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GOVERNMENT OF
WESTERN AUSTRALIA

*Section 70(2)
Environmental Protection Act 1986.*

VEGETATION CONSERVATION NOTICE

CPS 11032/1

Persons to whom this Vegetation Conservation Notice is given (The Owner):

(being the owner of the land described below)

EDENSEA PTY LTD
UNIT SUITE 8, 10 WILLIAM STREET
ESPERANCE WA 6450

Land to which this Vegetation Conservation Notice relates (“the land”):

Lot 1 on Diagram 67253 as comprised on Certificate of Title Volume 1692 Folio 199

Lot 3 on Diagram 80262 as comprised on Certificate of Title Volume 1926 Folio 568

Lot 4 on Diagram 80262 as comprised on Certificate of Title Volume 1926 Folio 569

Lot 402 on Deposited Plan 135877 as comprised on Certificate of Title Volume 773 Folio 174

Lot 722 on Deposited Plan 230214 as comprised on Certificate of Title Volume 1146 Folio 47

Reasons for which this Vegetation Conservation Notice is served:

This Vegetation Conservation Notice (VCN) is given because I suspect on the following grounds that unlawful clearing has taken place on the Land:

- (a) Satellite imagery from January 2021 showed native vegetation present on the Land.
- (b) Satellite imagery on 22 March 2025 showed the native vegetation as not being present on the Land.
- (c) A site inspection of the Land by Department of Water and Environmental Regulation (the department) Inspectors on 12 and 13 February 2025 confirmed that clearing had been carried out.

(d) I suspect on reasonable grounds that the clearing was not authorised by:

- a clearing permit; or
- by exemption under the *Environmental Protection Act 1986*; or
- by exemption under the *Environmental Protection (Clearing of Native Vegetation) Regulations 2004*; or
- by a notice issued under section 51DA(5) of the *Environmental Protection Act 1986*.

Therefore, I suspect on reasonable grounds that unlawful clearing of native vegetation has taken place on the Land, constituting a contravention of section 51C of the *Environmental Protection Act 1986*.

Requirements of this Notice:

The person(s) to whom this VCN is given, and each subsequent owner and or occupier of the land who is bound by this VCN, are required to undertake the following specified measures:

- For a period of twenty (20) years from the date this notice is given, re-establish and maintain native vegetation on any area affected by the clearing to a condition, as near as possible, to the condition of the native vegetation before the clearing occurred.

1. No unlawful clearing

Ensure that no further unlawful clearing takes place on the land.

2. Cultivation prohibited

From the date this notice is given, ensure no cultivation, including harvesting, mowing, scraping, raking, ploughing or mechanical movement of soil or seeding of non-native crops, is carried out within the *specified areas* other than for purposes required under this VCN or for the purpose of complying with a written fire hazard reduction notice.

3. Exclusion of stock

Ensure that *livestock* are excluded from the *specified areas* and not cause or permit *livestock* to enter or remain within the *specified areas*.

4. Revegetation

- (a) Within six (6) months from the date of the issuing of the VCN submit a Revegetation Plan to the CEO for approval for the revegetation and rehabilitation of the *specified areas*.
- (b) The Revegetation Plan must be prepared by an *Environmental Specialist*.
- (c) The Revegetation Plan must include the following:
 - (i) *site preparation*
 - (ii) *weed control*
 - (iii) *regeneration, direct seeding or planting, at an optimal time*

- (iv) a *vegetation establishment period*
 - (v) *revegetation* completion criteria to achieve a native vegetation condition, structure and density as near as possible to that present before the clearing occurred
 - (vi) the establishment of monitoring quadrats within the *specified area*
 - (vii) details of ongoing maintenance and monitoring of *revegetation* within the *specified area* to determine if the completion criteria are likely to be met. Monitoring must be undertaken by an *Environmental Specialist* a minimum of once every two years
 - (viii) *remedial actions* to be undertaken if the completion criteria are not likely to be, or have not been met
 - (ix) timeframes for the completion of all activities; and
 - (x) a requirement to keep records of all activities undertaken to be submitted to the department.
- (d) If the *CEO* does not approve the Revegetation Plan, it must be revised in accordance with the *CEO's* direction and resubmitted within one (1) month of the date of the *CEO's* decision on the Revegetation Plan under Measure 4(a) of this VCN.
- (e) If directed by the *CEO*, an approved revegetation plan must be updated and resubmitted for approval under Measure 4(a) of this VCN.
- (f) The VCN holder may submit an updated version of an approved Revegetation Plan for *CEO* approval under Measure 4(a) of this VCN.
- (g) The VCN holder must implement the latest version of the Revegetation Plan approved by the *CEO*.

5. Success of Revegetation

Where, for any reason, *revegetation* undertaken in accordance with Measure 4 of this notice is not achieved, each and every year for a period of twenty (20) years after the giving of this notice, or until, in the opinion of the *CEO*, revegetation is achieved, whichever is the lesser period, continue to *revegetate* the *specified areas* in accordance with Measure 4.

6. Reporting

For the period of twenty (20) years after the giving of this notice, or until, in the opinion of the *CEO*, revegetation is achieved, provide to the *CEO* a biennial written report of records required under Measure 4 of this VCN for the preceding two calendar years (1 January to 31 December the following year).

DEFINITIONS

The following meanings are given to terms used in this VCN:

Table 1: Defined Terms.

Term	Definition
<i>CEO</i>	means the Chief Executive Officer of the Department of the Public Service of the State through which the Environmental Protection Act 1986 is administered.
<i>department</i>	means the Department of Water and Environmental Regulation
<i>direct seeding</i>	means a method of re-establishing vegetation through the establishment of a seed bed and the introduction of seeds of the desired plant species.
<i>Environmental Specialist</i>	means a person who holds a tertiary qualification in environmental science or equivalent and has a minimum of two (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.
<i>Keighery Scale</i>	means the vegetation condition scale described in Bushland Plant Survey: A Guide to Plant Community Survey for the Community (1994) as developed by B.J. Keighery and published by the Wildflower Society of WA (Inc). Nedlands, Western Australia.
<i>livestock</i>	means any animal kept for domestic or commercial purposes and includes any horse, donkey, mule, cattle, sheep, swine, goat, buffalo, deer, camel or alpaca.
<i>optimal time</i>	means the period from April to July for undertaking <i>planting</i> and <i>direct seeding</i> .
<i>planting</i>	means the re-establishment of vegetation by creating favourable soil conditions and planting seedlings of the desired native, endemic species.
<i>remedial actions</i>	means any activity that is required to ensure successful re-establishment of native vegetation to its pre-clearing composition, structure and density, and may include a combination of soil treatments and <i>revegetation</i> .
<i>regenerate / regenerated / regeneration</i>	means re-establishment of vegetation from in situ seed banks and propagating material (such as lignotubers, bulbs, rhizomes) contained either within the topsoil or seed-bearing mulch.

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Term	Definition
<i>revegetate/ vegetated/ revegetation</i>	means the re-establishment of a cover of <i>local provenance</i> native vegetation in an area using methods such as natural <i>regeneration</i> , <i>direct seeding</i> and/or <i>planting</i> , so that the species composition, structure and density is to a condition, as near as possible, to the condition of the vegetation prior to the clearing occurring
<i>site preparation</i>	means management of existing site topsoil and preparation of the finished soil surface, for example by ripping or tilling the soil surface and resspreading site topsoil and chipped native vegetation
<i>specified area</i>	specified area means the portions of Lot 9009 on Deposited Plan 428289 bounded by a line joining the Zone 50 GDA 2020 points set out in Table 2 below.
<i>vegetation condition</i>	vegetation condition means the rating given to native vegetation using the <i>Keighery scale</i> and refers to the degree of change in the structure, density, and species present in the particular vegetation in comparison to undisturbed vegetation of the same type.
<i>vegetation establishment period</i>	means a period of at least two summers after the revegetation during which time replacement and infill <i>revegetation</i> works may be required for areas in which <i>revegetation</i> has been unsuccessful and involves regular inspections of <i>revegetation</i> sites to monitor the success of <i>revegetation</i> .
weed	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.

Table 2: Specified area co-ordinates

Specified Area 1

Point	Easting (m)	Northing (m)
1	388626	6258618
2	388988	6258417
3	389709	6258332
4	390373	6257995
5	390447	6257885
6	390403	6257623
7	390326	6257570
8	390293	6257557
9	390234	6257605
10	390248	6257670
11	390207	6257718
12	390151	6257678
13	390217	6257480
14	390103	6257445
15	390000	6257492
16	389928	6257580
17	389673	6257507
18	389582	6257580
19	389506	6257551
20	389516	6257355
21	389615	6257230
22	388646	6257076

Specified Area 2

Point	Easting (m)	Northing (m)
1	389504	6257188
2	389692	6257206
3	389792	6257135
4	389782	6257052
5	389959	6257038
6	389960	6256944
7	389881	6256943
8	389860	6256967
9	389839	6257001
10	389746	6257003
11	389682	6256971
12	389688	6256879
13	389958	6256876
14	389973	6256110
15	389518	6256107

Specified Area 3

Point	Easting (m)	Northing (m)
1	390458	6257367
2	390642	6257424
3	390711	6257421
4	390827	6257254
5	390830	6256886
6	390690	6256885
7	390591	6256971
8	390562	6257062

9	390565	6257263
10	390479	6257287

Specified Area 4

Point	Easting (m)	Northing (m)
1	390058	6256970
2	390394	6256966
3	390401	6256880
4	390067	6256876



Ruth Dowd

Executive Director

Assurance

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

11 March 2026

Important Information:

A PERSON WHO IS BOUND BY THIS VEGETATION CONSERVATION NOTICE AND WHO DOES NOT COMPLY WITH THIS VEGETATION CONSERVATION NOTICE COMMITS AN OFFENCE UNDER THE *ENVIRONMENTAL PROTECTION ACT 1986*.

Under section 103 of the *Environmental Protection Act 1986*:

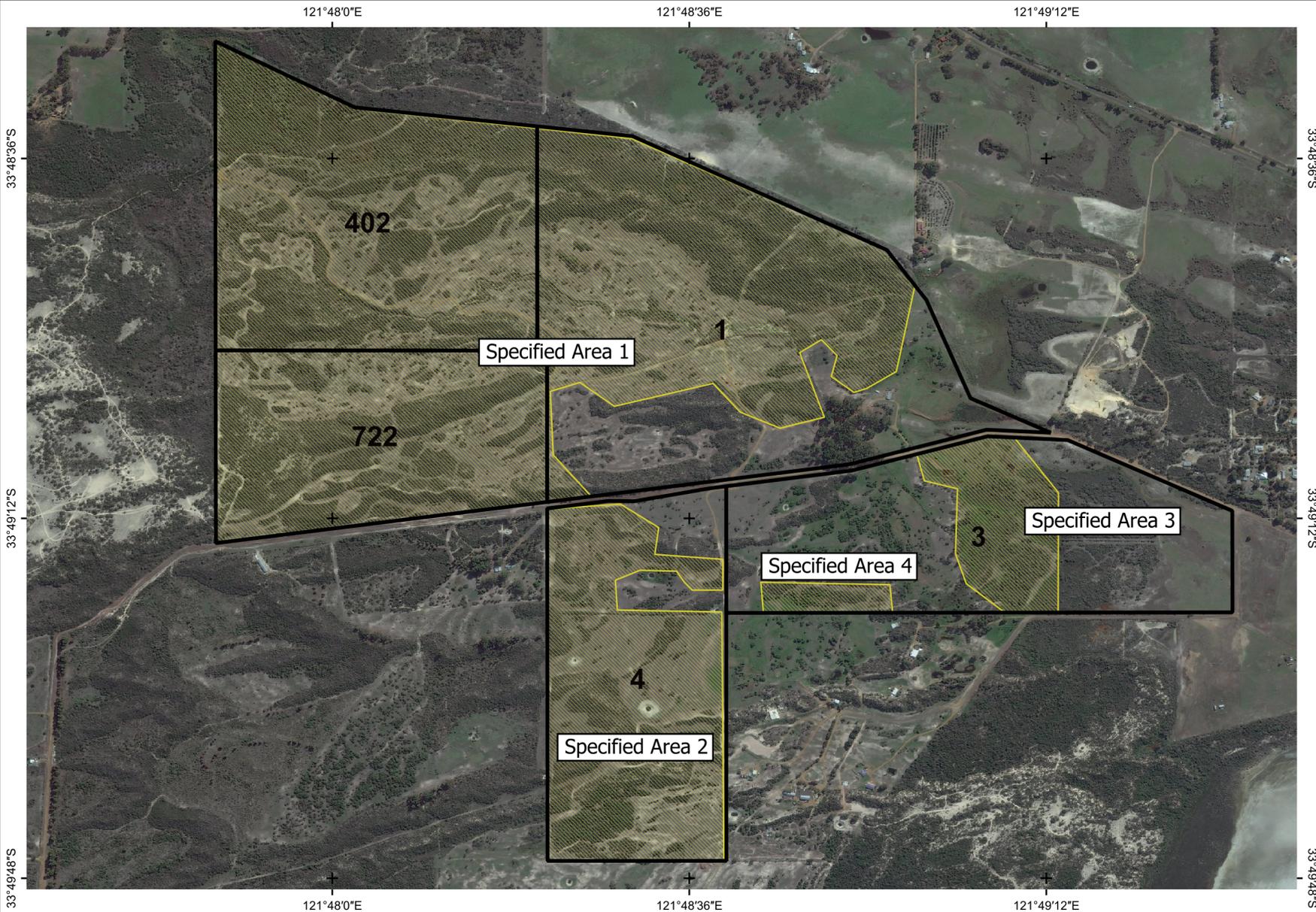
- a person who is aggrieved by a requirement contained in this vegetation conservation notice may within 21 days of being given this notice lodge with the Minister for Environment an appeal in writing setting out the grounds of that appeal; and
- any other person who disagrees with a requirement contained in this vegetation conservation notice may within 21 days of the making of that requirement lodge with the Minister for Environment an appeal in writing setting out the grounds of that appeal.

PENDING THE DETERMINATION OF AN APPEAL REFERRED TO ABOVE, THE RELEVANT REQUIREMENTS CONTAINED IN THIS VEGETATION CONSERVATION NOTICE CONTINUE TO HAVE EFFECT.

Revoking the VCN

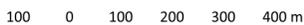
Should all requirements of this VCN be fulfilled, the CEO may, by notice in writing, revoke the VCN under section 65(4) of the *Environmental Protection Act 1986* (as referenced by section 70(9)).

CPS 11032/1 Specified Area



LEGEND

-  Land Tenure
-  ICMS 71146 - specified area
- Maxar Imagery**
- WV03_VNIR-2025/04/21-10400100A5075300
- 



1:11,000
Projection: WGS 84

Disclaimer: This map is used as a generic static output for reference purposes. Information on this map may or may not be accurate, current, or otherwise reliable. While the Department of Water and Environmental Regulation, has made all reasonable efforts to ensure the accuracy of this data, the department accepts no responsibility for any inaccuracies and persons relying on this data do so at their own risk.



Government of Western Australia
Department of Water and Environmental Regulation