

Clearing Permit Decision Report

1. Application details and outcomes

1.1. Permit application details

Permit number:	10190/3
Permit type:	Area Permit
Applicant name:	Crimson Metals Pty Ltd
Application received:	17 June 2025
Application area:	7.7 hectares
Purpose of clearing:	Construction of accommodation village and associated infrastructure
Method of clearing:	Mechanical Removal
Tenure:	General Purpose Lease 59/48
Location (LGA area):	Shire of Yalgoo
Colloquial name:	Mt Gibson Gold Project Accommodation Village

1.2. Description of clearing activities

Clearing permit CPS 10190/1 was granted by the Department of Mines, Industry Regulation and Safety (now the Department of Mines, Petroleum and Exploration) on 19 September 2023 and was valid from 12 October 2023 to 11 October 2025 (DMIRS, 2023a; 2023b). The permit authorised the clearing of up to 7.7 hectares of native vegetation within a boundary of approximately 7.7 hectares, for the purpose of the construction of accommodation village and associated infrastructure (DMIRS, 2023a; 2023b). Up to 30 June 2025, the permit holder has cleared 6.13 hectares of native vegetation under this permit (Capricorn Metals, 2025).

On 17 June 2025, the permit holder applied to amend CPS 10190/1 to extend the permit duration by two years (Crimson, 2025).

1.3. Decision on application and key considerations

Decision:	Grant
Decision date:	25 September 2025
Decision area:	7.7 hectares of native vegetation

1.4. Reasons for decision

This clearing permit application was submitted, accepted, assessed, and determined in accordance with sections 51KA(1) and 51O of the *Environmental Protection Act 1986* (EP Act). The Department of Mines, Petroleum and Exploration (DMPE) advertised the application for a public comment for a period of 7 days, and no submissions were received.

In making this decision, the Delegated Officer had regard for the site characteristics (Appendix A), relevant datasets (Appendix F), the clearing principles set out in Schedule 5 of the EP Act (Appendix B), relevant planning instruments and any other matters considered relevant to the assessment (Section 3.3). The Delegated Officer also took into consideration the purpose of the clearing to construct an accommodation village and associated infrastructure.

The assessment identified that the proposed clearing may result in:

- the potential introduction and spread of weeds into adjacent vegetation, which could impact on the quality of the adjacent vegetation and its habitat values;
- potential degradation of the adjacent Eucalypt Woodlands of the Western Australian Wheatbelt Ecological Community;
- the loss of native vegetation that is suitable breeding habitat for malleefowl (*Leipoa ocellata*);
- the increased risk of fauna injury or mortality; and
- potential land degradation in the form of erosion.

After consideration of the available information, the Delegated Officer determined the proposed clearing can be minimised and managed to be unlikely to lead to an unacceptable risk to environmental values.

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

- avoid, minimise to reduce the impacts and extent of clearing;
- 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 habitat

ahead of the clearing activity;

- identify active (in use) malleefowl mounds and avoid clearing within 200 metres of any mounds from September to January; and
- commence construction no later than three months after undertaking clearing to reduce the risk of erosion.

The assessment has not changed since the assessment for CPS 10190/1. The Delegated Officer determined that the proposed extension of permit duration is not likely to lead to an unacceptable risk to environmental values.

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 (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 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)
- *Biosecurity and Agriculture Management Act 2007* (BAM Act)
- *Conservation and Land Management Act 1984* (WA) (CALM Act)
- *Environment Protection and Biodiversity Conservation Act 1999* (Cth) (EPBC Act)
- *Mining Act 1978* (WA)
- *Rights in Water and Irrigation Act 1914* (RIWI Act)

The key guidance documents which inform this assessment are:

- *A guide to the assessment of applications to clear native vegetation* (DER, December 2014)
- *Procedure: Native vegetation clearing permits* (DWER, October 2021)
- Technical guidance – *Flora and Vegetation Surveys for Environmental Impact Assessment* (EPA, 2016b)
- Technical guidance – *Terrestrial Fauna Surveys for Environmental Impact Assessment* (EPA, 2020)

3. Detailed assessment of application

3.1. Avoidance and mitigation measures

No evidence of avoidance or mitigation measures was provided to support this amendment application.

3.2. Assessment of impacts on environmental values

A review of current environmental information (Appendix B) reveals that the assessment against the clearing principles has not changed significantly from the clearing permit decision report CPS 10190/1.

3.2.1. Biological values (fauna) - Clearing Principles (a) and (b)

Assessment

The assessment for the following species is unchanged from CPS 10190/1 and therefore further discussion of potential impacts to these species is not required:

- *Leipoa ocellata* (malleefowl);
- *Egernia stokesii badia* (western spiny-tailed skink);
- *Falco peregrinus* (peregrine falcon);
- *Leporillus conditor* (greater stick-nest rat); and
- *Nyctophilus major tor* (central long-eared bat) (DMIRS, 2023b).

The Australian Wildlife Conservancy (AWC) manages the Mt Gibson Wildlife Sanctuary, which the application area is located within (AWC, 2025; GIS Database). This sanctuary has one of Australia's largest mammal reintroduction programs (AWC, 2025). Ten species have been reintroduced, including woylie, chuditch, Shark Bay bandicoot, greater bilby and numbat (AWC, 2024; 2025). The Mt Gibson Wildlife Sanctuary includes a fenced predator exclusion area, located approximately 24 kilometres east of the application area (AWC, 2024; GIS Database). Based on available habitat and the presence of nearby records, the following species require further discussion:

Woylie and chuditch

Woylie (*Bettongia penicillata ogilbyi*), Endangered, inhabits woodlands and adjacent shrublands and heath (TSSC, 2017). Although this species has experienced a major range reduction, and is mostly recorded in the southwest of Western Australia, there has been a successful reintroduction program at the Mt Gibson Wildlife Sanctuary for this species (AWC, 2024; DEC, 2012b). Most woylie records have come from within the exclusion zone, but woylies have been recorded outside the exclusion zone since 2017 (AWC, 2024; GIS Database). Since 2017, detections outside the exclusion zone have been increasing in number and distribution (AWC, 2024). Therefore, woylies are possibly occurring within the application area. However, as the

remaining vegetation within the amendment application area is degraded, fragmented, and 6.13 hectares (approximately 80 percent) of clearing under this permit has already been conducted, this habitat is unlikely to be critical to woylie survival.

Chuditch, (*Dasyurus geoffroii*), Vulnerable, can inhabit a range of habitats including forest, mallee shrublands, woodland and desert (DEC, 2012a). Although this species has experienced a major range reduction, and is mostly recorded in the jarrah forest, there has been a successful reintroduction program at the Mt Gibson Wildlife Sanctuary for this species (AWC, 2024; DEC, 2012a). Most local records of chuditch come from an area to the northeast of the application area, outside of the exclusion area (AWC, 2024; GIS Database). However, in 2024, chuditch has been recorded to the west of the application area (AWC, 2024). Therefore, chuditch may pass through the application area occasionally, but as the remaining vegetation within the amendment application area is degraded, fragmented, and 6.13 hectares (approximately 80 percent) of clearing under this permit has already been conducted, this habitat is unlikely to be critical to chuditch survival.

Shark Bay bandicoot, greater bilby and numbat

Shark Bay bandicoot (*Perameles bougainville*), Endangered, inhabits open shrubland (Commonwealth of Australia, 2008). Greater bilby (*Macrotis lagotis*), Vulnerable, requires sandy soils to excavate their burrows (DCCEEW, 2023). Numbat (*Myrmecobius fasciatus*), Endangered, inhabits eucalypt woodlands with abundant termites and refugia (DPAW, 2017). Although suitable habitat for these species occurs within the application area, these species are only known to occur within the exclusion zone (AWC, 2024; GIS Database). Therefore, these species are unlikely to occur within the amendment application area.

Trapdoor spider species

An invertebrate survey was conducted over the Mt Gibson area on 21 and 22 September 2022, targeting *Idiosoma kopejtkorum*, *Idiosoma formosum* and *Idiosoma castellum* (Biota, 2023). Seven sites within suitable eucalypt woodland habitat were searched, with none of these sites located within the application area (Biota, 2023). Burrows were located at all seven sites, with these burrows inferred to be that of *Idiosoma kopejtkorum* or *Idiosoma formosum* (Biota, 2023). As burrows have been located outside of the development envelope, the clearing of degraded eucalypt woodland habitat within the application area is unlikely to be significant for the conservation of trapdoor spider species, namely *Idiosoma kopejtkorum*, *Idiosoma formosum* and *Idiosoma castellum*.

Conclusion

Based on the above assessment, the proposed clearing may result in the loss of potential malleefowl breeding habitat, and the loss of non-critical habitat for all other conservation significant species discussed.

For the reasons set out above, it is considered that the impacts of the proposed clearing on fauna habitats can be managed by the implementation of management conditions, which are summarised below.

Conditions

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

- Slow directional clearing to allow fauna to move into adjacent vegetation ahead of the clearing activity; and
- Fauna Management – Malleefowl: inspection for active Malleefowl mounds and placement of appropriate buffers.

3.2.2. Biological values (flora and vegetation) - Clearing Principle (a)

Assessment

Given that there is suitable habitat in an equal or better condition for priority flora in the local and regional area, the proposed clearing is unlikely to have a significant impact on the continued existence of priority flora. There is existing infrastructure and historical disturbance within the application area which limits the amount of suitable habitat available for conservation significant flora.

A small portion of the application area (approximately 0.1 ha) is mapped within the buffer zone of the State listed Priority 3 Ecological Community (PEC), Eucalypt Woodlands of the Western Australian Wheatbelt (GIS Database). This PEC is also an EPBC Act listed Critically Endangered Threatened Ecological Community (TEC). The flora and vegetation survey did not identify this community within the application area, however two small patches (in degraded condition) representative of this PEC was identified adjacent to the application area (Tetris Environmental, 2023a). The locations of the recorded PEC patches in relation to the application area are shown in Appendix F. No clearing of this ecological community is proposed within this application, and the vegetation proposed to be cleared is unlikely to be necessary for the maintenance of this TEC, considering that 6.13 hectares (approximately 80 percent) of clearing under this permit has already been conducted.

Conclusion

Based on the above assessment, the proposed clearing is unlikely to result in a significant impact to priority flora. Impacts to the Eucalypt Woodlands of the Western Australian Wheatbelt can be managed by maintaining the conditions of CPS 10190/1 (DMIRS, 2023a).

Conditions

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

- Avoid, minimise to reduce the impacts and extent of clearing; and
- Take hygiene steps to minimise the risk of the introduction and spread of weeds.

3.3. Relevant planning instruments and other matters

The amendment application was advertised on 5 September 2025 by the Department of Mines, Petroleum and Exploration inviting submissions from the public. No submissions were received in relation to this application.

There is one native title claim (WCD2015/001 - Badimia People) over the area under application (DPLH, 2025). This claim has been determined by the Federal Court on behalf of the claimant group. The mining tenure has been granted in accordance with CPS 10190/3

the future act regime of the *Native Title Act 1993* and the nature of the act (i.e. the proposed clearing activity) has been provided for in that process, therefore, the granting of a clearing permit is not a future act under the *Native Title Act 1993*.

There are no registered Aboriginal Sites of Significance within the application area (DPLH, 2025). It is the proponent's responsibility to comply with the *Aboriginal Heritage Act 1972* and ensure that no Aboriginal Sites of Significance are damaged through the clearing process.

It is noted that the proposed clearing may impact on the Critically Endangered Ecological Community, Eucalypt Woodlands of the Western Australian Wheatbelt, *Leipoa ocellata* (malleefowl), *Bettongia penicillata ogilbyi* (woylie) and *Dasyurus geoffroyi* (chuditch), which are protected matters under the *Environment Protection and Biodiversity Conservation Act 1999* (the EPBC Act). The proponent may be required to refer the project to the (Commonwealth) Department of Climate Change, Energy, the Environment and Water for environmental impact assessment under the EPBC Act. The proponent is advised to contact the Department of Climate Change, Energy, the Environment and Water for further information regarding notification and referral responsibilities under the EPBC Act.

Other relevant authorisations required for the proposed land use include:

- A Programme of Work approved under the *Mining Act 1978*

It is the proponent's responsibility to liaise with the Department of Water and Environmental Regulation and the Department of Biodiversity, Conservation and Attractions, to determine whether a Works Approval, Water Licence, Bed and Banks Permit, or any other licences or approvals are required for the proposed works.

End

Appendix A. Site characteristics

A.1. Site characteristics

Characteristic	Details						
Local context	The area proposed to be cleared is located approximately 62.5 kilometres northeast of Wubin, within the Shire of Yalgoo (GIS Database). It is located within the Merredin subregion of the Avon Wheatbelt bioregion (GIS Database). The area proposed to be cleared is part of an expansive tract of native vegetation in the extensive land use zone of Western Australia (GIS Database).						
Conservation areas	The application area is located within the Mt Gibson Wildlife Sanctuary, a private nature reserve (GIS Database). The nearest DBCA managed conservation area is the Biluny Wells Nature Reserve, located approximately four kilometres southwest of the application area (GIS Database).						
Vegetation description	The vegetation of the application area is broadly mapped as the following Beard vegetation association: 437: Wattle, casuarina and teatree (<i>Acacia-Allocasuarina-Melaleuca alliance</i>) (GIS Database). A flora and vegetation survey was conducted over the application area by Tetris Environmental (2023a) on 13 March 2023. The following four vegetation units were recorded within the application area: - Acacia Shrubland; - Eucalyptus Woodland; - Allocasuarina Shrubland; and - Cleared areas (Tetris Environmental, 2023a).						
Vegetation condition	The assessment of CPS 10190/1 determined the vegetation of the application area was in Very Good to Completely Degraded (Keighery, 1994) condition (DMIRS, 2023b). As 6.13 hectares of native vegetation has been cleared under this permit up to 30 June 2025, most of the vegetation within the clearing area has been removed (Capricorn Metals, 2025). Remaining vegetation has likely been degraded by the adjacent works. However based on condition descriptions and satellite imagery, the vegetation of the application area is likely to still be in Very Good to Completely Degraded (Keighery, 1994) condition, described as: - 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. - 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. The full Keighery (1994) condition rating scale is provided in Appendix C. A satellite image of the application area is available in Appendix D.						
Soil description	The soils within the application area are broadly mapped as the following (DPIRD, 2025): <table> <tr> <th>System</th><th>Description</th></tr> <tr> <td>Euchre system (258Eu)</td><td>Low granite breakaways with alluvial plains and sandy tracts supporting eucalypt woodlands and acacia shrublands</td></tr> <tr> <td>Joseph system (258Jo)</td><td>Undulating yellow sandplain supporting dense mixed acacia, melaleuca and casuarina shrublands with patchy mallees</td></tr> </table>	System	Description	Euchre system (258Eu)	Low granite breakaways with alluvial plains and sandy tracts supporting eucalypt woodlands and acacia shrublands	Joseph system (258Jo)	Undulating yellow sandplain supporting dense mixed acacia, melaleuca and casuarina shrublands with patchy mallees
System	Description						
Euchre system (258Eu)	Low granite breakaways with alluvial plains and sandy tracts supporting eucalypt woodlands and acacia shrublands						
Joseph system (258Jo)	Undulating yellow sandplain supporting dense mixed acacia, melaleuca and casuarina shrublands with patchy mallees						
Land degradation risk	The Joseph Land System is not susceptible to soil erosion in its natural state, whilst the Euchre Land System is moderately susceptible (Tetris Environmental, 2023b).						
Waterbodies	There are no watercourses or wetlands within the area proposed to clear (GIS Database).						
Hydrogeography	The application area is not within any mapped Public Drinking Water Source Areas (PDWSA) or legislated surface water areas. The nearest PDWSA is the Watheroo Water Reserve located approximately 120 kilometres to the southwest of the application area (GIS Database).						

Characteristic	Details
	The application area is located within the East Murchison Groundwater Area proclaimed under the <i>Rights in Water and Irrigation Act 1914</i> (GIS Database). The groundwater salinity of the permit area has been broadly mapped as being 7,000-14,000 milligrams per litre total dissolved solids, which is considered brackish to saline (NWGA, 2023; GIS Database).
Ecological communities	The application area is mapped within the buffer of the Eucalypt Woodlands of the Western Australian Wheatbelt ecological community (GIS Database). This community is a Priority 3 Priority Ecological Community (PEC) under state listing, and a Critically Endangered Threatened Ecological Community (TEC) under federal listing (GIS Database). The flora and vegetation survey did not identify this community within the application area, however two small patches (in degraded condition) representative of this ecological community were identified adjacent of the application area (Tetris Environmental, 2023a). The locations of the recorded PEC patches in relation to the application area are shown in Appendix F.

A.2. Vegetation extent

	Pre-European area (ha)	Current extent (ha)	Extent remaining (%)	Current extent in all DBCA managed land (ha)	Current extent in all DBCA Managed Land (proportion of pre-European extent) (%)
IBRA Bioregion - Avon Wheatbelt	9,517,109.95	1,761,187.42	~19	174,980.68	1.84
IBRA Subregion - Merredin	6,524,180.55	1,367,565.48	~21	126,804.59	1.94
Local Government - Shire of Yalgoo	2,794,946.37	2,733,268.13	~98	628,939.11	22.50
Beard vegetation associations - State					
437	505,364.86	475,077.96	~94	80,571.65	15.94
Beard vegetation associations - Bioregion (Avon Wheatbelt)					
437	174,686.49	174,686.49	~83	3,139.34	1.80
Beard vegetation associations - subregion (Merredin)					
437	174,686.49	144,425.94	~83	3,139.34	1.80

Government of Western Australia (2019)

A.3. Fauna analysis table

With consideration for the site characteristics, relevant datasets (see Appendix F.1), and biological survey information (Biota, 2023; Tetris Environmental, 2023a), impacts to the following conservation significant flora and fauna required further consideration.

Likelihood of occurrence for these species was determined using species habitat preferences, age and location of known records and species distribution (ALA, n.d.; AWC, 2024; Biota, 2023; Birdlife Australia, 2025; CALM, n.d.; Commonwealth of Australia, 2008; 2020; DCCEEW, 2023; DEC, 2012a; DEWHA, 2008; DPAW, 2017; DSE, 2003; Menkhorst & Knight, 2011; Timms, 2008; Tetris Environmental, 2023a; TSSC, 2016a; 2016b; 2017; GIS Database).

Species name	Conservation status	Suitable habitat features? [Y/N]	Distance of closest record to application area (km)	Likelihood of occurrence
<i>Idiosoma kopejtkorum</i> (Lake Goorly shield-backed trapdoor spider)	EN	Y	5.8	Possible – discussed in Section 3.2.1
<i>Idiosoma formosum</i> (ornate shield-backed trapdoor spider)	EN	Y	12.3	Possible – discussed in Section 3.2.1
<i>Idiosoma castellum</i> (tree-stem trapdoor spider)	P4	Y	16.0	Possible – discussed in Section 3.2.1
<i>Bettongia penicillata ogilbyi</i> (woylie)	CR, EN	Y	23.6	Possible – discussed in Section 3.2.1
<i>Dasyurus geoffroyi</i> (chuditch)	VU	Y	24.1	Possible – discussed in Section 3.2.1

Species name	Conservation status	Suitable habitat features? [Y/N]	Distance of closest record to application area (km)	Likelihood of occurrence
<i>Perameles bougainville</i> (Shark Bay bandicoot)	VU, EN	Y	24.0	Unlikely – discussed in Section 3.2.1
<i>Macrotis lagotis</i> (greater bilby)	VU	Y	25.6	Unlikely – discussed in Section 3.2.1
<i>Myrmecobius fasciatus</i> (numbat)	EN	Y	25.6	Unlikely – discussed in Section 3.2.1
<i>Nyctophilus major tor</i> (central long-eared bat)	P3	Y	21.1	Possible
<i>Leporillus conditor</i> (greater stick-nest rat)	CD, VU	Y	26.3	Possible
<i>Lagostrophus fasciatus fasciatus</i> (banded hare-wallaby)	VU	N	23.6	Unlikely
<i>Phascogale calura</i> (red-tailed phascogale)	CD, VU	N	25.6	Unlikely
<i>Pseudomys fieldi</i> (Shark Bay mouse)	VU	N	27.7	Unlikely
<i>Charadrius cucullatus</i> (hooded plover)	P4	N	23.9	Unlikely
<i>Idiosoma clypeatum</i> (northern shield-backed trapdoor spider)	P3	N	31.3	Unlikely
<i>Gelochelidon nilotica</i> (gull-billed tern)	MI	N	44.9	Unlikely
<i>Oxyura australis</i> (blue-billed duck)	P4	N	45.0	Unlikely
<i>Tringa glareola</i> (wood sandpiper)	MI	N	45.0	Unlikely
<i>Tringa nebularia</i> (common greenshank)	MI, EN	N	47.5	Unlikely
<i>Branchinella simplex</i> (a fairy shrimp)	P1	N	48.0	Highly unlikely

T: threatened, CR: critically endangered, EN: endangered, VU: vulnerable, MI: migratory, P: priority, CD: conservation dependent

Appendix B. 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.” <u>Assessment:</u> The area proposed to be cleared is unlikely to contain conservation significant flora. It may contain conservation significant fauna. A portion of the application area is mapped within the buffer zone of the Priority 3 Ecological Community, Eucalypt Woodlands of the Western Australian Wheatbelt (GIS Database). The flora and vegetation survey did not identify this community within the application area, however two small patches (in degraded condition) representative of this PEC were identified adjacent of the application area (Tetris Environmental, 2023a).	May be at variance (as per CPS 10190/1)	Yes <i>Refer to Section 3.2.1 and Section 3.2.2, above.</i>
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.” <u>Assessment:</u> The area proposed to be cleared contains suitable habitat for potentially occurring conservation significant fauna.	May be at variance (as per CPS 10190/1)	Yes <i>Refer to Section 3.2.1, above.</i>
Principle (c): “Native vegetation should not be cleared if it includes, or is necessary for the continued existence of, threatened flora.” <u>Assessment:</u> There are no records of threatened flora within the application area and the targeted flora survey did not identify any conservation significant flora within the application area (Tetris Environmental, 2023a; GIS Database). Given the application area is degraded, fragmented, and 6.13 hectares (approximately 80 percent) of clearing	Not likely to be at variance (as per CPS 10190/1)	No

Assessment against the clearing principles	Variance level	Is further consideration required?
under this permit has already been conducted, it is unlikely that threatened flora would occur.		
<u>Principle (d):</u> <i>"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."</i> <u>Assessment:</u> A portion of the application area is mapped within the buffer zone of the federally listed Threatened Ecological Community (TEC), Eucalypt Woodlands of the Western Australian Wheatbelt (GIS Database). The flora and vegetation survey did not identify this community within the application area, however two small patches (in degraded condition) representative of this federally listed TEC were identified adjacent of the application area (Tetris Environmental, 2023a).	Not likely to be at variance (as per CPS 10190/1)	Yes <i>Refer to Section 3.2.2, above.</i>
Environmental value: significant remnant vegetation and conservation areas		
<u>Principle (e):</u> <i>"Native vegetation should not be cleared if it is significant as a remnant of native vegetation in an area that has been extensively cleared."</i> <u>Assessment:</u> The application area falls within the Avon Wheatbelt Bioregion of the Interim Biogeographic Regionalisation for Australia (IBRA) (GIS Database). Approximately 19 to 98 percent of the pre-European vegetation still exists in the IBRA Avon Wheatbelt Bioregion, IBRA Merredin Subregion and Shire of Yalgoo (Government of Western Australia, 2019). The clearing of 7.7 hectares of native vegetation within the application area is unlikely to impact the conservation significance of the pre-European vegetation remaining within the local and regional area (GIS Database). The application area is broadly mapped as Beard vegetation association 437 (GIS Database). Approximately 94 percent of the pre-European extent of this vegetation association remains uncleared at state level, and approximately 83 percent at a regional and subregional level (Government of Western Australia, 2019). This level is consistent with the national objectives and targets for biodiversity conservation in Australia (Commonwealth of Australia, 2001).	May be at variance (as per CPS 10190/1)	No
<u>Principle (h):</u> <i>"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."</i> <u>Assessment:</u> The application area is located within the Mt Gibson Wildlife Sanctuary, a private nature reserve (GIS Database). As the application area is already degraded and development has occurred in the area, the clearing of up to 7.7 hectares of native vegetation (of which 6.13 hectares has already occurred) within the application area is unlikely to impact the environmental values of the Mt Gibson Wildlife Sanctuary.	Not likely to be at variance (as per CPS 10190/1)	No
Environmental value: land and water resources		
<u>Principle (f):</u> <i>"Native vegetation should not be cleared if it is growing in, or in association with, an environment associated with a watercourse or wetland."</i> <u>Assessment:</u> Given no watercourses or wetlands are recorded within the application area, the proposed clearing is unlikely to impact any vegetation growing within association with a watercourse or wetland.	Not likely to be at variance (as per CPS 10190/1)	No
<u>Principle (g):</u> <i>"Native vegetation should not be cleared if the clearing of the vegetation is likely to cause appreciable land degradation."</i> <u>Assessment:</u> As the Euchre land system is susceptible to erosion, it is recommended that the staged clearing condition is maintained on the amended permit (Tetris Environmental, 2023b). <u>Condition</u> To address the above impact, the following management measure will be required as a condition on the clearing permit: A staged clearing condition to minimise erosion.	May be at variance (as per CPS 10190/1)	No

Assessment against the clearing principles	Variance level	Is further consideration required?
<u>Principle (i):</u> "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." <u>Assessment:</u> Given there are no Public Drinking Water Source Areas (PDWSA) within or in close proximity to the application area and there are no watercourses or wetlands within the application area, the proposed clearing is unlikely to cause deterioration in the quality of surface or underground water.	Not likely to be at variance (as per CPS 10190/1)	No
<u>Principle (j):</u> "Native vegetation should not be cleared if the clearing of the vegetation is likely to cause, or exacerbate, the incidence or intensity of flooding." <u>Assessment:</u> Given no watercourses or wetlands are recorded within the application area, the proposed clearing is unlikely to contribute to waterlogging.	Not likely to be at variance (as per CPS 10190/1)	No

Appendix C. 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 South West 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.
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 D. Satellite imagery

A satellite image of the application area is provided in Figure 1, below.



Figure 1. Satellite image of the application area. This image was taken 26 March 2025.

Appendix E. Priority Ecological Community (PEC) Map

A map showing the location of the Eucalypt Woodlands of the Western Australian Wheatbelt ecological community is provided in Figure 2, below.

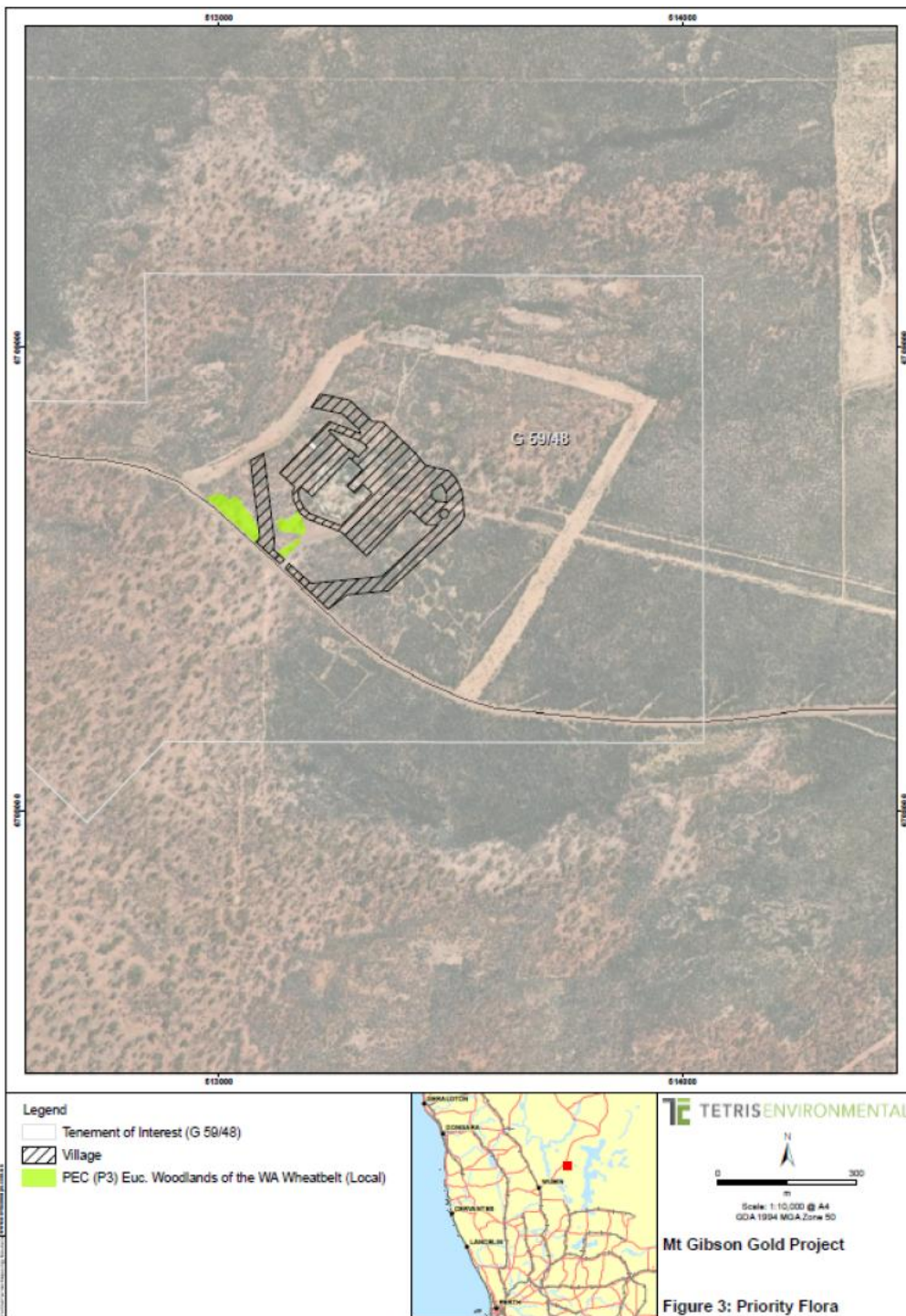


Figure 2. Map showing the location of the Eucalypt Woodlands of the Western Australian Wheatbelt ecological community in relation to the Permit area. The Eucalypt Woodlands of the Western Australian Wheatbelt ecological community is shaded green, and the Permit area is shown, hatched in black.

Appendix F. Sources of information

F.1. GIS datasets

Publicly available GIS datasets used (sourced from www.data.wa.gov.au):

- Cadastre (Polygon) (LGATE-217)
- Clearing Regulations - Environmentally Sensitive Areas (DWER-046)
- Clearing Regulations - Schedule One Areas (DWER-057)
- DBCA - Lands of Interest (DBCA-012)
- DBCA - Legislated Lands and Waters (DBCA-011)
- DBCA Fire History (DBCA-060)
- EPA Referred Schemes Pending (DWER-121)
- EPA Referred Significant Proposals (DWER-120)
- EPA Referred Significant Proposals Pending (DWER-103)
- Groundwater Salinity Statewide (DWER-026)

- IBRA Vegetation Statistics
- Local Government Area (LGA) Boundaries (LGATE-233)
- Localities (LGATE-234)
- Native Vegetation Extent (DPIRD-005)
- Pre-European Vegetation (DPIRD-006)
- Public Drinking Water Source Areas (DWER-033)
- RIWI Act, Groundwater Areas (DWER-034)
- RIWI Act, Rivers (DWER-036)
- RIWI Act, Surface Water Areas and Irrigation Districts (DWER-037)
- Soil Landscape Mapping - Best Available (DPIRD-027)
- Townsites (LGATE-248)
- WA Now Aerial Imagery

Restricted GIS Databases used:

- Threatened and Priority Flora (TPFL)
- Threatened and Priority Flora (WAHerb)
- Threatened and Priority Fauna
- Threatened and Priority Ecological Communities
- Threatened and Priority Ecological Communities (Buffers)

F.2. References

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- Department of Environment and Conservation (DEC) (2012a) Chuditch (*Dasyurus geoffroii*) National Recovery Plan. Department of Environment and Conservation, Western Australia. [Chuditch \(Dasyurus geoffroii\) National Recovery Plan](#)
- Department of Environment and Conservation (DEC) (2012b) National Recovery Plan for the Woylie (*Bettongia penicillata ogilbyi*). Department of Environment and Conservation, Western Australia. [National Recovery Plan for the woylie Bettongia penicillata.](#)
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4. Glossary

Acronyms:

BC Act	<i>Biodiversity Conservation Act 2016</i> , Western Australia
BoM	Bureau of Meteorology, Australian Government
DAA	Department of Aboriginal Affairs, Western Australia (now DPLH)
DAFWA	Department of Agriculture and Food, Western Australia (now DPIRD)
DCCEEW	Department of Climate Change, Energy, the Environment and Water, Australian Government
DBCA	Department of Biodiversity, Conservation and Attractions, Western Australia
DEMIRS	Department of Energy, Mines, Industry Regulation and Safety (now DMPE)
DER	Department of Environment Regulation, Western Australia (now DWER)
DMIRS	Department of Mines, Industry Regulation and Safety, Western Australia (now DMPE)
DMP	Department of Mines and Petroleum, Western Australia (now DMPE)
DMPE	Department of Mines, Petroleum and Exploration
DoEE	Department of the Environment and Energy (now DCCEEW)
DoW	Department of Water, Western Australia (now DWER)
DPaW	Department of Parks and Wildlife, Western Australia (now DBCA)
DPIRD	Department of Primary Industries and Regional Development, Western Australia
DPLH	Department of Planning, Lands and Heritage, Western Australia
DRF	Declared Rare Flora (now known as Threatened Flora)
DWER	Department of Water and Environmental Regulation, Western Australia
EP Act	<i>Environmental Protection Act 1986</i> , Western Australia
EPA	Environmental Protection Authority, Western Australia
EPBC Act	<i>Environment Protection and Biodiversity Conservation Act 1999</i> (Commonwealth Act)
GIS	Geographical Information System
ha	Hectare (10,000 square metres)
IBRA	Interim Biogeographic Regionalisation for Australia
IUCN	International Union for the Conservation of Nature and Natural Resources – commonly known as the World Conservation Union
PEC	Priority Ecological Community, Western Australia
RIWI Act	<i>Rights in Water and Irrigation Act 1914</i> , Western Australia
TEC	Threatened Ecological Community

Definitions:

DBCA (2023) Conservation Codes for Western Australian Flora and Fauna. Department of Biodiversity, Conservation and Attractions, Western Australia:

Threatened species

T Listed by order of the Minister as Threatened in the category of critically endangered, endangered or vulnerable under section 19(1), or is a rediscovered species to be regarded as threatened species under section 26(2) of the Biodiversity Conservation Act 2016 (BC Act).

Threatened fauna is the species of fauna that are listed as critically endangered, endangered or vulnerable threatened species.

Threatened flora is the species of flora that are listed as critically endangered, endangered or vulnerable threatened species.

The assessment of the conservation status of threatened species is in accordance with the BC Act listing criteria and the requirements of [Ministerial Guideline Number 1](#) and [Ministerial Guideline Number 2](#) that adopts the use of the International Union for Conservation of Nature (IUCN) [Red List of Threatened Species Categories and Criteria](#), and is based on the national distribution of the species.

CR Critically endangered species

Threatened species considered to be “*facing an extremely high risk of extinction in the wild in the immediate future, as determined in accordance with criteria set out in the ministerial guidelines*”.

Listed as critically endangered under section 19(1)(a) of the BC Act in accordance with the criteria set out in section 20 and the ministerial guidelines.

EN Endangered species

Threatened species considered to be “*facing a very high risk of extinction in the wild in the near future, as determined in accordance with criteria set out in the ministerial guidelines*”.

Listed as endangered under section 19(1)(b) of the BC Act in accordance with the criteria set out in section 21 and the ministerial guidelines.

VU Vulnerable species

Threatened species considered to be “*facing a high risk of extinction in the wild in the medium-term future, as determined in accordance with criteria set out in the ministerial guidelines*”.

Listed as vulnerable under section 19(1)(c) of the BC Act in accordance with the criteria set out in section 22 and the ministerial guidelines.

Extinct species

Listed by order of the Minister as extinct under section 23(1) of the BC Act as extinct or extinct in the wild.

EX Extinct species

Species where “*there is no reasonable doubt that the last member of the species has died*”, and listing is otherwise in accordance with the ministerial guidelines (section 24 of the BC Act).

EW Extinct in the wild species

Species that “*is known only to survive in cultivation, in captivity or as a naturalised population well outside its past range; and it has not been recorded in its known habitat or expected habitat, at appropriate seasons, anywhere in its past range, despite surveys over a time frame appropriate to its life cycle and form*”, and listing is otherwise in accordance with the ministerial guidelines (section 25 of the BC Act).

Currently there are no threatened fauna or threatened flora species listed as extinct in the wild.

Specially protected species

SP Specially protected species

Listed by order of the Minister as specially protected under section 13(1) of the BC Act. Meeting one or more of the following categories: species of special conservation interest; migratory species; cetaceans; species subject to international agreement; or species otherwise in need of special protection.

Species that are listed as threatened species (critically endangered, endangered, or vulnerable) or extinct species under the BC Act cannot also be listed as specially protected species.

MI Migratory species

Fauna that periodically or occasionally visit Australia or an external Territory or the exclusive economic zone; or the species is subject of an international agreement that relates to the protection of migratory species and that binds the Commonwealth; and listing is otherwise in accordance with the ministerial guidelines (section 15 of the BC Act).

Migratory species include birds that are subject to an agreement between the government of Australia and the governments of Japan (JAMBA), China (CAMBA) or The Republic of Korea (ROKAMBA), and fauna subject to the *Convention on the Conservation of Migratory Species of Wild Animals* (Bonn Convention), an environmental treaty under the United Nations Environment Program. Migratory species listed under the BC Act are a subset of the migratory animals, that are known to visit Western Australia, protected under the international agreements or treaties, excluding species that are listed as Threatened species.

CD Species of special conservation interest (conservation dependent fauna)

Species of special conservation need that are dependent on ongoing conservation intervention to prevent it becoming eligible for listing as threatened, and listing is otherwise in accordance with the ministerial guidelines (section 14 of the BC Act).

Currently only fauna are listed as species of special conservation interest.

OS Other specially protected species

Species otherwise in need of special protection to ensure their conservation, and listing is otherwise in accordance with the ministerial guidelines (section 18 of the BC Act).

Currently only fauna are listed as species otherwise in need of special protection.

Priority species

P Priority species

Priority is not a listing category under the BC Act. The Priority Flora and Fauna lists are maintained by the department and are published on the department's website.

All fauna and flora are protected in WA following the provisions in Part 10 of the BC Act. The protection applies even when a species is not listed as threatened or specially protected, and regardless of land tenure (State managed land (Crown land), private land, or Commonwealth land).

Species that may possibly be threatened species that do not meet the criteria for listing under the BC Act because of insufficient survey or are otherwise data deficient, are added to the Priority Fauna or Priority Flora Lists under Priorities 1, 2 or 3. These three categories are ranked in order of prioritisation for survey and evaluation of conservation status so that consideration can be given to potential listing as threatened.

Species that are adequately known, meet criteria for near threatened, or are rare but not threatened, or that have been recently removed from the threatened species list or conservation dependent or other specially protected fauna lists for other than taxonomic reasons, are placed in Priority 4. These species require regular monitoring.

Assessment of priority status is based on the Western Australian distribution of the species, unless the distribution in WA is part of a contiguous population extending into adjacent States, as defined by the known spread of locations.

P1 Priority One - Poorly-known species – known from few locations, none on conservation lands

Species that are known from one or a few locations (generally five or less) which are potentially at risk. All occurrences are either: very small; or on lands not managed for conservation, for example, agricultural or pastoral lands, urban areas, road and rail reserves, gravel reserves and active mineral leases; or otherwise under threat of habitat destruction or degradation.

Species may be included if they are comparatively well known from one or more locations but do not meet adequacy of survey requirements for threatened listing and appear to be under immediate threat from known threatening processes. These species are in urgent need of further survey.

P2 Priority Two - Poorly-known species – known from few locations, some on conservation lands

Species that are known from one or a few locations (generally five or less), some of which are on lands managed primarily for nature conservation, for example, national parks, conservation parks, nature reserves and other lands with secure tenure being managed for conservation.

Species may be included if they are comparatively well known from one or more locations but do not meet adequacy of survey requirements for threatened listing and appear to be under threat from known threatening processes. These species are in urgent need of further survey.

P3 Priority Three - Poorly-known species – known from several locations

Species that are known from several locations and the species does not appear to be under imminent threat or from few but widespread locations with either large population size or significant remaining areas of apparently suitable habitat, much of it not under imminent threat.

Species may be included if they are comparatively well known from several locations but do not meet adequacy of survey requirements and known threatening processes exist that could affect them. These species need further survey.

P4 Priority Four - Rare, Near Threatened and other species in need of monitoring

- (a) Rare. Species that are considered to have been adequately surveyed, or for which sufficient knowledge is available, and that are considered not currently threatened or in need of special protection but could be if present circumstances change. These species are usually represented on conservation lands.

- (b) Near Threatened. Species that are considered to have been adequately surveyed and that are close to qualifying for vulnerable but are not listed as a conservation dependent specially protected species.
- (c) Species that have been removed from the list of threatened species or lists of conservation dependent or other specially protected species, during the past five years for reasons other than taxonomy.
- (d) Other species in need of monitoring.

Principles for clearing native vegetation:

- (a) Native vegetation should not be cleared if it comprises a high level of biological diversity.
- (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.
- (c) Native vegetation should not be cleared if it includes, or is necessary for the continued existence of, threatened flora.
- (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.
- (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.
- (f) Native vegetation should not be cleared if it is growing in, or in association with, an environment associated with a watercourse or wetland.
- (g) Native vegetation should not be cleared if the clearing of the vegetation is likely to cause appreciable land degradation.
- (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.
- (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.
- (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.