do not undertake wider community consultation and progress the vegetation clearing application process based on the support expressed by stakeholders and sporting clubs that utilise the reserve

This is the least preferred option as in is not consistent with the City's values and good practice stakeholder engagement. In addition, it does not promote transparency and openness in the decision making process, which was one of the community concerns raised with respect to the Wave Park proposal.

II. OTHER AGENCIES / CONSULTANTS

The Department of Water and Environment Regulation (DWER) will need to be consulted and approve the vegetation clearing permit application.

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STATUTORY AND LEGAL IMPLICATIONS

A Vegetation Clearing Permit will be required to enable the removal of vegetation associated with the oval extension in accordance with the *Environmental Protection (Clearing of Native Vegetation) Regulations 2004*.

FINANCIAL IMPLICATIONS

The fee for submitting a vegetation clearing application to DWER is $600.

Initial estimates from the ARIS indicated the implementation of the John Connell Reserve Masterplan to be approximately $2.1 million, including the additional oval. This estimate was provided in 2020 pre-COVID and without detailed site investigations. A separate cost estimate would be required to determine current costs of the oval extension works as a separate project.

The Federal ALP candidate for the Seat of Tangney (Sam Lim) has committed to contribute $650,000 to the Clubs for the oval extension if successful in the upcoming Election.

Any remediation works of the former tip site that could possibly occur as a result of the oval extension project would be funded by the City's Refuse Facilities Reserve.

STRATEGIC, RISK AND ENVIRONMENTAL MANAGEMENT IMPLICATIONS

Risk Statement & Consequence	Level of Risk*	Risk Treatment
Opportunity will be lost to conduct a thorough review of the entire John Connell Reserve if the process to commence with the clearing permit is given.	Moderate consequence and almost certain, resulting in a ***High*** level of risk	Follow the Master planning process which may identify other options for the provision of additional active playing grounds.
Clearing of bushland to accommodate additional sporting infrastructure may create community opposition on environmental grounds or if considered in advance of the Masterplan process.	Moderate consequence and almost certain, resulting in a ***High*** level of risk	Adequate community engagement occurs to ensure any environmental or other concerns acknowledged. Proactive revegetation program implemented as part of the oval extension project if progressed.
To not progress with the clearing permit process as any delays would impact the Clubs desire to expand the playing surfaces in the desired timeframe.	Moderate consequence and likely, resulting in a ***High*** level of risk	Submit clearing permit application to DWER.
City will lose ownership of the clearing permit application and construction process if authority given to the Clubs to manage these processes and risks.	Moderate consequence and likely, resulting in a ***High*** level of risk	City manages the process and associated risks.

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POLICY IMPLICATIONS

The key policies related to this report include:

- Urban Forest and Green Space Policy (CP-102) – To protect, preserve and enhance aesthetic character and realise the benefits of trees and vegetation
- Physical Activity Policy (CP-028) – To increase opportunities for physical activities and improve health and wellbeing of the community
- Improving Public Spaces Policy (CP-103) – To improve liveability, quality, useability, amenity and safety of public spaces

ALTERNATE OPTIONS AND THEIR IMPLICATIONS

Alternative Option 1 – Club manages vegetation clearing permit and construction works

This alternative involves the Club managing the vegetation clearing permit process with a yet to be determined community consultation process. This option would meet the Clubs desire to progress with the vegetation clearing permit application in a suitable time frame and give them assurance the Council is committed to the oval expansion proposal.

There are potential risks associated with this option related to the quality of required documentation for various applications, approvals and plans, adequate coordination and management of work activities (design, planning, contractual, cost controls) and achievement of compliance requirements.

Alternative Option 2 – Undertake separate community consultation for the vegetation clearing application process

This alternative would involve the City progressing a separate community consultation process in regards to the vegetation clearing for oval extension prior to, or in parallel with, the Masterplan consultation process. This would allow the City to gain an understanding of broader community sentiment related to the oval extension proposal prior to the lodgement of a vegetation clearing application. The City could progress with a vegetation clearing application in a shorter timeframe compared to consideration as part of the more comprehensive Masterplan community consultation and report preparation process, which is likely to take 12 to 15 months.

Initiating a separate community consultation exercise for the vegetation clearing proposal does present some risks and may cause confusion in the community, as the outcome may potentially conflict with the broader Masterplan objectives and disenfranchise members of the community who do not support the oval extension but are keen to be involved in the Masterplan community consultation process.

CONCLUSION

The Clubs for a number of years have been seeking to extend their facilities and playing grounds to meet the needs of the increasing numbers of participants, particular in regards to woman's teams. Allowing the group to manage the clearing permit process and construction works may meet the Clubs desire for the extension project to be completed in the shortest possible timeframe, but presents a range of issues and risks that the City would need to manage.

EI22/3978 – JOHN CONNELL OVAL EXTENSION (REC) (ATTACHMENT)

Although there is support amongst sporting groups for the oval extension and associated vegetation clearing, there may be concerns raised by other stakeholders and members of the community yet to be consulted regarding environmental impacts and other issues.

The Masterplan process would investigate the entire John Connell Reserve as a whole and may present other opportunities for additional oval developments which may in fact be a better result for the club and the area in the longer term. The outcomes of the Masterplan are yet to be determined and will benefit from broader consultation and engagement with the community, key stakeholders and State agencies

Consideration also needs to be given to the fact that the outcome of the Federal election is unknown and the funding committed by the Federal ALP candidate for the Seat of Tangney may not be forthcoming if not successful in the election. If Federal funding is not available and the clearing permit is approved, it is assumed the City would be required to fund any development of the site in the coming financial years.

The officers recommendation is that the John Connell master planning process is initiated before any decision is made on the oval extension and vegetation clearing application.

There is the option to instigate the vegetation clearing application process prior to the completion of the Masterplan, should there be a demonstrated need for an additional oval at this location to justify this course of action based on the information gathered and analysis of data undertaken during the Masterplan development. Alternatively, Council could resolve to undertake a separate consultation exercise for the vegetation clearing application to fast track the oval extension proposal, noting that this is not recommended by the officers given it may create confusion in the community and potentially undermine the Masterplan stakeholder engagement process.

OFFICER RECOMMENDATION (3978) **REFUSAL**

That the Council:

1. **Not proceed immediately with the initiation of a vegetation clearing application for the oval extension as requested by the Clubs and considers the oval extension proposal and associated vegetation clearing as part of the John Connell Master Plan.**

2. **Advise the Clubs that it is the City's preference to manage the vegetation clearing application, planning, design and construction works associated with the oval extension, should this proceed.**

EI22/3978 – JOHN CONNELL OVAL EXTENSION (REC) (ATTACHMENT)

Alternate Motion

At 7:03pm Cr Spanbroek moved, seconded Cr Sandford –

That the Council directs the CEO

1. **to provide authorisation to the president of the Leeming Spartan Cricket Club to submit a vegetation clearing application for the oval extension to the Department of Water and Environmental Regulations.**

2. **to advise the Clubs that it is the City's preference to work in conjunction with the clubs to manage the planning, design and construction works associated with the oval extension, should this proceed.**

Procedural Motion

COUNCIL RESOLUTION

At 7:10pm Cr Fitzgerald moved, seconded Cr Mair –

That Cr Spanbroek be granted an extension of five minutes to speak on this matter.

At 7:10pm, the Mayor declared the motion

CARRIED UNANIMOUSLY (11/0)

Alternate Motion

At 7:03pm Cr Spanbroek moved, seconded Cr Sandford –

That the Council directs the CEO

1. **to provide authorisation to the president of the Leeming Spartan Cricket Club to submit a vegetation clearing application for the oval extension to the Department of Water and Environmental Regulations.**

2. **to advise the Clubs that it is the City's preference to work in conjunction with the clubs to manage the planning, design and construction works associated with the oval extension, should this proceed.**

At 7:15pm Ms Davis left the meeting and returned at 7:16pm.

EI22/3978 – JOHN CONNELL OVAL EXTENSION (REC) (ATTACHMENT)

At 7:20pm, during discussion and debate, the mover and seconder consented to the inclusion/deletion of *an area of 0.65ha to the east of the existing playing fields to accommodate* after the word "For" to read *1. to provide authorisation to the president of the Leeming Spartan Cricket Club to submit a vegetation clearing application for an area of 0.65ha to the east of the existing playing fields to accommodate the oval extension to the Department of Water and Environmental Regulations.*

Alternate Motion

COUNCIL RESOLUTION

At 7:03pm Cr Spanbroek moved, seconded Cr Sandford –

That the Council directs the CEO

1. to provide authorisation to the president of the Leeming Spartan Cricket Club to submit a vegetation clearing application for an area of 0.65ha to the east of the existing playing fields to accommodate the oval extension to the Department of Water and Environmental Regulations.

2. to advise the Clubs that it is the City's preference to work in conjunction with the clubs to manage the planning, design and construction works associated with the oval extension, should this proceed.

At 7:43pm, the Mayor declared the motion

CARRIED (9/2)

Yes	9	Cr Ross, Cr Macphail, Cr Barber, Cr Spanbroek, Cr Mair, Cr Sandford, Cr Pazolli, Cr Robins, Mayor Gear
No	2	Cr Fitzgerald, Cr Edinger

Reasons for the Alternate Motion as provided by Cr Spanbroek

1. Clubs have lost generations of our youth, in particular females and disabled athletes wanting to participate in the sport due to lack of playing fields.
2. With over 800 members (includes playing, social and family) and an ever-increasing demand for more, the clubs have been forced to turn people away due to lack of playing fields and facilities e.g., toilets and change rooms.
3. Forced to use grounds in other local government areas causing players not to engage due travel distance from the local area and further causing segregation.
4. Loss of revenue to the City playing in other local governments.

At 7:42pm the Mayor adjourned the meeting.
At 7:49pm the Mayor resumed the meeting.

At 7:49 Ms Whyte entered the meeting.

GOVERNMENT OF
WESTERN AUSTRALIA

CLEARING PERMIT

Granted under section 51E of the Environmental Protection Act 1986

PERMIT DETAILS

Area Permit Number: CPS 10237/1

File Number: DWERVT12884

Duration of Permit: From 23 July 2025 to 23 July 2033

ADVICE NOTE

Revegetation and rehabilitation offset.

The *revegetation* and *rehabilitation* referred to in condition 6 of this permit is intended to facilitate the weed management and infill planting, where required, of a total of 7.34 hectares of native vegetation within Lot 3 on Deposited Plan 63916, Leeming (Bush forever site 245), including *revegetation* and *rehabilitation* of 1.63 hectares within this area to improve the overall vegetation condition to excellent (Keighery 1994). The offset site comprises of suitable habitat for *black cockatoo species*, contains native vegetation that represents the Banksia Woodland of the Swan Coastal Plain threatened ecological community, and is a significant remnant of native vegetation in an extensively cleared landscape.

PERMIT HOLDER

Leeming Spartan Cricket Club Inc

LAND ON WHICH CLEARING IS TO BE DONE

Lot 753 on Deposited Plan 220336, Leeming

Lot 300 on Deposited Plan 301022, Leeming

Unnamed Road Reserve (PIN 1184386), Leeming

AUTHORISED ACTIVITY

The permit holder must not clear more than 0.68 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 23 July 2027.

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 must commence construction activities no later than three (3) months after undertaking the authorised clearing activities to reduce the potential for wind erosion

5. Directional clearing

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

6. Offset – Revegetation and rehabilitation

The permit holder must, within 12 months of the commencement of clearing authorised under this permit and no later than 23 July 2028, implement and adhere to the *Ken Hurst Revegetation Management Plan* (dated 27 February 2025) by *revegetating and rehabilitating* the combined areas cross-hatched red and cross-hatched green on Figure 2 of Schedule 1, including but not limited to the following actions:

(a) removal of current fencing and upgrading the fencing as specified in the *Ken Hurst Revegetation Management Plan* (dated 27 February 2025);

(b) deliberately *planting* and/or *direct seeding* of *native vegetation*, at an *optimal time*, using species representative of the Banksia woodlands threatened ecological community and that provides foraging habitat for *black cockatoo species*;

(c) ensure only *local provenance* propagating material is used to *revegetate* and *rehabilitate*;

(d) undertake *weed* control activities bi-annually;

(e) implementing hygiene protocols by cleaning earth-moving machinery of soil and vegetation prior to entering and leaving the site;

(f) establishing five 5m by 5m monitoring quadrats within the *revegetation* areas.

(g) achieving the *completion criteria* in Table 1 of Schedule 2 of this permit after the four-year monitoring period for the areas *rehabilitated* and *revegetated* within the combined areas cross hatched red and green in Figure 2 of Schedule 1;

(h) undertake remedial actions for areas *revegetated* and *rehabilitated* where monitoring indicates that *rehabilitation*, weed management and *revegetation* has not met the completion criteria, including:

(i) *revegetate* the area by deliberately *planting* native vegetation and/or *direct seeding native vegetation* that will result in the minimum target outlined in Table 1 of Schedule 2 and ensuring only *local provenance* propagating material are used;

(ii) undertake further *weed* control activities;

(iii) annual monitoring of the *rehabilitation*, weed management, and *revegetated* areas, by an *environmental specialist*, until the *completion criteria* outlined in Table 1 of Schedule 2 are met.

(i) where an *environmental specialist* determines that the completion criteria outlined in Table 1 of Schedule 2 have been met, a report shall be submitted to the *CEO* within three months of the determination being made.

7. 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); (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 *weeds* and *dieback* in accordance with condition 3. (g) actions taken in accordance with conditions 4 and 5.
2.	In relation to revegetation	(h) the size of the area *revegetated*; (i) the date(s) on which the *revegetation* and weed

No.	Relevant matter	Specifications
	pursuant to condition 6.	management was undertaken; (j) the boundaries of the area revgeteted amd rehabilitated (recorded digitally as a shapefiles unsing a GPS unit set to GDA2020, expressing the geological coordinates in Eastings and Northings; (k) the boundaries of the area *revegetated* (recorded digitally as a shapefile); (l) a description of the *revegetation* and weed management activities undertaken; (m) remedial actions undertaken; (n) photographic evidence of areas revegetated; and (o) monitoring and determination reports made by the *environmental specialist.*

8. Reporting

(a) The permit holder must provide to the *CEO,* On or before the 30 June of each Calander year, a written report containing:

(i) the records required under condition 7; 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 7, where these records have not already been provided under condition 8(a).

DEFINITIONS

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

Table 2: Definitions

Term	Definition
black cockatoo species	means one or more of the following species: (a) Zanda latirostris (Carnaby's cockatoo); (b) Zanda baudinii (Baudin's cockatoo); and/or (c) Calyptorhynchus banksii naso (forest red-tailed black cockatoo).
CEO	Chief Executive Officer of the department responsible for the administration of the clearing provisions under the *Environmental Protection Act 1986*.

Term	Definition
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.
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.
dieback	means the effect of *Phytophthora* 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	*Environmental Protection Act 1986* (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.
optimal time	means the period from May to October for undertaking planting and seeding.
planted/ing	means the re-establishment of vegetation by creating favourable soil conditions and planting seedlings of the desired species.
rehabilitate/ed/ing/ion	means actively managing an area containing native vegetation in order to improve the ecological function of that area.
remedial action/s	means any activity that is required to ensure successful reestablishment of vegetation to its pre-clearing composition, structure and density, and may include a combination of soil treatments and revegetation
revegetate/ed/ing/ion	means the re-establishment of a cover of local provenance native vegetation in an area using methods such as natural regeneration, direct seeding and/or planting, so that the species composition, structure and density is similar to pre-clearing vegetation types in that area.

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

END OF CONDITIONS

J Burton

Jessica Burton
MANAGER
Officer delegated under Section 20
of the Environmental Protection Act 1986

30 June 2025

SCHEDULE 1

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

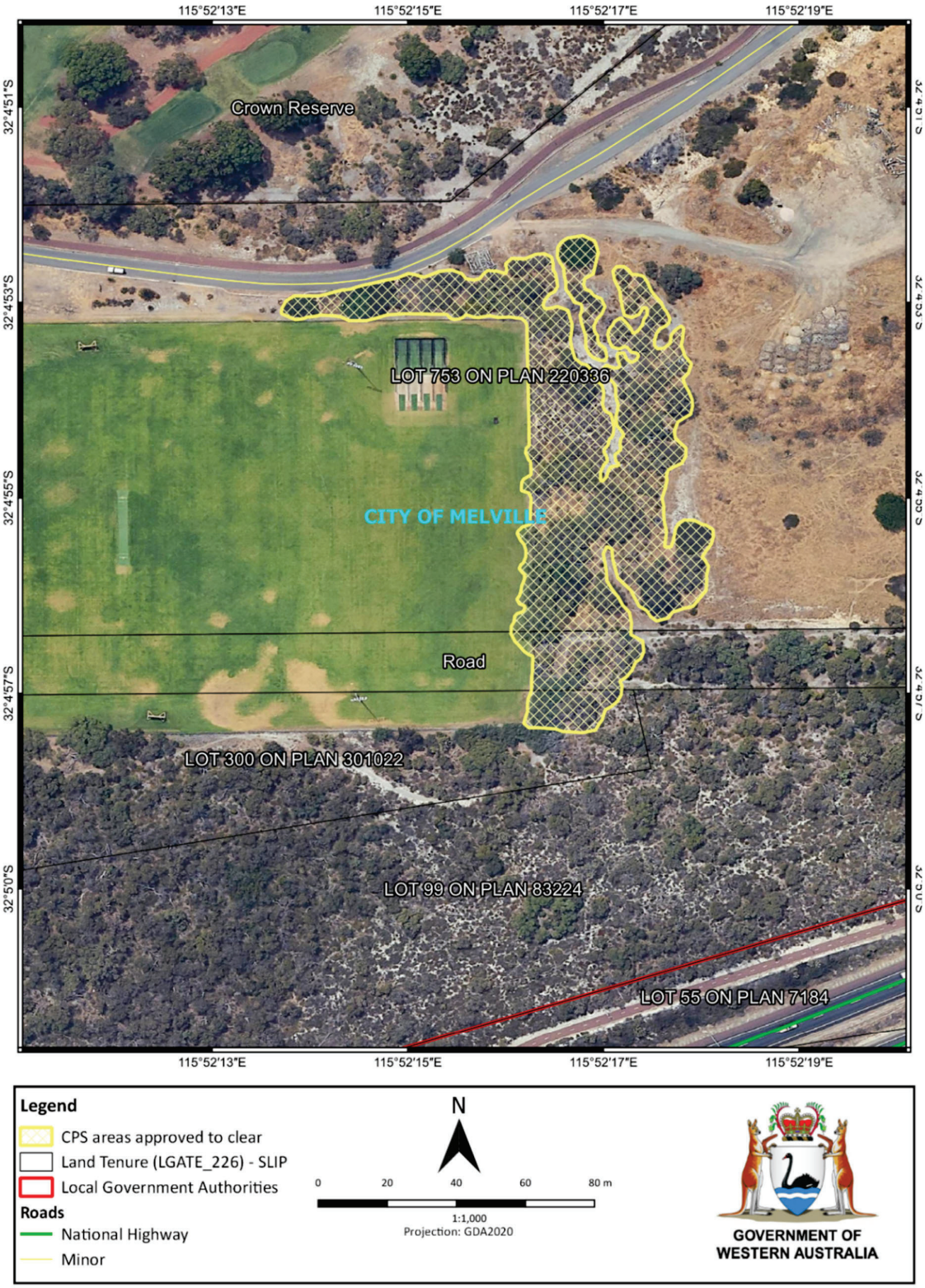

Figure 1: Map of the boundary of the area within which clearing may occur.

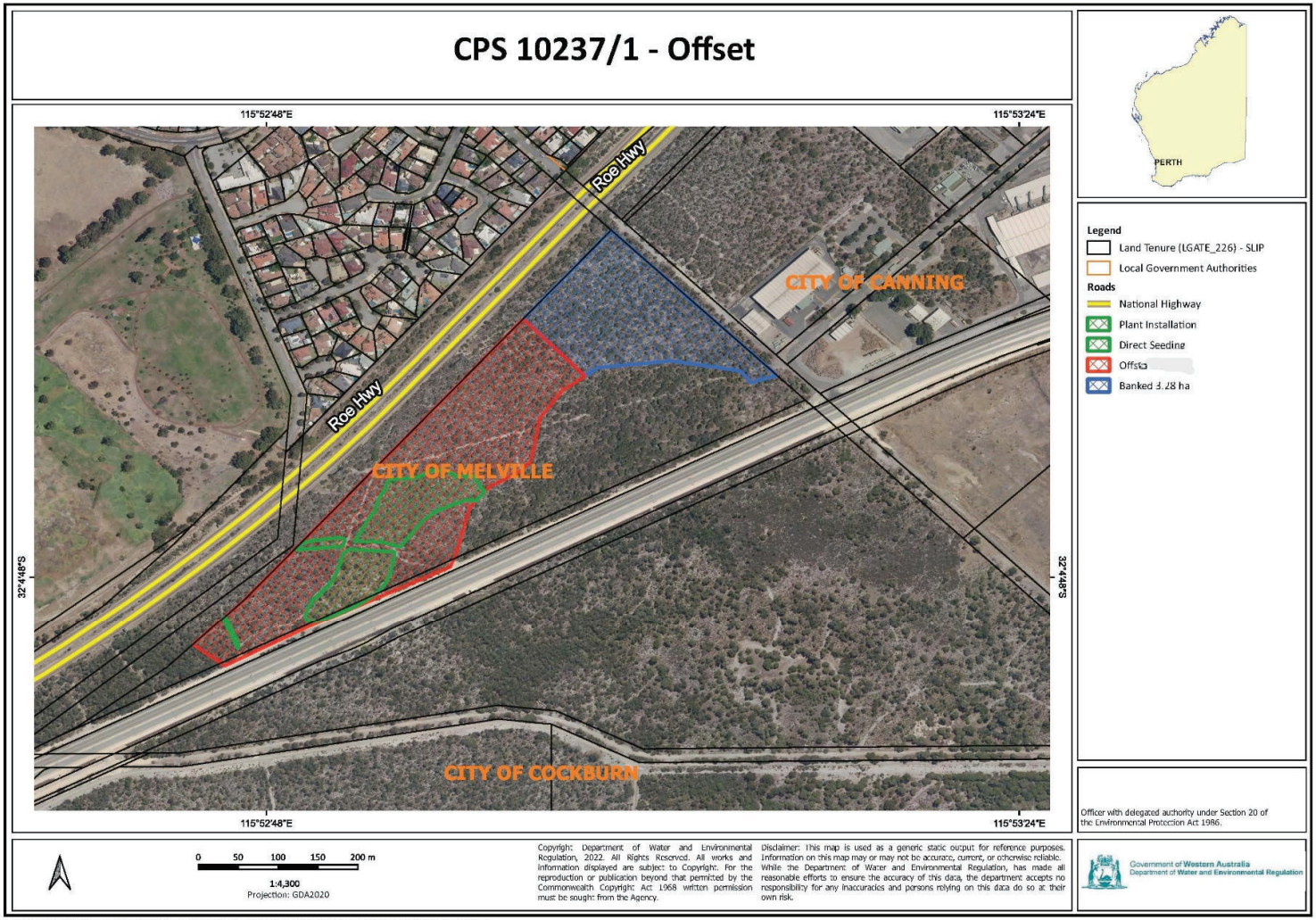

Figure 2: Map of the boundary of the area subject to offset condition 6.

Schedule 2

Table 1: Completion criteria for the revegetation, rehabilitation and weed management areas subject to condition 6.

Aspect	Completion Criteria	Monitoring
Survival rate to be achieved	A survival rate of at least 70 per cent of the seedlings initially planted to survive by the end of the four-year monitoring period.	The stems of species in the *revegetation* area, within the monitoring quadrants to be counted bi-annually by an *environmental specialist* in winter and summer for a minimum of four years following the last year plants were established.
Vegetation structure	Vegetation in the *revegetation* site to be broadly representative of the two reference sites within the Ken Hurst Park and the John Connell Reserve as denoted within the *Ken Hurst Park Revegetation Management Plan 2025*. • Species richness consists of > 40 native species, • Vegetation coverage upper strata > 60 % coverage, • Vegetation coverage middle strata > 25 % coverage, • Vegetation coverage lower strata > 75 % coverage.	The structure within the monitoring quadrats is to be assessed bi-annually by an *environmental specialist* in in winter and summer for a minimum of four years following the last year plants were established.
Species density	Vegetation in the *revegetation* site contains a target density of 4 native plants per metre squared.	Assessed within the monitoring quadrants bi-annually by an *environmental specialist* in winter and summer for a minimum of four years following the last year plants were established.
Percentage of weeds present	*Weed* coverage within the *revegetation* site to have no more than <5 per cent.	Monitor the *revegetation* site for weeds by quadrates bi-annually in winter and spring for a minimum of four years following the last year plants were established.
Declared *weeds*	No Declared *Weeds* under the *Biosecurity and Agricultural Management Act 2007* present.	Monitor the *revegetation* site for Declared weeds by quadrats bi-annually in winter and spring for a minimum of four years following the last year plants were established.
Percentage of bare ground	Bare ground coverage within the *revegetation* area is no more than 10 per cent coverage.	The patch size of bare ground is to be assessed bi-annually by an *environmental specialist* in winter and spring for a minimum of four years following the last year plants were established.
Erosion within revegetation area	Erosion within the *revegetation* area is not to be present.	Evidence of erosion is to be assessed bi-annually by an *environmental specialist in* winter and spring for a minimum of four years.

As per the *Ken Hurst Revegetation Management Plan* (dated 27 February 2025).

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 10237/1
Permit type:	Area permit
Applicant name:	Leeming Spartan Cricket Club Inc acting on behalf of the City of Melville
Application received:	16 June 2023
Application area:	0.68 hectares of native vegetation
Purpose of clearing:	Recreational
Method of clearing:	Mechanical
Property:	Lot 753 on Deposited plan 220336 Lot 300 on Deposited plan 301022 Unnamed Road Reserve (PIN 1184386)
Location (LGA area/s):	Leeming
Localities (suburb/s):	City of Melville

1.2. Description of clearing activities

Leeming Spartan Cricket Club Inc., acting on behalf of the City of Melville, proposes to clear 0.68 hectares of native vegetation in the intensive land use zone of Western Australia (see Figure 1, Section 1.5). The proposed clearing will allow for the construction of a multipurpose recreation field.

1.3. Decision on application

Decision:	Granted
Decision date:	30 June 2025
Decision area:	0.68 hectares of native vegetation.

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 three submissions were received. Consideration of matters raised in the public submissions are summarised in Appendix A.

In making this decision, the Delegated Officer had regard for the site characteristics (see Appendix C), relevant datasets (see Appendix H.1), the findings of a flora and fauna survey (Natural Area, 2020a) a Threatened Ecological Community (TEC) survey (Natural Area, 2020b), the clearing principles set out in Schedule 5 of the EP Act (see Appendix D), relevant planning instruments and any other matters considered relevant to the assessment (see Section 3). The Delegated Officer also took into consideration the purpose of the clearing to provide an expansion to an existing cricket field and public open space and is consistent with the current planning framework for the site.

The assessment identified that the proposed clearing will result in:

- the loss of 0.68 hectares of native vegetation that is considered significant foraging habitat for *Zanda latirostris* (Carnaby's cockatoo), *Zanda baudinii* (Baudin's cockatoo) and *Calyptorhynchus banksia naso* (forest red-tailed black cockatoo) (collectively referred to as black cockatoos),
- the loss of 0.68 hectares of native vegetation that is significant as a remnant of native vegetation in an area that has been extensively cleared,
- the loss of 0.68 hectares of native vegetation that represents the Banksia Woodlands of the Swan Coastal Plain Ecological Community Threatened Ecological Community (Banksia woodlands TEC).
- potential introduction and spread of weeds into adjacent vegetation, which could impact on the quality of the adjacent vegetation and its habitat values, and
- potential 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 that some of the potential impacts of the proposed clearing, including potential land degradation through wind erosion and the potential spread of weeds, can be minimised and managed to be unlikely to lead to an unacceptable risk to environmental values through appropriate conditions on the clearing permit. However, the impacts to native vegetation that provides significant foraging habitat for black cockatoo species, vegetation representative of the Banksia woodlands TEC, and vegetation that represents a significant remnant of native vegetation in an area that has been extensively cleared, are considered significant residual impacts even after the application of minimisation and mitigation measures.

In accordance with the Government of Western Australia's *Environmental Offsets Policy* (2011) and *Environmental Offsets Guidelines* (2014), the Delegated Officer determined that an environmental offset, consisting of the improvement and management of 7.34 hectares of native vegetation, including the revegetation of 1.63 hectares of bare areas within Lot 3 on Plan 63916 (bush forever site 245) that includes significant foraging habitat for black cockatoo species, vegetation representative of the Banksia woodlands TEC, and vegetation that represents a significant remnant of native vegetation, is required to address the significant residual impacts of the proposed clearing (See Section 4).

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

- avoid, minimise to reduce the impacts and extent of clearing;
- take hygiene steps to minimise the risk of the introduction and spread of weeds;
- commence field construction no later than three months after undertaking clearing activities to reduce the potential for soil erosion;
- undertake slow, progressive, one-directional clearing to allow terrestrial fauna to move into adjacent habitats ahead of the clearing activity; and
- implement an environmental offset, as outlined above.

1.5. Site maps

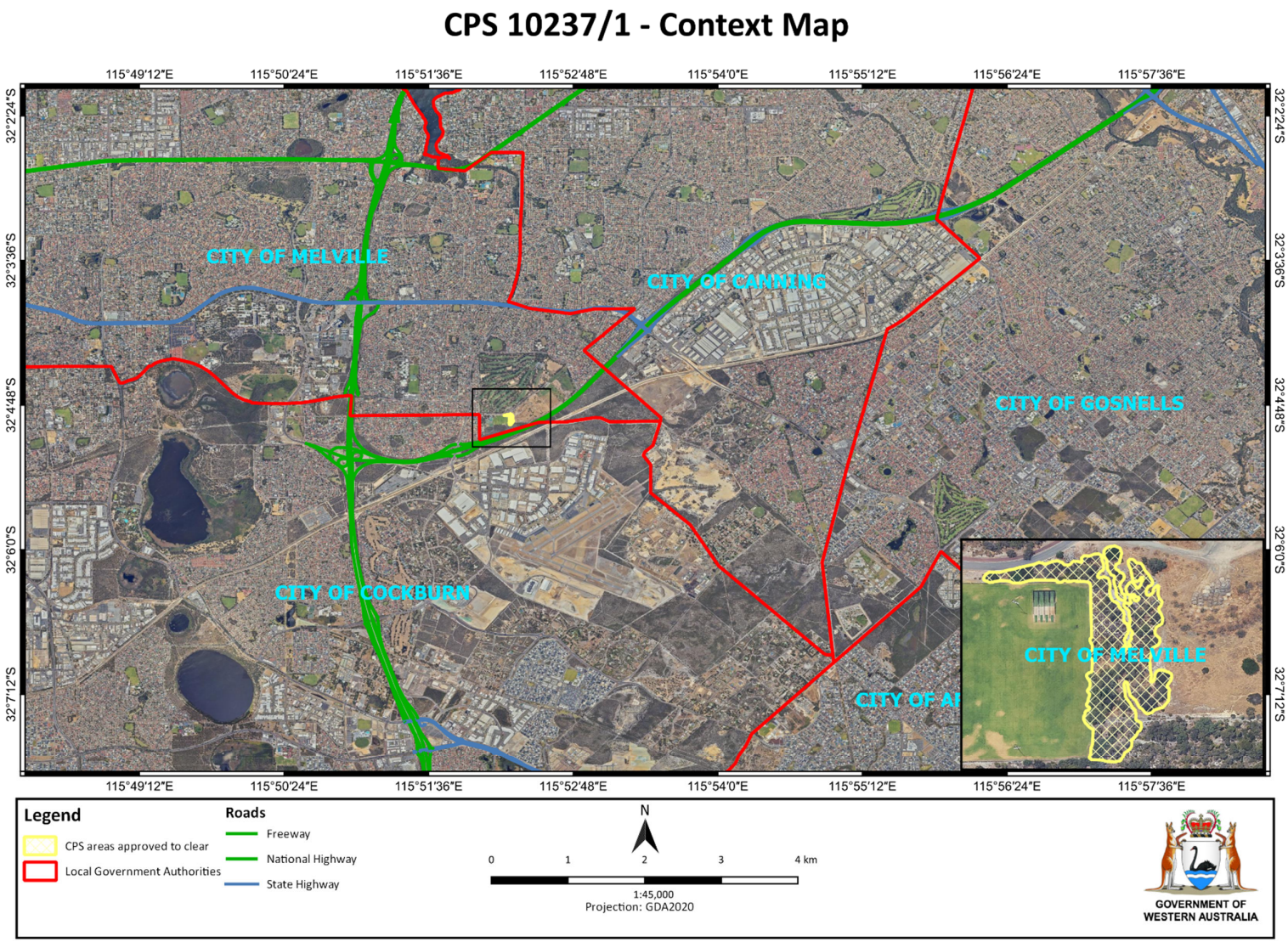

Figure 1: Context Map of the application area. The area cross-hatched yellow indicates the areas authorised to be cleared under the granted clearing permit.

CPS 10237/1

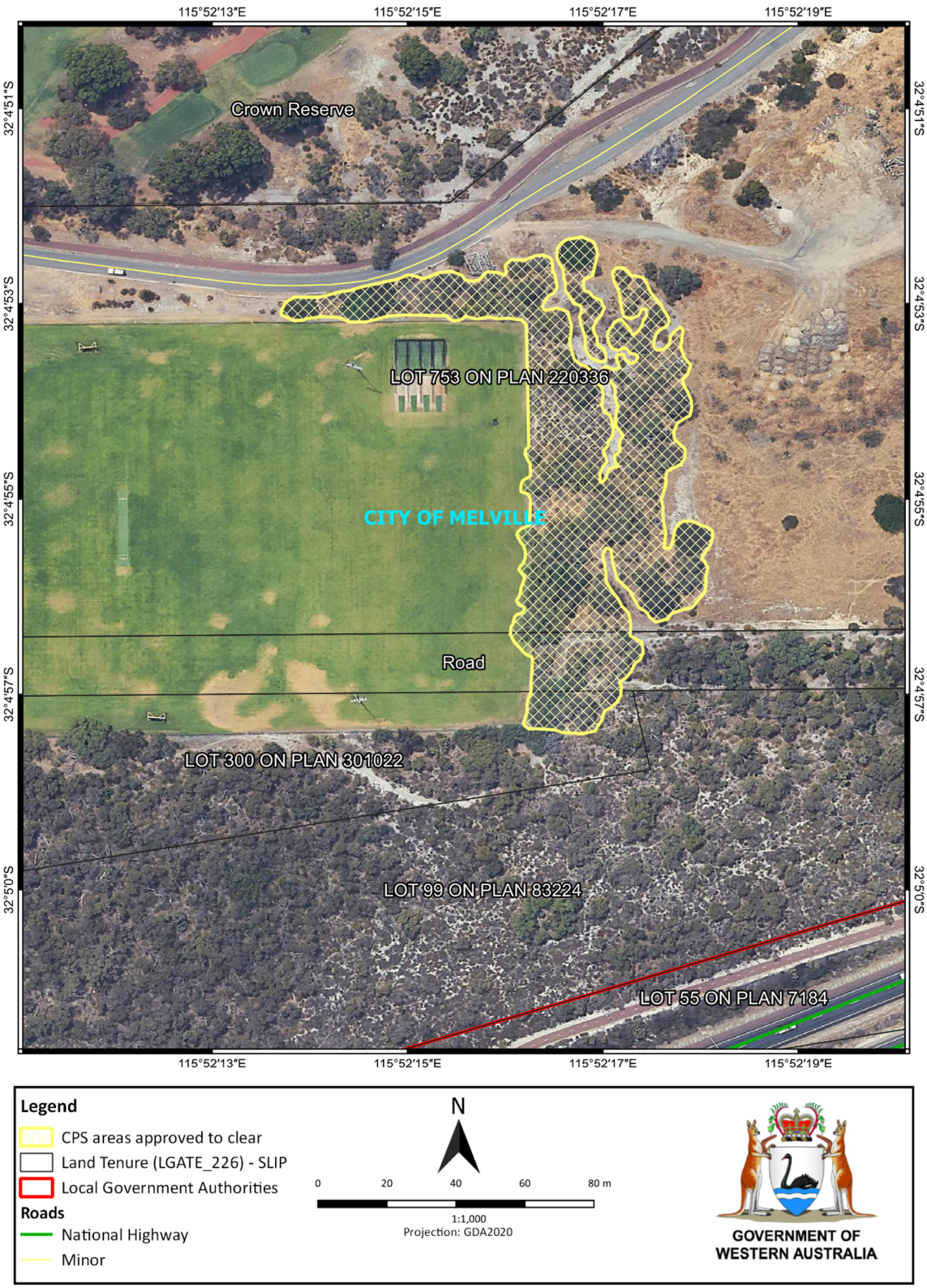

Figure 2: Map of the application area. The area cross-hatched yellow indicates the areas authorised to be cleared under the granted clearing permit.

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 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)
- *Country Areas Water Supply Act 1947* (WA) (CAWS Act)
- *Environment Protection and Biodiversity Conservation Act 1999* (Cth) (EPBC Act)
- *Planning and Development Act 2005* (WA) (P&D Act)
- *Soil and Land Conservation Act 1945* (WA)

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)
- Technical guidance – *Flora and Vegetation Surveys for Environmental Impact Assessment* (EPA, 2016)
- Technical guidance – *Terrestrial Fauna Surveys for Environmental Impact Assessment* (EPA, 2016)

3 Detailed assessment of application

3.1. Avoidance and mitigation measures

LSCC, on behalf of the City, provided the following as the avoidance and mitigation measures:

- the shape of the area to be cleared was modified from a straight-line, rectangular area to a purpose design to maximise the area to be cleared,
- the purpose design shape reduced clearing while also avoiding areas that contained “excellent quality” native vegetation.

Further avoidance and mitigation measures proposed by the applicant was also provided (City of Melville, 2024b):

- the City investigated avoiding the clearing altogether by placing the playing fields on top of the already cleared area east of the application area. However, the following issues were found:
  - the existing vegetation and topography across the site would require large amounts of infill or the removal of material, potentially contaminated from the former landfill site under the cleared area,
  - the City’s existing water allocation would not sustain the watering requirements for new playing surfaces and their surroundings,
  - the new playing surface would be required to be elevated and be impacted by wind, reducing the effectiveness of new irrigation systems further increasing the amount of water required for the plain surface.
  - the challenges that the City currently face in managing ovals that are constructed on former landfill sites, in particular, the breakdown of materials creating undulation which Require ongoing maintenance and safety concerns being raised by supporting groups.
  - costs associated with constructing new playing surfaces and severe competing priorities require funding across the City in the upcoming financial year.
  - the John Connell Reserve master plan (JCRMP) had a community vote for the potential location of the playing field and community centre. The community voted 65% to add an additional circlet oval to the already existing ovals where the proposed clearing is to take place.

Reduction in the cleared area was accomplished by positioning the clearing on the eastern side of the already existing fields rather than the southern side. This design avoided the clearing of areas that are better quality habitats by placing them within vegetation having a lower quality that has evidence of disturbance.

The Delegated Officer was satisfied that the applicant had made a reasonable effort to avoid and minimise potential impacts of the proposed clearing on environmental values. However, it was determined that offsets to counterbalance the remaining significant residual impacts to foraging habitat for black cockatoo species, vegetation representative of the Banksia woodlands TEC and vegetation that is significant in an extensively clear landscape were necessary.

In accordance with the Government of Western Australia's *Environmental Offsets Policy* and *Environmental Offsets Guidelines*, these significant residual impacts have been addressed through the conditioning of environmental offset requirements on the permit. The nature and suitability of the offset provided are summarised in Section 4.

3.2. Assessment of impacts on environmental values

In assessing the application, the Delegated Officer has had regard for the site characteristics (see Appendix C) 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 section D) identified that the impacts of the proposed clearing present a risk to biological values (Biodiversity, Fauna, and Threatened Ecological Communities) and significant remnant vegetation. 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, are set out below.

3.2.1. Biological values (*High level of biodiversity and significant habitat for fauna*) - Clearing Principles (a) and (b)

Assessment

A flora and fauna survey supplied by the City (Natural Area, 2020a) indicates the application area consists of *Banksia attenuata*, *Banksia menziesii* and *Eucalyptus todtiana* Woodland habitat type. According to the available database, 64 conservation significant fauna species have been recorded within the local area (10-kilometre radius from the centre of the area proposed to be cleared). In forming a view on the likelihood of each species occurring in the application area, the following was considered:

- the preferred habitat and vegetation types of the species;
- their recorded proximity to the application; and
- the characteristics of the vegetation proposed to be cleared.

The likelihood analysis identified nine conservation significant fauna species which may occur in the application area (see Appendix C.4):

- *Calyptorhynchus banksii naso* (Forest red-tailed black cockatoo) (Vulnerable)
- *Isoodon fusciventer* (Quenda) (Priority 4)
- *Lerista lineata* (Perth slider, lined skink) (Priority 3)
- *Myrmecobius fasciatus* (Numbat) (Endangered)
- *Neelaps calonotos* (Black-striped snake, black-striped burrowing snake) (Priority 3)
- *Notamacropus Irma* (Western brush wallaby) (Priority 4)
- *Tyto novaehollandiae* (Masked owl (southwest)) (Priority 3)
- *Zanda baudinii* (Baudin's cockatoo) (Endangered)
- *Zanda latirostris* (Carnaby's cockatoo) (Endangered)

Black cockatoo Species

Black Cockatoos habitat can be categorized into three distinct groups: foraging, breeding, and roosting. Black Cockatoos typically forage within a 12-kilometre radius of their active breeding site (Commonwealth of Australia, 2022). Following breeding, they will flock in search of food sources within six kilometres of their night roost (Commonwealth of Australia, 2022). However, they may travel up to 20 kilometres or more (Commonwealth of Australia, 2022). To maintain their populations, it is crucial to have an abundance of food resources within the range of their breeding and roosting sites. Consequently, foraging resources are evaluated based on known breeding and night roosting sites, primarily within 12 kilometres of a breeding or roosting site (Commonwealth of Australia, 2022). The application area is located within the modelled breeding range of Carnaby's Cockatoo and the Forest Red-tailed Black-cockatoo distribution zone.

The application area is within the mapped distribution range of the Carnaby's and FRBC and is approximately four kilometres from the occurrence range of Baudin's cockatoo, with the closest record of all three species listed in (Appendix C.4).

Breeding habitat

Black cockatoo species are known to nest in hollows of live and dead trees, including *Corymbia calophylla* (marri), *Eucalyptus marginata* (jarrah), *Eucalyptus diversicolor* (karri), and other *Eucalyptus spp*. (Commonwealth of Australia, 2022). 'Breeding habitat' for black cockatoos includes trees of these species that either have a suitable nest hollow or are of a suitable diameter at breast height (DBH) to develop a nest hollow, where suitable DBH for nest hollows is ≥ 50 centimetres for most tree species (Commonwealth of Australia, 2022). Black cockatoos generally breed and forage within a 6-to-12-kilometre radius of their nesting site (Commonwealth of Australia, 2022).

According to spatial data, there are 20 records of White-tailed black cockatoo breeding hollows within 12 kilometres of the application area, with the closest record being approximately 5.00 kilometres from the application area. According to the detailed flora, vegetation and fauna assessment (Natural Area, 2020a) no black cockatoo hollows occur within the area proposed to be cleared.

Foraging habitat

Carnaby's and Baudin's cockatoos forage on a variety of seeds, nuts, and flowers, and plants, including Proteaceous species (*Banksia* spp., *Hakea* spp., and *Grevillea* spp.), as well as *Allocasuarina* and *Eucalyptus* species, marri, and a range of introduced species (Valentine and Stock, 2008). FRBC feed predominantly on the seeds of marri and jarrah, which comprise approximately 90 per cent of their diet (DEC, 2008).

The detailed flora, vegetation and fauna assessment (2020a) determined that the application area contains multiple species of *Banksia, Xanthorrhoea, Acacia, and Eucalyptus* that are primary and secondary foraging habitat for all three black cockatoo species. Furthermore, the fauna assessment identified foraging evidence from Carnaby cockatoos within the application area.

Roosts

Black cockatoo species will utilise a wide range of native and non-native trees situated within a variety of land-use types. Black cockatoos will usually roost in tall (average of >25 metres) trees species that have a relatively thick trunk (DBH of 1 metre) and medium foliage density (average of 50%) (Le Roux, 2017).

According to available databases, there are 74 roosting sites within a 12-kilometre radius of the application area. The closest known roost site for black cockatoo species being approximately 0.49 kilometres from the application area. Roosting typically occurs within suitable trees that are in close proximity to an important water source and within an area of quality foraging habitat (Commonwealth of Australia, 2022). The proposed application area does not intersect any perennial watercourses and the surrounding area, furthermore, Natural Area's, detailed flora, vegetation and fauna assessment (2020a) did not identify any roosts within the application area.

Given the above, it is considered that the proposed clearing will impact on 0.68 hectares of suitable foraging habitat that may support nearby roosting and breeding populations of black cockatoo species.

Quenda

In their natural habitat, Quenda live in dense understories in swampland areas, Banksia and Jarrah woodlands. However, Quendas have adapted to urban and suburban habitats in recent years (DEC, 2012a). According to available databases, the closest Quenda record is 0.09 kilometres from the application area, as the application area is predominantly a Banksia woodland with low woodland of melaleuca species and shrubs. It is likely that Quenda can be found within the application area as they move through the landscape. However, given the extent of the clearing proposed, the application area is not considered a significant habitat for Quenda.

Numbat

This species is primarily found in Jarrah forests and woodlands, as well as in the Wheatbelt region. The Numbat spends most of its day searching for termites and will dig up underground galleries or scratch bark and decayed wood rather than directly digging termite mounds (DBCA, 2021). When the Numbat is foraging, it seeks the cover of shrubs, hollows, and burrows to avoid predators (DBCA, 2021). Within the local area, there have been eight sightings of the Numbat in similar environments. Spatial data indicated that the closest recording of a Numbat is 1.63 kilometres from the application area. However, due to the extensively cleared surrounding landscape, and the most recent record of the Numbat within the area being 1983, it is unlikely that the Numbat is still found within the area.

Other Fauna

The Black-striped snake, Perth slider, Masked owl, and Western brush wallaby may utilise the application area as transient habitat. However, the proposed clearing is considered unlikely to have a significant effect on habitat for these species, given:

- the small extent of the application area;
- the presence of abundant areas of adjacent vegetation providing suitable habitat;
- the vegetation types within the application area are not considered to comprise significant habitat values for these species; and
- the proposed clearing will not result in a loss of habitat connectivity.

Conclusion

Based on the above assessment, the application area is not likely to comprise significant habitat for Black-striped snakes, Perth sliders, Masked owls, and Western brush wallabies, Numbats, or Quendas nor be significant for the continued survival of these species. However, individuals may be present at the time of clearing whilst they traverse the landscape. Slow, directional clearing will mitigate the risk to individuals. In addition, the clearing activities have the potential to impact the quality of the surrounding fauna habitat by facilitating the spread of weeds and dieback, which can be managed through hygiene practices conditioned on the permit.

The clearing is considered to constitute a significant residual impact due to the loss of black cockatoo foraging habitat. In accordance with the Government of Western Australia's Environmental Offsets Policy (2011) and Environmental Offsets Guidelines (2014), these significant residual impacts are addressed through the conditioning of environmental offset requirements, as outlined under Section 4.

Conditions

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

- take hygiene steps to minimise the risk of the introduction and spread of weeds,
- undertake slow, progressive one, directional clearing to allow terrestrial fauna to move into adjacent habitats ahead of the clearing activity,
- implement an offset involving the rehabilitation of 7.32 hectares of native vegetation, including revegetation of 1.63 hectares of bare areas within Lot 3 on Plan 63916 (bush forever site 245) that represents significant foraging habitat for black cockatoo species. The offset site is within 1 km of the area proposed to be cleared.

3.2.2. Biological values (*Threatened flora and threatened ecological community*) - Clearing Principles (c) and (d)

Assessment

According to the available database, 68 conservation-significant flora species have been recovered within the local area. In forming a view of the likelihood of each species occurring in the application area, the following was considered:

- flora species preferred soil type;
- proximity to the application area; and
- the characteristics of the vegetation proposed to be cleared.

The likelihood analysis identified seven conservation significant flora species that may be found within the application area (see Appendix C.3). Of these, three were considered likely to be within the application area including: *Caladenia huegelii* (Threatened), *Drakaea elastica* (Threatened), and *Styphelia filifolia* (Priority 3).

Natural Area (2020a) detailed flora and fauna survey over the application area, did not identify any threatened or priority flora species occurring within the application area. Given this finding and the poor quality of the understory present, it is not considered likely for the application area to provide suable habitat for priority or threatened flora.

Threatened ecological communities (TECs)

According to Spatial data, the application area is mapped as an occurrence of the Federally listed Banksia woodlands TEC. The key diagnostic characteristics for the Banksia Woodlands TEC include a canopy dominated or co-dominated by one of the four diagnostic Banksia species (Department of the Environment and Energy, 2016). The buffer zone around a TEC patch acts as a barrier to protect the integrity of the patch. For the Banksia Woodlands

TEC, a minimum buffer zone of 20 to 50 metres from the outer edge of the patch is recommended (Department of the Environment and Energy, 2016).

The flora and fauna survey (Natural Area, 2020a) created a resemblance matrix within the application area and determined that the vegetation represents 20% similarity to the Banksia woodland TEC (see Figure 18 in Appendix G). The flora survey did not conclude that the application area represents a TEC. The majority of the vegetation under application occurs in a degraded to good condition with only a small amount in the southern end occurring in excellent condition. The assessment determined that 20% similarity was significant enough to classify the vegetation within the application area as representative of the Banksia woodlands TEC, with vegetation also acting as a buffer for the mapped Banksia woodlands TEC to the south of the clearing area.

Given this finding, the vegetation within the application area is considered necessary for the maintenance of the Banksia woodlands patch and is representative of Banksia woodlands TEC, however, occurs mostly in a degraded to good condition.

Conclusion

Given the above, the proposed clearing is considered to not impact any threatened or priority flora species. However, the proposed clearing is considered to impact native vegetation that is representative of the Banksia woodlands TEC.

The clearing is considered to constitute a significant residual impact due to the loss of vegetation that is representative of the Banksia Woodland TEC. In accordance with the Government of Western Australia's Environmental Offsets Policy (2011) and Environmental Offsets Guidelines (2014), these significant residual impacts are addressed through the conditioning of environmental offset requirements, as outlined under Section 4.

Conditions

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

- avoidance and minimisation to reduce the impacts and extent of clearing;
- take hygiene steps to minimise the risk of the introduction and spread of weeds and dieback to adjacent vegetation;
- demarcation of clearing area to avoid inadvertent clearing of adjacent native vegetation;
- manage erosion by appropriately stabilising and maintaining the stockpiled material through water, fencing, applying soil stabilisers and installing bunding.
- implement an offset involving the rehabilitation of 7.34 hectares of native vegetation and revegetation of 1.63 hectares of bare areas within Lot 3 on Plan 63916 (bush forever site 245), that represents Banksia Woodland TEC.

3.2.3. Environmental value (*Significant remnant of native vegetation)* - Clearing Principles (e)

Assessment

The national objectives and targets for biodiversity conservation in Australia has a target to prevent clearance of ecological communities with an extent below 30 per cent of that present pre-1750 (i.e., pre-European settlement), below which species loss appears to accelerate exponentially at an ecosystem level (Commonwealth of Australia, 2001).

The application area is in the Swan Coastal Plain IBRA Bioregion which retains about 39 per cent of the pre-European vegetation extent (Government of Western Australia, 2019). According to available databases, the vegetation extent in the local area falls below national targets, with about 15.3 per cent of the pre-European vegetation remaining (see Appendix C.2). However, the Environmental Protection Authority (EPA) recognises the Perth Metropolitan Region to be a constrained area, in which a minimum 10 per cent representation threshold for ecological communities is recommended (EPA, 2008). The current vegetation extent for the Swan Coastal Plain IBRA Bioregion and the local area are above the 10 per cent threshold for constrained areas.

Considering the above, the proposed clearing will result in the loss of 0.68 hectares of native vegetation which is considered significant as a remnant of native vegetation in a fragmented and extensively cleared landscape.

Conclusion

The clearing is considered to constitute a significant residual impact due to the loss of vegetation that is significant as a remnant of native vegetation in an area that has been extensively cleared. In accordance with the Government of Western Australia's Environmental Offsets Policy (2011) and Environmental Offsets Guidelines (2014), these significant residual impacts are addressed through the conditioning of environmental offset requirements, as outlined under Section 4.

Conditions

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

- Implement an offset involving the rehabilitation of 7.34 hectares of native vegetation within Lot 3 on Plan 63916 (bush forever site 245) which occurs 1 km from the area proposed to be cleared and involves the improvement of values of significant bushland.

3.3. Relevant planning instruments and other matters

John Connell Reserve Master Plan (JCRMP) Community Vote

The proposed clearing area is a small section of a larger development plan, the JCRMP, that encompasses Lot 453 on plan 211122 and Lot 753 on plan 220336 which covers approximately 112.5 hectares. Development approval under the *Planning and Development Act 2005* are tied to the JCRMP.

During the assessment of the clearing permit application, the City conducted a community vote as part of the development of the JCRMP, which has been underway since 2021. The vote, held in late 2023, sought community input on the preferred location for the proposed playing field, community centre, and other amenities within the reserve.

The results of the vote were received on 25 February 2024, with 65 per cent of participants supporting Option B for the playing field (see Figure 4, in Appendix G) (City of Melville, 2024). This option is located within the area of native vegetation, subject to the clearing permit application.

Contaminated lands

Advice provided by Contaminated sites (DWER, 2023), identified two contaminated locations over the clearing area: one was classified as a possible contaminated site, while the other was confirmed as contaminated with required remediation. Contaminated Sites recommended that Site Management Plans (SMP) be prepared for the proposed works which included provisions for the managements of asbestos containing material (ACM) in surface soils that may be encountered during clearing and associated activities.
The Site Management Plan requires the following:

1. **pre-work inspection**: All work areas must be inspected for ACM prior to any earthworks, particularly in locations where ACM has been previously identified or is suspected.
2. **layered excavation**: Soils containing or suspected to contain ACM must be excavated to prevent contamination of large volumes of soil.
3. **material stockpiling**: Each excavated layer or material type should be temporarily stockpiled for inspection to avoid potentially distribution ACM impacted soils to other locations
4. **ACM management**: Soils confirmed to contain ACM must be managed in accordance with the SMP. Typically, this involves relocating the material into the intended containment area.
5. **post-removal inspection**: After ACM-impacted soils are removed, the underlying soil must be inspected to ensure no residual ACM remains before further excavation, reuse, or stockpiling soils.

Aboriginal Sites

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

4 Suitability of offsets

Avoidance and Mitigation

The Delegated Officer is satisfied that the applicant has made a reasonable effort to avoid and minimise potential impacts of the proposed clearing on environmental values (Section 3.1).

Assessment of Impacts

Through the detailed assessment outlined in Section 3.2 above, the Delegated Officer has determined that the following significant residual impacts (SRI) remain after the application of the avoidance and mitigation measures:

- the loss of 0.68 hectares of vegetation that is representative of the Bankisa Woodlands of the Swan Coastal Plain ecological community (Banksia woodlands TEC);
- the loss of 0.68 hectares of significant foraging habitat for Baudin's cockatoo, Carnaby's cockatoo, and forest red-tailed black cockatoo (black cockatoo species); and
- the loss of 0.68 hectares of significant remnant vegetation within an extensively cleared landscape.

In accordance with the WA State Government's Environmental Offsets Policy and Environmental Offsets Guidelines, the Offset calculations (see Appendix F) indicate to counterbalance the SRIs associated with the proposed clearing, the applicant is required to implement an offset comprising the rehabilitation and management of the following:

- 5.07 hectares of vegetation that is representative of the Banksia Woodlands of the Swan Coastal Plain ecological community (Banksia woodlands TEC);
- 7.34 hectares of significant foraging habitat for Baudin's cockatoo, Carnaby's cockatoo, and forest red-tailed black cockatoo (black cockatoo species); and
- 4.80 hectares of significant remnant vegetation within an extensively cleared landscape

Offset

To counterbalance the SRI, the applicant proposed an offset consisting of two actions within the Ken Hurst Park, Lot 3 on Diagram 63916, Leeming (Bush Forever Site 245) located within 1 km of the application area (see Figure 3):

1. the rehabilitation and management (weed management, infill planting) of 7.34 hectares of Banksia woodlands vegetation in Very Good (Keighery, 1994) condition within (Lot 3 on Diagram 63916, Bush Forever Site 245).
2. the revegetation, rehabilitation and management of 1.63 hectares across four areas within the broader 7.34 hectares of Banksia woodlands that have low vegetation coverage within Lot 3 on Diagram 63916, Bush Forever Site 245. The condition of this vegetation will be improved from good to very good (Keighery, 1994) condition and will improve the quality and quantity of black cockatoo foraging habitat and the occurrence of the Banksia Woodland TEC.

Ken Hurst Park is located approximately 0.8 kilometers southeast of the application area and has been managed by the City under strategic management plans since 2000 (City of Melville, 2003). Subsequent management plans have been implemented for the periods 2003–2008 (City of Melville, 2003), 2014–2019 (Waters, 2014), and 2021–2026 (City of Melville, 2021).

Biological information submitted in Ken Hurst revegeation plan (City of Melville, 2025) indication that the propose offset area contain native vegeation predominantly in very good (Keighery, 1994) condition (see Figure 20 in Appendix G). The vegetation has also been confirmed to provide significant habitat for black cockatoo species, and has been mapped as Banksia woodlands TEC.

The Delegated Officer understands that the rehabilitation and management offset is proposed to improve the condition of the vegetation within the offset area from 'Very Good' to 'Excellent' (Keighery, 1994) condition through infill planting in a total of 1.63 hectares across two areas and weed management and monitoring (with contingencies for further weed management and infill planting) of the remaining 7.34 hectares. The Delegated officer also understands that repairs and upgrades to fencing within the offset site will be conducted and maintained to discourages illegal dumping.

The Delegated Officer notes a further, 3.28 hectares of the offset site will be banked, for future offsets that may be required by the applicant City (see Figure 3).

Suitability of Offset

The Delegated Officer considers that the proposed offset adequately counterbalances the significant residual impacts listed above. The justification for the values used in the offset calculation is provided in Appendix F.

The proposed offset is considered consistent with the WA State Government's Environmental Offsets Policy and Environmental Offsets Guidelines.

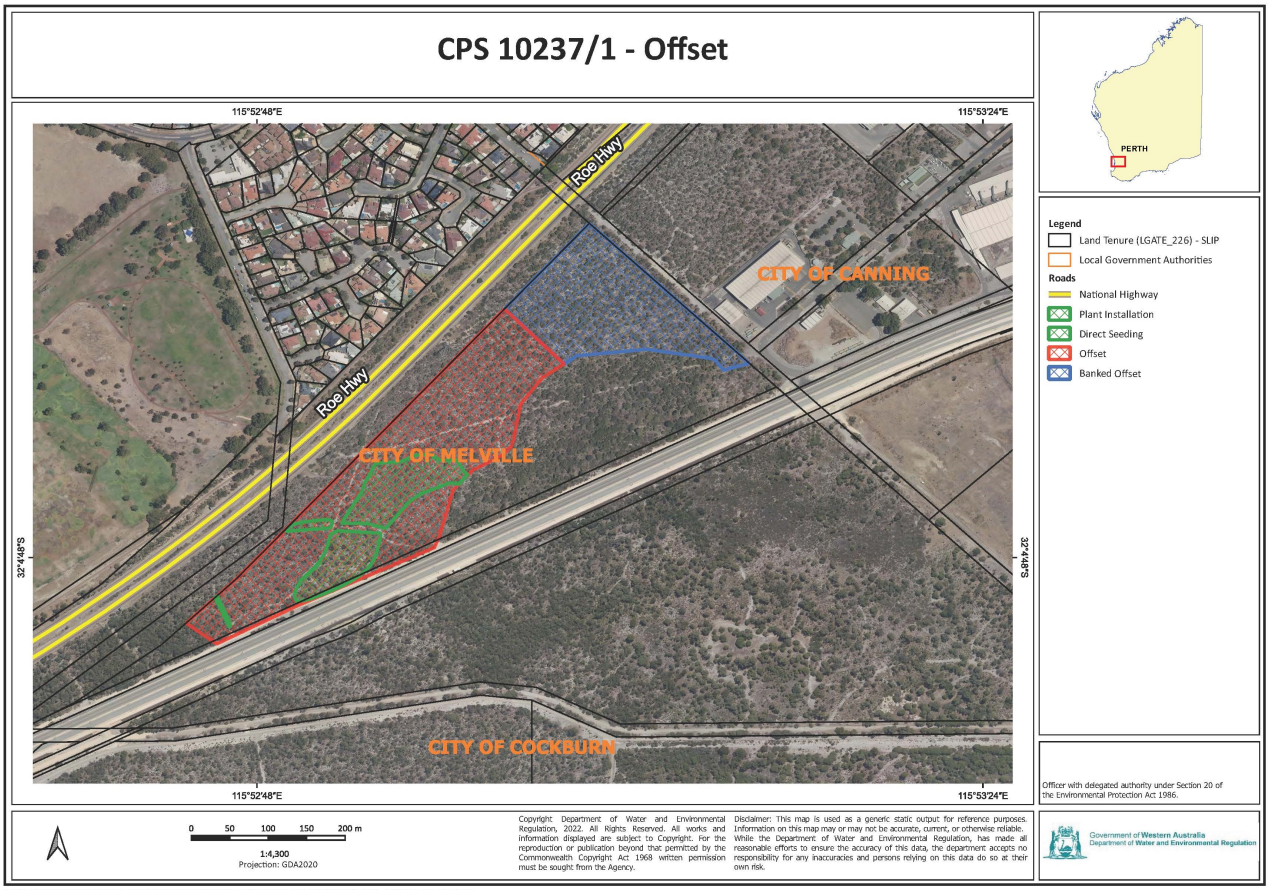

Figure 3: Map of the offset area. The area crosshatched red indicates the area subject to weed management and monitoring as part of the offset for CPS 10237/1. The area crosshatched green indicates the area to be revegetated under the offset for CPS 10237/1. The area crosshatched blue indicates the offset area to be banked by the City of Melville.

End

Appendix A. Additional information provided by applicant

Summary of Comments	Consideration of Comments
The applicant provided the following additional supporting information on 22 December 2023, in response to a formal Request for Further Information issued by DWER: • John Connell Reserve Proposed offset proposal.	The additional information provided was considered as follows: • the John Connel Reserve proposed offset proposal, and accompanying documents were considered in section 4, suitability of offset.
The applicant provided the following additional supporting information on 25 January 2024, in response to a formal Request for Further Information issued by DWER: • targeted Flora Survey from within the clearing area, • feedback on the community preference for the John Connell Masterplan options.	The additional information provided was considered as follows: • the targeted Flora Survey was considered under section 3.2.1., • the feedback on the community preference was considered under section.
The applicant provided the following additional information on 29 April 2024, in response to the meeting held with the department regarding the mitigation hierarchy not being met:	The additional information provided was considered as follows: • the letter of the additional measures to avoid the proposed clearing was considered under section 3.1.

• letter of additional information on the avoidance of clearing.	
The applicant provided the following additional information on 4 September 2024, in response to a formal Request for Further Information issued by DWER: • Ken Hurst Park revegetation plan V2, • Ken Hurst Park management plan 2003, • Ken Hurst Park management plan 2014-2019, • Ken Hurst Park management plan 2021-2026, • Ken Hurst Park management plan flora assessment report 2012.	The additional information provided was considered as follows: • the additional Ken Hurst Park management plan 2003, 2014-2019, and 2021-2026 were considered in section 4, suitability of offset, • the Ken Hurst Park revegetation plan V2 was considered in section 4, suitability of offset, • the Ken Hurst Park management plan flora assessment report 2012 was considered in section 4, suitability of offset.

Appendix B. Details of public submission

Summary of Comments	Consideration of Comments
The proposed clearing will significantly impact: • fauna habitat, including feeding areas for Threatened Black Cockatoos. • TECs, particularly the Banksia woodlands of the Swan Coastal Plain. • potentially threatened flora, such as *Caladenia huegelii*. There are opportunities to explore alternate location for the proposed clearing. As such the submission Implores the Department to refuse the application.	DWER's assessment determined that the proposed clearing is at variance to clearing principle (a) (b) (d), and (e), and will impact native vegetation that comprises a high level of biodiversity. DWER's assessment of these impacts of the proposed clearing on biodiversity is outlined in assessment of impacts on environmental values (see Section 3.2).

Appendix C. Site characteristics

C.1. Site characteristics

The information provided below describes the key characteristics of the area proposed to be cleared and is based on the best information available to the department at the time of this assessment. This information was used to inform the assessment of the clearing against the Clearing Principles, contained in Appendix B.

Characteristic	Details
Local context	The application area is an expansive tract of native vegetation in the intensive land use zone of Western Australia. The application area is surrounded by urban and industrial development, with Melville Glades golf course approximately 14.0 metres north of the application area. Spatial data indicates the local area retains approximately15.38 per cent of the original native vegetation cover.
Ecological linkage	The application area is not mapped within or a part of any ecological linkages. Within the surrounding area, the closest ecological linkage to the application area is Perth's regional ecological linkage (48), approximately 0.84 kilometres southwest of the application area.
Conservation areas	The application area does not overlap with any reserves or conservation areas. The closest conservation areas are:

Conservation area type	Name/ID	Approximate Distance from application area (km)	Direction from application area
Bush Forever area	245	0.55	East
Bush Forever area	388	0.27	Southeast
Bush Forever area (Water catchment)	0	0.81	Southwest
Beeliar regional park	131	2.07	West

<table>
<tr><th>Characteristic</th><th>Details</th></tr>
<tr><td>Vegetation description</td><td>The Vegetation and Fauna assessment (Natural areas, 2020) and photos provided by the applicant indicate the vegetation within the proposed clearing area consists of Banksia attenuata, Banksia menziesii and Eucalyptus todtiana Woodland. Photos are available in Appendix G.

This is consistent with the mapped vegetation type Swan Coastal Plain 31 described as a vegetation range from woodland of Eucalyptus marginata (Jarrah) - Allocasuarina fraseriana (Sheoak) - Banksia species to low woodland of Melaleuca species, and sedgelands on the moister sites. This area includes the transition of Eucalyptus marginata (Jarrah) to Eucalyptus todtiana (Pricklybark) in the vicinity of Perth.

The mapped vegetation types retain approximately 29.37 per cent of the original extent (Government of Western Australia, 2019a).</td></tr>
<tr><td>Vegetation condition</td><td>The Vegetation and Fauna assessment (Natural areas, 2020) and photos provided by the applicant indicate the vegetation within the proposed clearing area is in Good to Very Good (Keighery, 1994) condition. The full Keighery (1994) condition rating scale is provided in Appendix E. Representative photos are available in Appendix G.</td></tr>
<tr><td>Climate and landform</td><td>The climate experienced in the application is Mediterranean, characterized by hot and dry summers and cool and wet winters. According to the Bureau of Meteorology (2021), The proposed clearing area occurs within a Mediterranean climate, with an average annual rainfall of 757 millimetres, an average annual evapotranspiration rate of 700 millimetres, and average monthly maximum temperatures ranging from 19.2°C to 34.6°C. data gathered from the closes open Metalogical site 009172.

The elevation of the application area is relative level with the surrounding area, ranging from 30 to 25 meters Isohyet.</td></tr>
<tr><td>Soil description</td><td>The soil type across the application area is mapped as the following:
<table>
<tr><td>Name</td><td>Perth Metro Region Environmental Geology</td></tr>
<tr><td>Soils</td><td>212Bs__S8</td></tr>
<tr><td>Description</td><td>Sand - very light grey at surface, yellow at depth, fine to medium-grained, sub-rounded quartz, moderately well sorted of eolian origin.</td></tr>
</table></td></tr>
<tr><td>Land degradation risk</td><td>The application are rests upon a former landfill site (site 753 – former 458), the degradation risk factors mapped over the application area are detailed below:
<table>
<tr><th></th><th>Perth Metro Region Environmental Geology</th></tr>
<tr><td>Wind erosion</td><td>H1 50-70% of the map has a high to extreme risk</td></tr>
<tr><td>Water erosion</td><td>L1 <3% of the map has a high to extreme risk</td></tr>
<tr><td>Salinity risk</td><td>L1 <3% of the map has a high to extreme risk</td></tr>
<tr><td>Phosphorous export</td><td>M2 >70% of the map has a high to extreme risk</td></tr>
<tr><td>Waterlogging</td><td>L2 3-10% of the map has a high to extreme risk</td></tr>
<tr><td>Subsurface acidification</td><td>H2 >70% of the map has a high to extreme risk</td></tr>
<tr><td>Acid sulphate soils</td><td>Moderate to low ASS</td></tr>
<tr><td>Flooding</td><td>-</td></tr>
<tr><td>Floodplains</td><td>L1<3% of the map has a high to extreme risk</td></tr>
</table></td></tr>
<tr><td>Waterbodies</td><td>The desktop assessment and aerial imagery indicated that no wetlands or watercourses transect the area proposed to be cleared. The closest wetlands of importance area The Swan-canning Estuary is located approximately 4.43 kilometres north of the application area.</td></tr>
<tr><td>Hydrogeography</td><td>
<table>
<tr><td>Hydrological Zone</td><td>Dandaragan Plateau</td></tr>
<tr><td>Basin</td><td>Swan Coastal (616)</td></tr>
<tr><td>Hydrographic Catchment</td><td>SwanAvon_Lower Swan</td></tr>
</table></td></tr>
</table>

<table>
<tr><th>Characteristic</th><th>Details</th></tr>
<tr><td></td><td>
<table>
<tr><td>RIWI Act Surface Water and Irrigation District</td><td>No</td><td></td></tr>
<tr><td>RIWI Act Rivers</td><td>No</td><td></td></tr>
<tr><td>RIWI Act Groundwater Areas</td><td>Yes</td><td>Perth Groundwater Area</td></tr>
<tr><td>CAWS Act Clearing Control Catchment</td><td>No</td><td></td></tr>
<tr><td>Public Drinking Water Source Areas</td><td>No</td><td></td></tr>
<tr><td>Wellhead Protection Zone</td><td>No</td><td></td></tr>
<tr><td>Reservoir Protection Zone</td><td>No</td><td></td></tr>
</table>
The salinity of the application area is mapped at <500 total dissolved solids milligrams per litre (marginal).
</td></tr>
<tr><td>Flora</td><td>According to available database, 68 conservation significant flora species have been recovered within the local area. Comprising nine Priority 1, 10 Priority 2, 23 Priority 3, 13 Priority 4, and 13 threatened flora taxa. Based on the similarities between the application area and the flora species preferred soil type, vegetation types in habitats, three species listed as Threatened may be found within the application area.</td></tr>
<tr><td>Ecological communities</td><td>According to spatial data, there are eight different ecological community within the local area, with 1348 records of Banksia woodland TEC within the local area. A portion of the application area is mapped as the Banksia woodlands TEC.</td></tr>
<tr><td>Fauna</td><td>According to the available database, 64 conservation significant fauna species have been recorded within the local area comprising of one Priority 1, seven Priority 3, 12 Priority 4, eight Endangered, nine Vulnerable, four critically endangered, 21 migratory, one specially protected species (OS), and one conservation dependent fauna taxon.</td></tr>
</table>

C.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	479,813.47	38.62	222,916.97	14.85
Vegetation complex					
BASSENDEAN_1001	53,283.54	11,394.19	21.38	1,790.74	3.36
Local area					
10-kilometre radius	29,876.97	4,597.66	15.38	-	-

*Government of Western Australia (2019a)

**Government of Western Australia (2019b)

C.3. Flora analysis table

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

Species name	Conservation status	Suitable habitat features	Suitable vegetation type	Suitable soil type	Distance of closest record to application area (km)	Number of known records (total)	Are surveys adequate to identify
Amanita drummondii	P3	Y	Y	Y	3.40	2	Y
Amanita fibrillopes	P3	Y	Y	Y	3.11	7	Y

Species name	Conservation status	Suitable habitat features	Suitable vegetation type	Suitable soil type	Distance of closest record to application area (km)	Number of known records (total)	Are surveys adequate to identify
Caladenia huegelii	T	Y	Y	Y	0.26	70	Y
Drakaea elastica	T	Y	Y	Y	0.79	3	Y
Drakaea micrantha	T	Y	Y	Y	4.84	4	Y
Styphelia filifolia	P3	Y	Y	Y	0.52	8	Y
Thelymitra variegata	P2	N	Y	Y	5.10	7	Y
Verticordia lindleyi Schauer subsp. *lindleyi*	P4	Y	Y	Y	6.69	13	Y

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

C.4. Fauna analysis table

Species name	Conservation status	Suitable habitat features	Suitable vegetation type	Distance of closest record to application area (km)	Number of known records (total)	Are surveys adequate to identify
Calyptorhynchus banksii naso (Forest red-tailed black cockatoo)	VU	Y	Y	0.49	151	Y
Tyto novaehollandiae (masked owl (southwest))	P3	Y	Y	8.73	3	N
Zanda baudinii (Baudin's cockatoo)	EN	Y	Y	5.21	5	Y
Zanda latirostris (Carnaby's cockatoo)	EN	Y	Y	0.29	1738	Y
Isoodon fusciventer (Quenda)	P4	Y	Y	0.09	1115	Y
Myrmecobius fasciatus (numbat)	EN	Y	Y	1.63	8	Y
Notamacropus Irma (Western brush wallaby)	P4	Y	Y	0.40	44	Y
Lerista lineata (Perth slider, lined skink)	P3	Y	Y	1.02	233	N
Neelaps calonotos (Black-striped snake, black-striped burrowing snake)	P3	Y	Y	2.87	13	Y

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

C.5. Ecological community analysis table

Community name	Conservation status (State)	Suitable habitat features	Suitable vegetation type	Suitable soil type	Distance of closest record to application area (km)	Number of known records (total)	Are surveys adequate to identify
Banksia Woodlands of the Swan Coastal Plain ecological community	Threatened	Y	Y	Y	0.00	1348	Y

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

Appendix D. Assessment against the clearing principles

Assessment against the clearing principles	Variance level	Is further consideration required?
Environmental value: biological values		
Principle (a): *"Native vegetation should not be cleared if it comprises a high level of biodiversity."* Assessment: The vegetation within the application area is good to very good (Keighery, 1994) and is likely to contain locally or regionally significant flora and fauna or significant habitat types for conservation listed fauna.	At variance	Yes *Refer to Section 3.2.1, above.*
Principle (b): *"Native vegetation should not be cleared if it comprises the whole or a part of, or is necessary for the maintenance of, a significant habitat for fauna."* Assessment: The area proposed to be cleared may contain habitat for conservation significant fauna. The habitat is likely to be significant to a critically endangered fauna species.	At variance	Yes *Refer to Section 3.2.1, above.*
Principle (c): *"Native vegetation should not be cleared if it includes, or is necessary for the continued existence of, threatened flora."* Assessment: The area proposed to be cleared is not necessary for the continued existence of threatened flora species doe to Natural Area's Flora and fauna survey findings.	Not at variance	Yes *Refer to Section 3.2.2, above.*
Principle (d): *"Native vegetation should not be cleared if it comprises the whole or a part of, or is necessary for the maintenance of, a threatened ecological community."* Assessment: The area proposed to be cleared is mapped as Banksia woodlands TEC.	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 national objectives and targets for biodiversity conservation in Australia has a target to prevent clearance of ecological communities with an extent below 30% of that present prior to the year 1750, below which species loss appears to accelerate exponentially at an ecosystem level. However, the Environmental Protection Authority (EPA) recognises the Perth Metropolitan Region to be a constrained area, within which a minimum 10% representation threshold for ecological communities is recommended (EPA, 2008). However, the application area is considered a significant remnant within an area that has 15% of remanent vegetation remaining and therefore the proposed clearing is at variance to this principle.	Not likely to be at variance	Yes *Refer to Section 3.2.3, above.*
Principle (h): *"Native vegetation should not be cleared if the clearing of the vegetation is likely to have an impact on the environmental values of any adjacent or nearby conservation area."* Assessment: Given the distance to the nearest conservation area (55 meters away), the nature of the proposed clearing and the small extent of clearing, the proposed clearing is not likely to have an impact on the environmental values of adjacent or nearby conservation areas.	Not at variance	No
Environmental value: land and water resources		

Assessment against the clearing principles	Variance level	Is further consideration required?
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 water courses or wetlands are recorded within 1.34 kilometres of the application area, the proposed clearing is unlikely to impact on vegetation associated with a wetland or watercourse.	Not 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 within the application area are highly susceptible to wind erosion, Phosphorus export and sub surface acidification. Noting the extent of the application area, the intended purposes of the clearing, the vegetation condition, and the clearing purpose. The clearing is not likely to have an appreciable impact on land degradation, subject to a wind management condition, which will be included on the clearing permit to address the small risk of wind erosion.	May 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: Although the application area is on top of the Perth Groundwater Area recorded within the application area, the application does not intend to clear the native vegetation at depth due to the purpose of clearing being the insulation of turf for a shared sports oval. Therefore, the proposed clearing is unlikely impact surface or groundwater quality.	Not 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: Noting the small extent of clearing and the mapped soils and topographic contours in the surrounding area. The proposed clearing is unlikely to contribute to increased incidence or intensity of flooding.	Not at variance	No

Appendix E. 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 Southwest 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.

Condition	Description
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 F. Offset calculator value justification

Offset Calculation and justification for significant residual impact to Black cockatoo habitat.

Calculation	Score (Area)	Rationale
Conservation significance		
Description	Native vegetation that provides significant foraging habitat for black cockatoo species	The proposed clearing will impact 0.68 hectares of native vegetation that is significant as the primary foraging habitat for all three black cockatoo species
Type of environmental value	Species (Flora/Fauna)	Baudin's cockatoo, Carnaby's cockatoo and forest red-tailed black cockatoo are listed as threatened fauna species under the Commonwealth EPBC Act and state BC Act.
Conservation significance of environmental value	Rare/Threatened Species – critically endangered	Baudin's cockatoo and Carnaby's cockatoo are listed as Endangered under both the EPBC Act and the BC Act. The forest red-tailed black cockatoo is listed as Vulnerable. The highest level of threat has been used for this value.
Landscape level value impacted	Yes	The impact is to an area of foraging habitat in hectares.
Significant impact		
Description	Clearing of native vegetation that is significant foraging habitat for black cockatoos	Native vegetation that provides significant foraging habitat for black cockatoo species is proposed to be cleared for the purpose of recreation as a playing field and public open space.
Significant impact (hectares)	0.68	Based on the available information from site photos and spatial data, the entire application area of 0.68 hectares consists of Banksia woodlands vegetation and is considered to provide significant foraging habitat for black cockatoos.
Quality (scale)	8	Based on the available information from site photos and spatial data, the vegetation within the application area is in a Good to Very Good (Keighery, 1994) condition and includes primary foraging species (e.g., *Banksia attenuata, B. menziesii*). There are approximately 74 black cockatoo roosts within a 10-kilometre radius of the application area. The closest black cockatoo roost Is approximately 0.49 kilometres from the application area. Therefore, the application area is likely to support foraging by birds frequenting the area and roosting locally. The application is also located within an extensively modified part of the species' range (Swan Coastal Plain) and available foraging habitat in the region is limited.
Rehabilitation credit		

Calculation	Score (Area)	Rationale
N/A	N/A	Onsite revegetation will not be taking place
Offset		
Description	Rehabilitation and weed management of native vegetation that provides significant foraging habitat for black cockatoo species.	A single offset involving the rehabilitation and weed management of an offset site within John Hurst Park (Lot 3 on Diagram 63916, Bush Forever Site 245).
proposed offset (area in hectares)	7.34	The area of native vegetation that provides significant foraging habitat for black cockatoo species required to be rehabilitated and managed to offset the residual impacts to this environmental value by 100%.
Current quality of offset site	8	Based on the Ken Hurst Environmental Surveys (Natural Area, 2025), the proposed offset site is currently in Very Good (Keighery, 1994) condition and provides primary foraging habitat for black cockatoos. The proposed offset site is within proximity to roost sites (74 within a 12-kilometre radius) and located within an extensively modified part of the species' range (Swan Coastal Plain) where foraging habitat is limited. Therefore, the vegetation within the proposed offset site is likely to provide high-quality foraging habitat for black cockatoos at present.
Future quality WITHOUT offset	8	Although the Ken Hurst Environmental Surveys (Natural Area, 2025) indicate that the area is subject to some degrading factors such as weed invasion, the proposed offset site is within Bush Forever Site 245 and is intended to be managed for conservation of regionally significant bushland long-term. Therefore, it is unlikely that the quality of foraging habitat for black cockatoo species will change significantly in the absence of the offset.
Future quality WITH offset	9	The offset site is proposed to be subject to rehabilitation (1.63 hectares) and weed management (7.34ha) in accordance with the Ken Hurst Park Revegetation Management Plan (Natural Area, 2025). Therefore, with best practice revegetation methodology, weed management, and remedial actions, it is assumed that the offset site will improve the quality of native vegetation that provides significant foraging habitat for black cockatoo species to an Excellent (Keighery, 1994) condition. This quality improvement is noting that the area is already of high quality in a Very Good (Keighery, 1994) condition and has high contextual value for black cockatoo species.
Time until ecological benefit (years)	12	Based on the species list identified in the Ken Hurst Park Revegetation Management Plan (Natural Area, 2025), species to be planted include common Banksia woodlands canopy species that provide primary foraging habitat for black cockatoo species (e.g., B*anksia attenuata, B. menziesii, Eucalyptus marginata*). It is anticipated that the benefits of rehabilitation and weed management in establishing and improving the quality of black 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) and the understanding that proteaceous species are relatively fast maturing and have high calorific value at a relatively young age. An extra two years have been allowed to account for the delay in commencement of the revegetation (assumed to commence within 2 years of permit start date).
Confidence in offset result (%)	90	There is a high level of confidence that the offset will achieve the predicted result given revegetation and rehabilitation will be undertaken in accordance with the Ken Hurst Park Revegetation Management Plan (Natural Area, 2025).

Calculation	Score (Area)	Rationale
Duration of offset implementation (maximum 20 years)	20	The offset site is located within Bush Forever Site 245 which is intended to be managed for conservation long-term. Therefore, the maximum of 20 years for this field is applied.
Time until offset site secured (years)	1	No change in land tenure or vesting is proposed. The revegetation offset area is already secure as a Bush Forever Site. Therefore, the minimum of one year for this field is applied.
Risk of future loss WITHOUT offset (%)	5%	The area is within Bush Forever Site 323 and managed for conservation of regionally significant bushland long-term. Therefore, there is a relatively low risk of future loss.
Risk of future loss WITH offset (%)	5%	No change in land tenure or vesting is proposed. Therefore, risk of loss remains the same with the offset.
Offset ratio (Conservation area only)	N/A	
Landscape level values of offset?	N/A	

Offset Calculation and justification for significant residual impact a Threatened ecological community.

Calculation	Score (Area)	Rationale
Conservation significance		
Description	Threatened Ecological community	The proposed clearing will impact 0.68 hectares of native vegetation, which is mapped as a Threatened Ecological Community (the Banksia woodlands of the Swan Coastal Plain).
Type of environmental value	Ecological community	The Banksia woodlands ecological community is listed as a threatened ecological community under the Commonwealth EPBC Act and considered a priority ecological community by DBCA.
Conservation significance of environmental value	Threatened ecological community - Endangered	The Banksia woodlands TEC is listed as Endangered under the EPBC Act and is considered a Priority 3 ecological community in Western Australia by DBCA. Therefore, the highest level of threat has been applied for this field.
Landscape level value impacted	Yes	The impact is to an area of Banksia woodlands TEC in hectares.
Significant impact		
Description		Native vegetation that is representative of the Banksia woodlands TEC is proposed to be cleared for the purpose of recreation as a playing field and public open space
Significant impact (hectares)	0.68	Based on the available information from site photos and spatial data, the entire application area of 0.68 hectares is considered representative of the Banksia woodlands TEC.
Quality (scale)	7	Based on the available information from site photos and spatial data, the vegetation within the application area is in a Completely degraded to Very Good (Keighery, 1994) condition. The application area occurs on the Swan Coastal Plain, upon which the Banksia woodlands TEC has been extensively modified and remaining intact patches of the community are limited. The Banksia woodlands TEC within the application area also provides habitat for significant fauna.
Rehabilitation credit		
N/A	N/A	Onsite revegetation will not be taking place
Offset		

Calculation	Score (Area)	Rationale
Description	Rehabilitation	A single offset involving the rehabilitation and weed management of an offset site within John Hurst Park (Lot 3 on Diagram 63916, Bush Forever Site 245).
proposed offset (area in hectares)	5.07	The area of native vegetation that is representative of the Banksia woodlands TEC required to be rehabilitated and managed to offset the residual impacts to this environmental value by 100%.
Current quality of offset site	7	Based on the Ken Hurst Environmental Surveys (Natural Area, 2025), the proposed offset site is currently in Very Good (Keighery, 1994) condition. The offset occurs on the Swan Coastal Plain, upon which the Banksia woodlands TEC has been extensively modified and remaining intact patches of the community are limited.
Future quality WITHOUT offset	7	Although the Ken Hurst Environmental Surveys (Natural Area, 2025) indicate that the area is subject to some degrading factors such as weed invasion, the proposed offset site is within Bush Forever Site 245 and is intended to be managed for conservation of regionally significant bushland long-term. Therefore, it is unlikely that the quality of native vegetation that is representative of the Banksia woodlands TEC will change significantly in the absence of the offset.
Future quality WITH offset	8	The offset site is proposed to be subject to rehabilitation (1.63 hectares) and weed management in accordance with the Ken Hurst Park Revegetation Management Plan (Natural Area, 2025). Therefore, with best practice revegetation methodology, weed management, and remedial actions, it is assumed that the offset site will improve the quality of native vegetation that is representative of the Banksia woodlands TEC to an Excellent (Keighery, 1994) condition. This quality improvement is noting that the area is already of high quality in a Very Good (Keighery, 1994) condition.
Time until ecological benefit (years)	5	Based on the species list identified in the Ken Hurst Park Revegetation Management Plan (Natural Area, 2025), species to be planted include common Banksia woodlands canopy, mid-storey and understorey species (e.g., B*anksia attenuata, B. menziesii, Xanthorrhoea preissii, Lomandra spp*.). It is anticipated that the benefits of rehabilitation and weed management in establishing juveniles these species and improving vegetation condition will be available after 3 years. An extra two years have been allowed to account for the delay in commencement of the revegetation (assumed to commence within 2 years of permit start date).
Confidence in offset result (%)	90	There is a high level of confidence that the offset will achieve the predicted result given revegetation and rehabilitation will be undertaken in accordance with the Ken Hurst Park Revegetation Management Plan (Natural Area, 2025).
Duration of offset implementation (maximum 20 years)	20	The offset site is located within Bush Forever Site 245 which is intended to be managed for conservation long-term. Therefore, the maximum of 20 years for this field is applied.
Time until offset site secured (years)	1	No change in land tenure or vesting is proposed. The revegetation offset area is already secure as a Bush Forever Site. Therefore, the minimum of one year for this field is applied.
Risk of future loss WITHOUT offset (%)	5%	The area is within Bush Forever Site 323 and managed for conservation of regionally significant bushland long-term. Therefore, there is a relatively low risk of future loss.
Risk of future loss WITH offset (%)	5%	No change in land tenure or vesting is proposed. Therefore, risk of loss remains the same with the offset.

Calculation	Score (Area)	Rationale
Offset ratio (Conservation area only)	N/A	
Landscape level values of offset?	N/A	

Offset Calculation and justification for significant residual impact to Extensively cleared landscape.

Calculation	Score (Area)	Rationale
Conservation significance		
Description	Extensively cleared landscape	The proposed clearing will impact 0.68 hectares of native vegetation, which is significant as a remnant of native vegetation in an extensively cleared landscape.
Type of environmental value	Vegetation/habitat	Significant habitat that is remnant vegetation in an extensively cleared area.
Conservation significance of environmental value	Terrestrial native vegetation complex - < 30% extent remaining in a constrained area	The local area retains approximately 15.38per cent of pre-European vegetation extent and falls+ below the 30% threshold for constrained areas (Perth Metropolitan Area).
Landscape level value impacted	Yes	The impact is to an area of significant remnant native vegetation in hectares.
Significant impact		
Description	Clearing of native vegetation that is significant as a remnant within an extensively cleared landscape	Native vegetation that is significant as a remnant within an extensively cleared landscape is proposed to be cleared for the purpose of recreation as a playing field and public open space.
Significant impact (hectares)	0.68	Based on the available information from site photos and spatial data, the entire application area of 0.68 hectares is considered significant remnant vegetation.
Quality (scale)	6	Based on the available information from site photos and spatial data, the vegetation within the application area is in a Completely Degraded to Very Good (Keighery, 1994) condition. The application area is representative of the Banksia woodlands TEC and provides habitat for significant fauna.
Rehabilitation credit		
N/A	N/A	Onsite revegetation will not be taking place
Offset		
Description	Rehabilitation and weed management of native vegetation that is significant as a remnant within an extensively cleared landscape.	A single offset involving the rehabilitation and weed management of an offset site within John Hurst Park (Lot 3 on Diagram 63916, Bush Forever Site 245).
proposed offset (area in hectares)	4.80	The area of native vegetation that is significant as a remnant within an extensively cleared landscape required to be rehabilitated and managed to offset the residual impacts to this environmental value by 100%.
Current quality of offset site	7	Based on the Ken Hurst Environmental Surveys (Natural Area, 2025), the proposed offset site is currently in Very Good (Keighery, 1994) condition and provides significant habitat values.

Calculation	Score (Area)	Rationale
Future quality WITHOUT offset	7	Although the Ken Hurst Environmental Surveys (Natural Area, 2025) indicate that the area is subject to some degrading factors such as weed invasion, the proposed offset site is within Bush Forever Site 245 and is intended to be managed for conservation of regionally significant bushland long-term. Therefore, it is unlikely that the quality of native vegetation will change significantly in the absence of the offset.
Future quality WITH offset	8	The offset site is proposed to be subject to rehabilitation (1.63 hectares) and weed management in accordance with the Ken Hurst Park Revegetation Management Plan (Natural Area, 2025). Therefore, with best practice revegetation methodology, weed management, and remedial actions, it is assumed that the offset site will improve the quality of native vegetation to an Excellent (Keighery, 1994) condition. This quality improvement is noting that the area is already of high quality in a Very Good (Keighery, 1994) condition.
Time until ecological benefit (years)	5	Based on the species list identified in the Ken Hurst Park Revegetation Management Plan (Natural Area, 2025), species to be planted include common Banksia woodland canopy, mid-storey and understorey species (e.g., *Banksia attenuata, B. menziesii, Xanthorrhoea preissii, Lomandra spp*.). It is anticipated that the benefits of rehabilitation and weed management in establishing juveniles these species and improving vegetation condition will be available after 3 years. An extra two years have been allowed to account for the delay in commencement of the revegetation (assumed to commence within 2 years of permit start date).
Confidence in offset result (%)	90	There is a high level of confidence that the offset will achieve the predicted result given revegetation and rehabilitation will be undertaken in accordance with the Ken Hurst Park Revegetation Management Plan (Natural Area, 2025).
Duration of offset implementation (maximum 20 years)	20	The offset site is located within Bush Forever Site 245 which is intended to be managed for conservation long-term. Therefore, the maximum of 20 years for this field is applied.
Time until offset site secured (years)	1	No change in land tenure or vesting is proposed. The revegetation offset area is already secure as a Bush Forever Site. Therefore, the minimum of one year for this field is applied.
Risk of future loss WITHOUT offset (%)	5%	The area is within Bush Forever Site 323 and managed for conservation of regionally significant bushland long-term. Therefore, there is a relatively low risk of future loss.
Risk of future loss WITH offset (%)	5%	No change in land tenure or vesting is proposed. Therefore, risk of loss remains the same with the offset.
Offset ratio (Conservation area only)	N/A	
Landscape level values of offset?	N/A	

Appendix G. Biological survey information excerpts / photographs of the vegetation

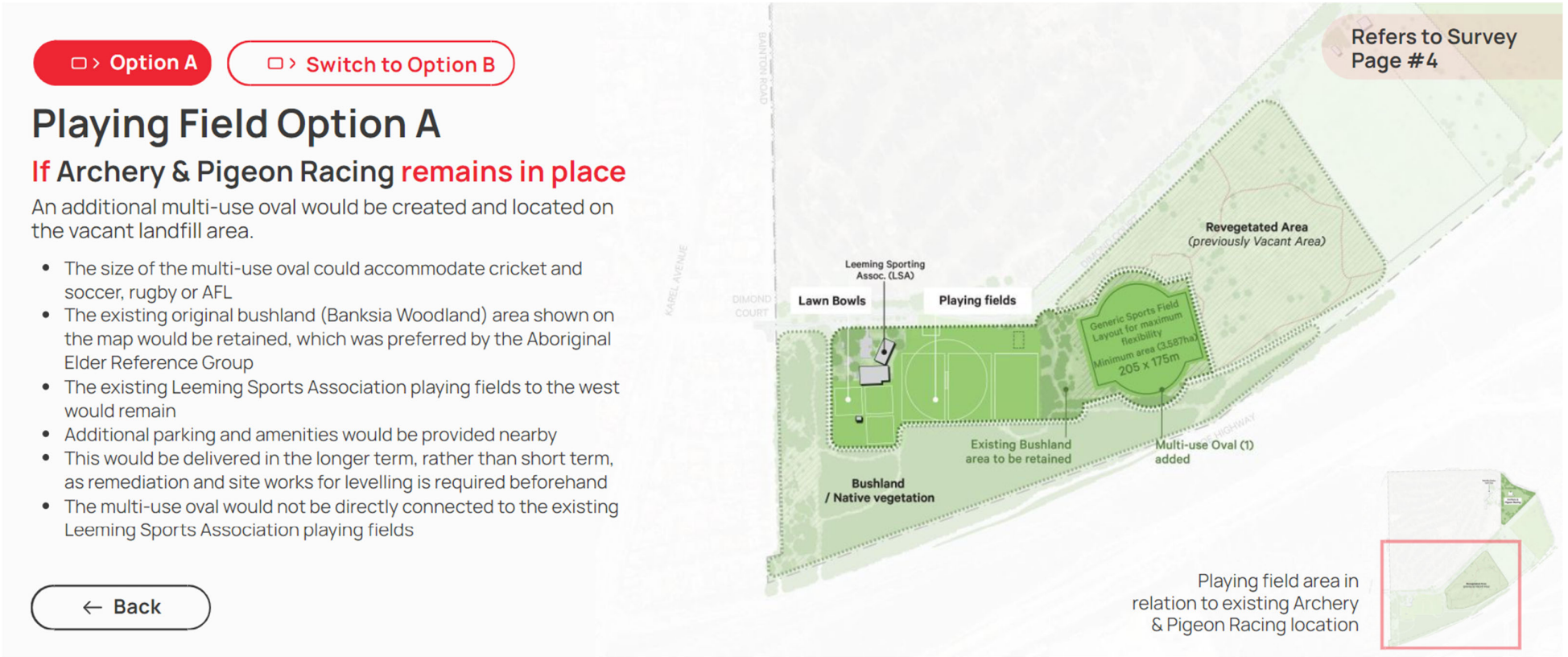

Figure 4: John Connor Reserve public vote information option for the location of the new playing field. (Option A)

Figure 5: John Connor Reserve public vote information option for the location of the new playing field. (Option B)

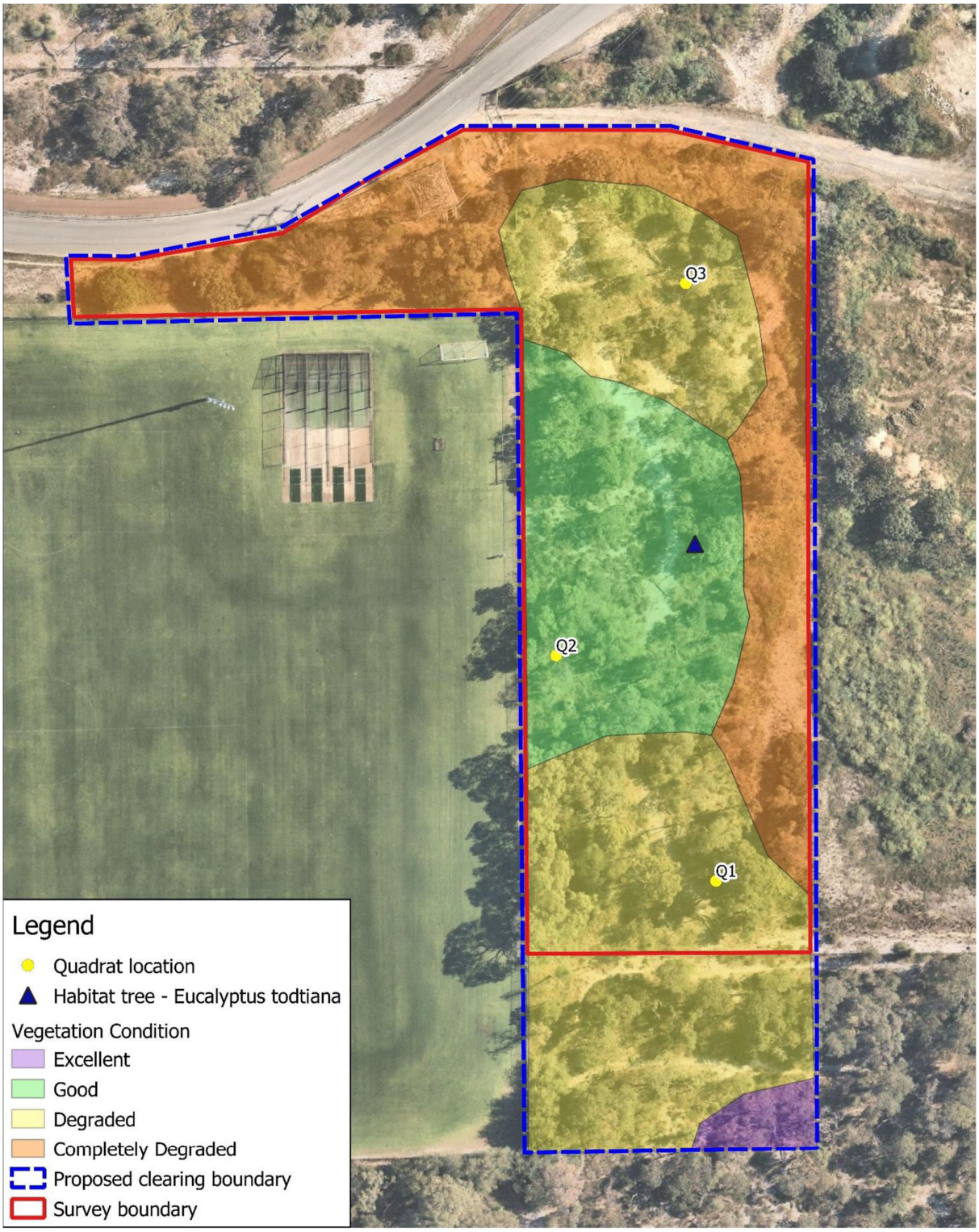

Figure 7:
Vegetation Condition, Quadrat Locations and Habitat Tree
John Connell Reserve

0 10 20 m

N

Client: City of Melville
Date: 26/11/2020
Created by: K. Sadgrove
Image Source: Nearmap 2020
Datum: GDA 94

Figure 6: Map off the application area with quality of the vegetation within the application area and location of quadrants (Natural Areas, 2023).

Figure 7: Q1 - Photo of banksia species and weed dominated understory.

Figure 8: Q2 - Photo of banksia species and weed dominated understory.

Figure 9: Q3 - Photo of banksia species and weed dominated understory.

Figure 10: banksia within the area. Good understory with some weed species.

Figure 11: Photo of the norther most part of the application area showing Banksia species.

Figure 12: Photo of the application area showing some Bankia species and a dominated weed understory.

Figure 13: degraded and bare understory with dead trees, banksia species.

Figure 14: degraded and bare understory with dead trees, banksia species.

Figure 15: degraded and bare understory with dead trees, banksia and Eucalyptus species. Signs of historical fire.

Figure 16: banksia dominated area with some Eucalyptus. Degraded and bare understory.

Figure 17: Banksia dominated area with some Eucalyptus. Understory intact with some weed species.

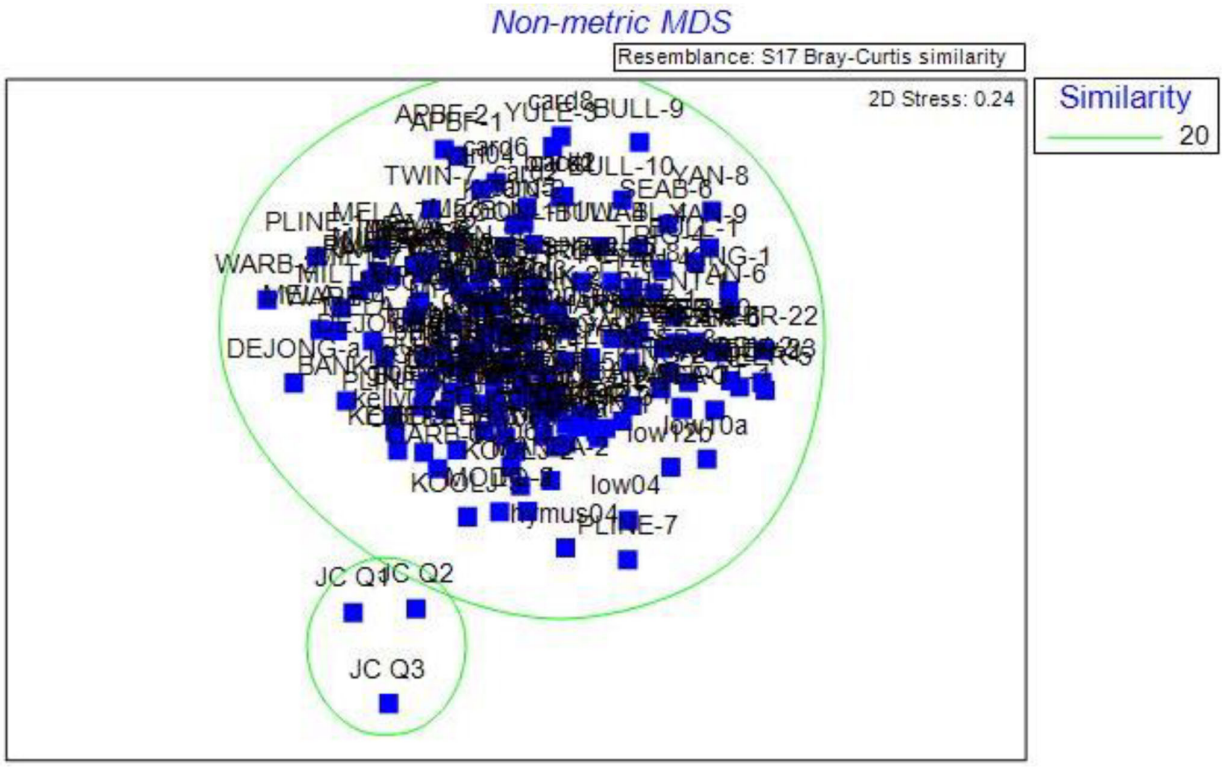

Figure 18: Resemblance graph of John Connell quadrats to the Banksia woodlands TEC quadrats from Gibson et al. (1994) Application area with data with a 20% similarity.

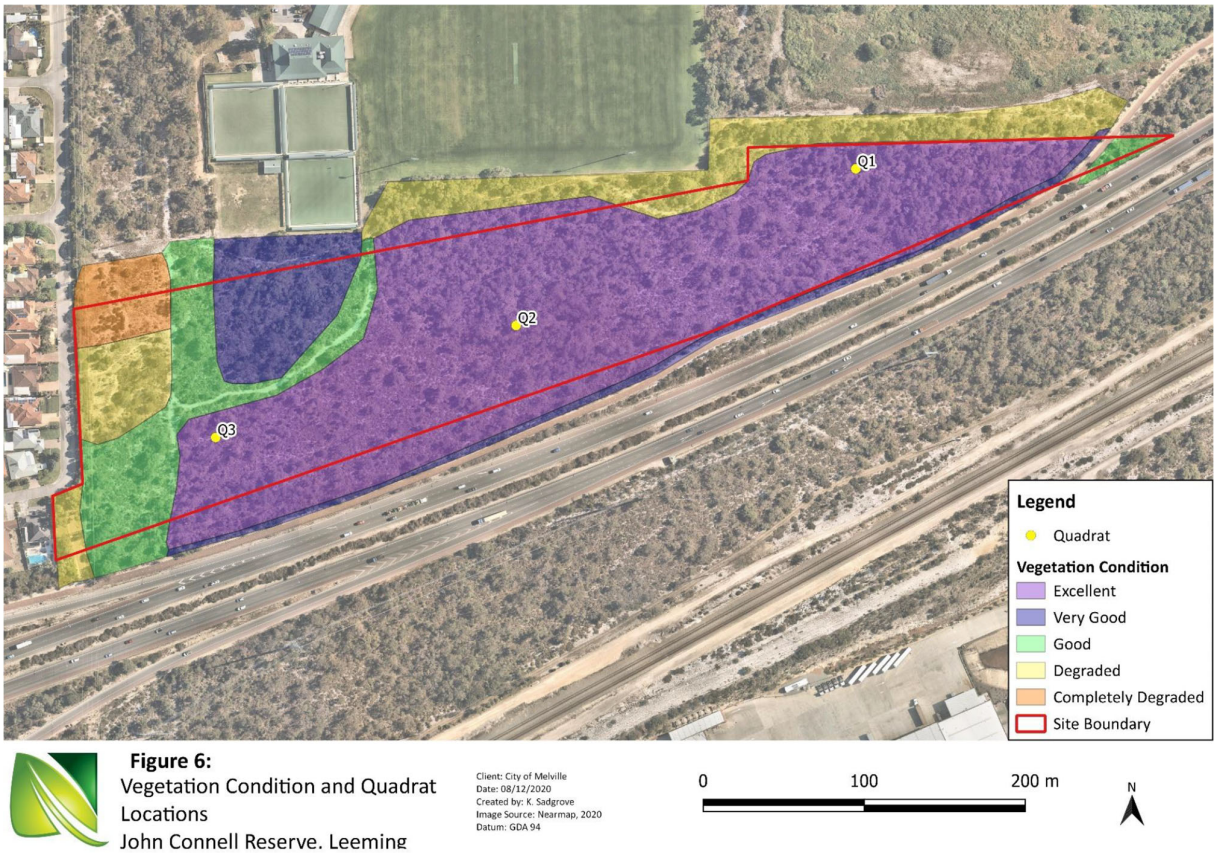

Figure 6:
Vegetation Condition and Quadrat Locations
John Connell Reserve, Leeming

Figure 19: Map of the vegetation quality of the adjacent vegetation to the application area (Natural Area, 2020b).

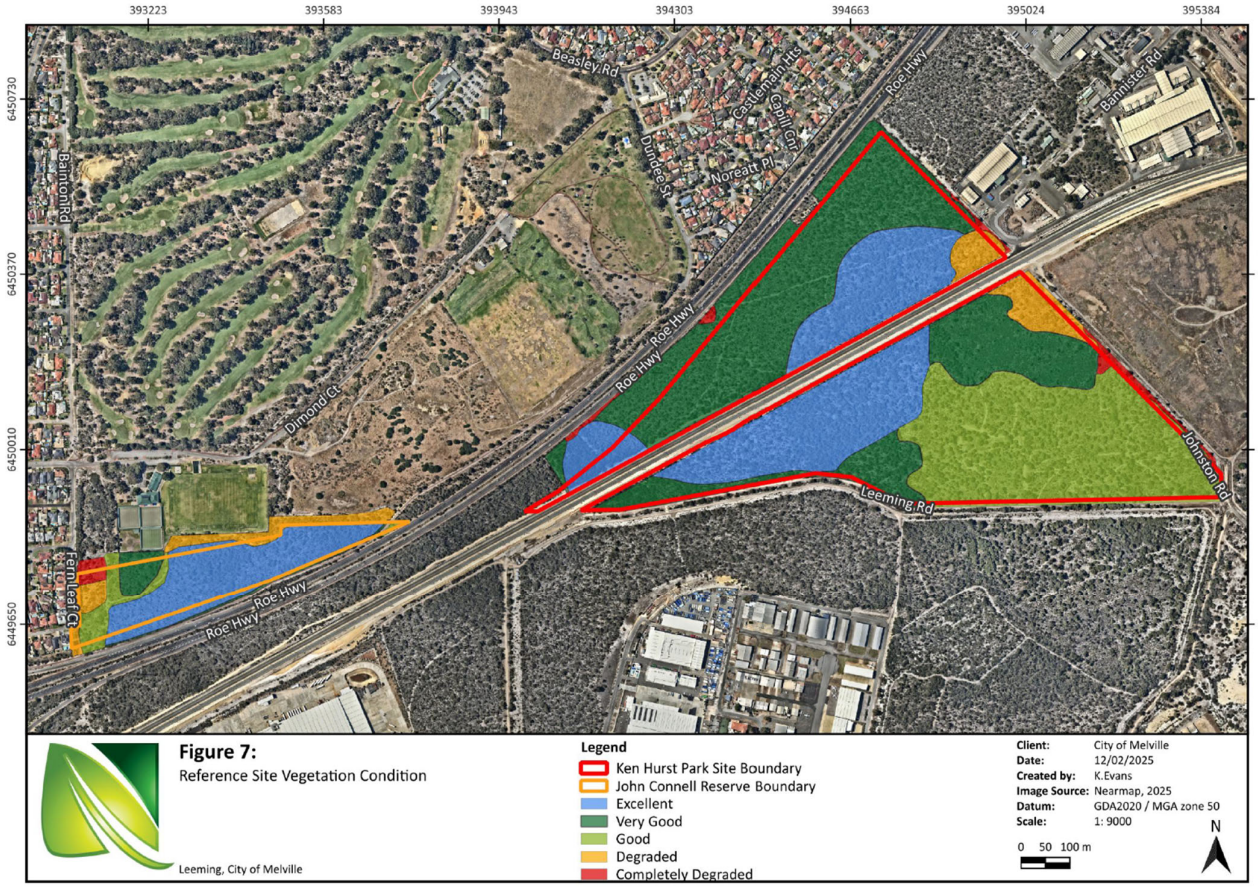

Figure 20: Map of the vegetation quality within the Ken Hurst Park - Offset site (City of Melville, 2025).

Appendix H. Sources of information

H.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)

H.2. References

City of Melville (2003) *Ken Hurst Park Management Plan 2003-2008*. Received 4th September 2024 (DWER Ref: DWERDT1136217)

City of Melville (2021) *Natural areas Ken Hurst Park Strategic Management Plan 2021-2026.* Received 4th September 2024 (DWER Ref: DWERDT1136210)

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