



Section 70(2)
Environmental Protection Act 1986.

VEGETATION CONSERVATION NOTICE

CPS 11426/1

Persons to whom this vegetation conservation notice is given (The Owner):

(being the owner of the land described below)

MS. THANH THI THU NGUYEN (JASMINE) AND MS. LYNICE KHANH LINH TONG
9 BOURNE STREET
MORLEY WA 6062

Land to which this vegetation conservation notice relates ("the land"):

LOT 96 on Deposited Plan 222823 as comprised on Certificate of Title Volume 1884 Folio 795

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 24 September 2025 showed native vegetation present on the Land.
- (b) Satellite imagery on 14 October 2025 showed the native vegetation as not being present on the Land.
- (c) A site inspection of the Land by the Shire of Plantagenet (the Shire) Inspectors on 6 October 2025 confirmed that clearing had been carried out on the land.
- (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.
- The CEO may revoke the VCN at any time should all specified measures be met.

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 area* other than purposes required under this VCN or for the purpose of complying with a written firebreak 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, or other such timeframe as agreed by the CEO, submit a Revegetation Plan to the CEO for approval for the revegetation and rehabilitation of the *specified area*.
- (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, or other such timeframe as agreed by the *CEO*.
- (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.

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 96 on Deposited Plan 222823 bounded by a line joining the Zone 50 GDA 2020 points set out in Table 2 below and depicted in Schedule 1.
<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

Point	Easting (m)	Northing (m)
1	560209	6167861
2	560208	6167726
3	560300	6167726
4	560301	6167860



Ruth Dowd

Executive Director

Assurance

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

28 August 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*:

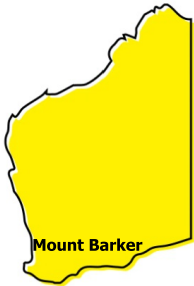
- a person who is aggrieved by a requirement contained in this vegetation conservation notice may within 21 days of being given this notice lodge with the Minister for Environment an appeal in writing setting out the grounds of that appeal; and
- any other person who disagrees with a requirement contained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

Schedule CPS 11426/1

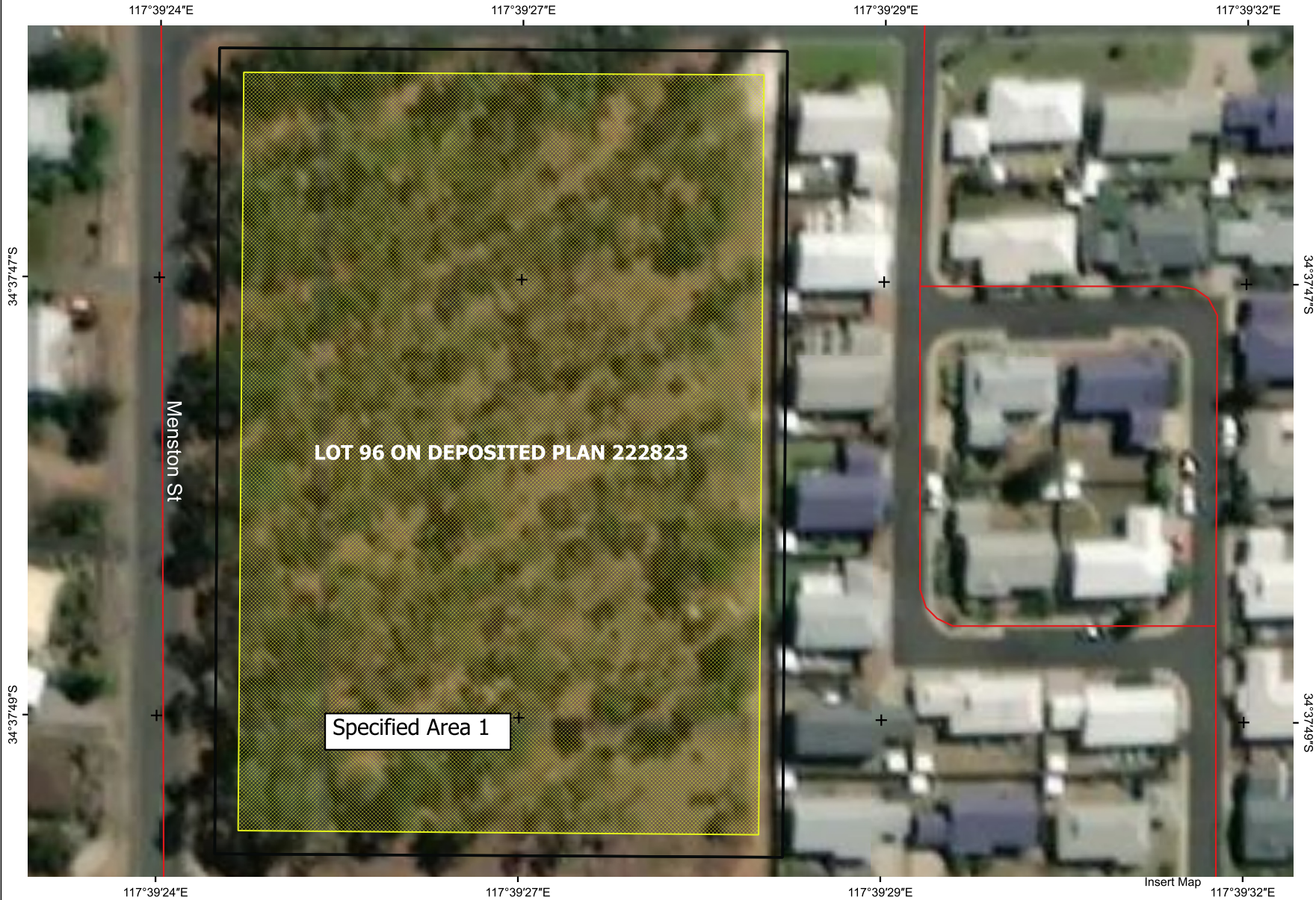


LEGEND

Legend

Roads

- Road Classification
 - Minor
- Specified area
- Land Tenure (LGATE_226) - SLIP



Menston St

LOT 96 ON DEPOSITED PLAN 222823

Specified Area 1

Insert Map



1:1,000
Projection: GDA2020 / MGA zone 50

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Officer with delegated authority under Section 20 of the Environmental Protection Act 1986.



Government of Western Australia
Department of Water and Environmental Regulation