

Perth Airport Site 4 Tarlton Crescent Major Development Plan

Perth Airport

Conditions

Definitions

In these conditions:

Action or action area: the action or location of the action, as defined in the Site 4 Tarlton Crescent Major Development Plan Part A (draft, September 2025, figures 1-2 and 4-1). The *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) define an action as including a project, development, undertaking, activity, or series of activities, or an alteration to any of those things.

Banksia TEC: the threatened ecological community the Banksia Woodlands of the Swan Coastal Plain which is listed as Endangered under the EPBC Act. Banksia TEC within the proposed action area is displayed in the Site 4 Tarlton Crescent Major Development Plan Part B (draft, September 2025, figure 3-5).

Banksia woodland TEC habitat quality scoring framework: the habitat quality scoring assessment within the approved Offset Strategy. This scoring framework is to be used for monitoring, compliance and auditing purposes.

Black cockatoo foraging habitat: habitat suitable for use and/or used by black cockatoos for foraging. Within the proposed action area, black cockatoo foraging habitat for Carnaby's Black Cockatoo is displayed at Site 4 Tarlton Crescent Major Development Plan Part B (draft, September 2025, figure 4-5).

Carnaby's Black Cockatoo: EPBC Act listed threatened species Carnaby's Black Cockatoo (*Zanda latirostris* listed as *Calyptorhynchus latirostris*) and their critical habitat).

Clear, clearing or clearance: the cutting down, felling, thinning, logging, removing, killing, destroying, poisoning, ringbarking, uprooting, or burning of vegetation. This does not include any relevant prescribed burns for bushfire management or weed management (see the *Australian Weeds Strategy 2017-2027*, Commonwealth of Australia 2017 for further guidance).

Commencement of the action: the date on which the approval holder commences the action.

Conservation Category Wetland: wetlands that support a high level of ecological attributes and functions. Conservation is the highest management category for wetlands on the Swan Coastal Plain.

Critical habitat: habitat listed in the Commonwealth register in relation to a species of ecological community.

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Department: the Commonwealth environment department. As of 2025, this is the Department of Climate Change, Energy, the Environment and Water

Ecological community: the extent in nature in the Australian jurisdiction of the assemblage of native species that inhabits a particular area in nature.

Environment: as defined under the EPBC Act includes:

- a. Ecosystems and their constituent parts, including people and communities;
- b. Natural and physical resources;
- c. The qualities and characteristics of locations, places and areas;
- d. Heritage value of places; and
- e. The social, economic and cultural aspects of a thing mentioned in paragraph 1, b, c or d.

Environment Management Plan(s): describe how an action might impact on the natural environment in which it occurs and set out clear commitments from the person taking the action on how those impacts will be avoided, minimised or managed so that they are environmentally acceptable.

Environmental Management Plan Guidelines: the department Environmental Management Plan Guidelines for stakeholders regarding preparing Environmental Management Plans for the department relating to protected matters found at dcceew.gov.au/environment/epbc/publications/environmental-management-plan-guidelines.

EPBC Act: the *Environment Protection and Biodiversity Conservation Act 1999* (Cth).

EPBC Act Environmental Offsets Policy: the department policy with the aim of compensation of residual impacts of an action on the environment, after avoidance and mitigation measures are taken. The policy can be located at dcceew.gov.au/environment/epbc/publications/epbc-act-environmental-offsets-policy.

Habitat Scoring System for WA black cockatoo foraging habitat: the habitat quality scoring assessment within the approved Offset Strategy. This scoring framework is to be used for monitoring, compliance and auditing purposes.

Native vegetation: as defined in the Western Australian Environmental Protection Act 1986, meaning indigenous aquatic or terrestrial vegetation, including dead vegetation unless that dead vegetation is of a class declared by regulation to be excluded from the definition, but not including vegetation in a plantation. Native vegetation within the proposed action area is displayed in Site 4 Tarlton Crescent Major Development Plan Part B (draft, September 2025, figure 3-2).

Offset Management Plan(s): the documents outlining the management and protection of the offset area.

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Offset Strategy: the approved document titled ‘Site 4 Tarlton Crescent Biodiversity Offset Strategy – Draft – November 2024’ outlining the proposed approach to offsetting protected matters that is consistent with the principles and practices of the EPBC Act, Environmental Offsets Policy.

Protected matter(s): matter(s) protected under a controlling provision in Part 3 of the EPBC Act for which this approval has effect. Includes Whole of Environment matters.

Resource Enhancement Wetland: wetlands which may have been modified or degraded but still support substantial attributes and functions. Resource Enhancement is the second highest management category for wetlands on the Swan Coastal Plain.

Species: a group of biological categories Conservation Category Wetland and/or Resource Enhancement Wetland. Wetlands within the proposed action area are represented in Site 4 Tarlton Crescent Major Development Plan Part B (draft, September 2025, figure 5-1).

Wetland Habitat Quality Scoring for the Swan Coastal Plain: the habitat quality scoring assessment within the approved Offset Strategy. This scoring framework to use for monitoring, compliance and auditing purposes.

Whole of Environment Matters: relating to the Commonwealth land (owned or leased by the Commonwealth), means:

- a. ecosystems and their constituent parts, including people and communities; and
- b. natural and physical resources; and
- c. the qualities and characteristics of location, places and areas; and
- d. heritage values of places; and
- e. the social, economic and cultural aspects of a thing mentioned above.

Conditions

1. The approved holder must not clear more than:
 - a. Protected Matters:
 - i. 0.53 hectares (ha) of Banksia TEC.
 - ii. 13.72 ha of black cockatoo foraging habitat for Carnaby’s Black Cockatoo.
 - b. Whole of Environment Matters
 - i. 13.96 ha of native vegetation.
 - ii. 13.14 of wetlands, consisting of 12.67 ha of Conservation Category Wetlands and 0.47 ha of Resource Enhancement Wetlands.
2. To offset the significant residual impacts to MNES protected matters and wetlands as specified in Condition 1, the approval holder must implement the Offset Strategy no later than commencement of the action and continue to implement the Offset Strategy until offset outcomes are met.

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3. Within 18 months of the date of approval of the action, the approval holder must implement Offset Management Plans consistent with the Offset Strategy and Environmental Management Plan Guidelines. The updated Offset Management Plans must be provided to the department on request.

Offset Site	Protected Matter	Habitat extent	Habitat quality	Habitat scoring system	Time specified to achieve each outcome
Offset 1 – Lot 2, Mindarra, Western Australia	Banksia TEC – Averted Loss	21.14 ha	≥8	Banksia woodland TEC habitat quality scoring framework	20 years after the commencement of the action
	Carnaby’s Black Cockatoo foraging habitat – Averted loss	36.16 ha	≥6	Habitat Scoring System for WA black cockatoo foraging habitat	20 years after the commencement of the action
Offset 2- Lot 3832 (North), Regans Ford, Western Australia	Wetlands – Rehabilitation and Revegetation	29.64 ha	≥7	Wetland Habitat Quality Scoring for the Swan Coastal Plain	20 years after the commencement of the action