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 10307/1
Permit type:	Area permit
Applicant name:	Kimberly Gandy
Application received:	16 August 2023
Application area:	34.35 hectares of native vegetation
Purpose of clearing:	Grazing and pasture, timber harvesting and hazard reduction
Method of clearing:	Mechanical
Property:	Lot 5111 on Deposited Plan 229256 Lot 5109 on Deposited Plan 229254 Lot 11799 on Deposited Plan 229254
Location (LGA area/s):	Shire of Manjimup
Localities (suburb/s):	Diamond Tree

1.2. Description of clearing activities

The vegetation proposed to be cleared is in several areas over three properties in a mostly cleared section of native vegetation surrounded by state forest with one patch of native vegetation adjacent to a manmade dam (see Figure 1, Section 1.5). The application is to clear 34.35 hectares of native vegetation for the purpose of grazing, pasture, timber harvesting and hazard reduction (Gandy, 2023).

The application was revised in response to the Department's notice of intent to refuse, to avoid clearing near watercourses and wetland areas. The changes included:

- This would result in a reduction in the amount of clearing from 34.35 hectares to approximately 25.91 hectares (being a buffer of 50 metres around the watercourses and wetland areas). The reduction in area has not been confirmed due to a number of other outstanding issues associated with the intent to refuse (Gandy, 2025).

1.3. Decision on application

Decision:	Refused
Decision date:	11 June 2025
Decision area:	34.35 hectares of native vegetation, as depicted in Section 1.5, below.

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 is summarised in Appendix B.

In making this decision, the Delegated Officer had regard for the site characteristics (see Appendix C), relevant datasets (see Appendix G.1), photographs of the vegetation (see Appendix F), 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 assessment identified that the proposed clearing will result in:

- the loss of native vegetation that is suitable habitat for conservation significant fauna (below), the quality and extent of which cannot be quantified without appropriate fauna surveys
    - *Calyptorhynchus banksii naso* (forest red-tailed black cockatoo) (Vulnerable)
    - *Zanda baudinii* (Baudin's cockatoo) (Endangered)
    - *Zanda latirostris* (Carnaby's cockatoo) (Endangered)
    - *Phascogale tapoatafa wambenger* (south-western brush-tailed phascogale) (Conservation Dependent)
    - *Pseudocheirus occidentalis* (Western ringtail possum) (Critically Endangered)
- the potential introduction and spread of weeds and dieback 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:
    - high risks of subsurface acidification
    - high wind erosion risk
    - moderate to high risk of water 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 the proposed clearing may have long-term adverse impacts on environmental values associated with conservation significant fauna species (see Section 4). The Department afforded the applicant numerous extensions of time to provide the required information to inform the assessment, with insufficient information provided to date.

The Delegated Officer decided to refuse to grant a clearing permit until the extent of the impacts on conservation significant fauna can be quantified.

1.5. Site maps

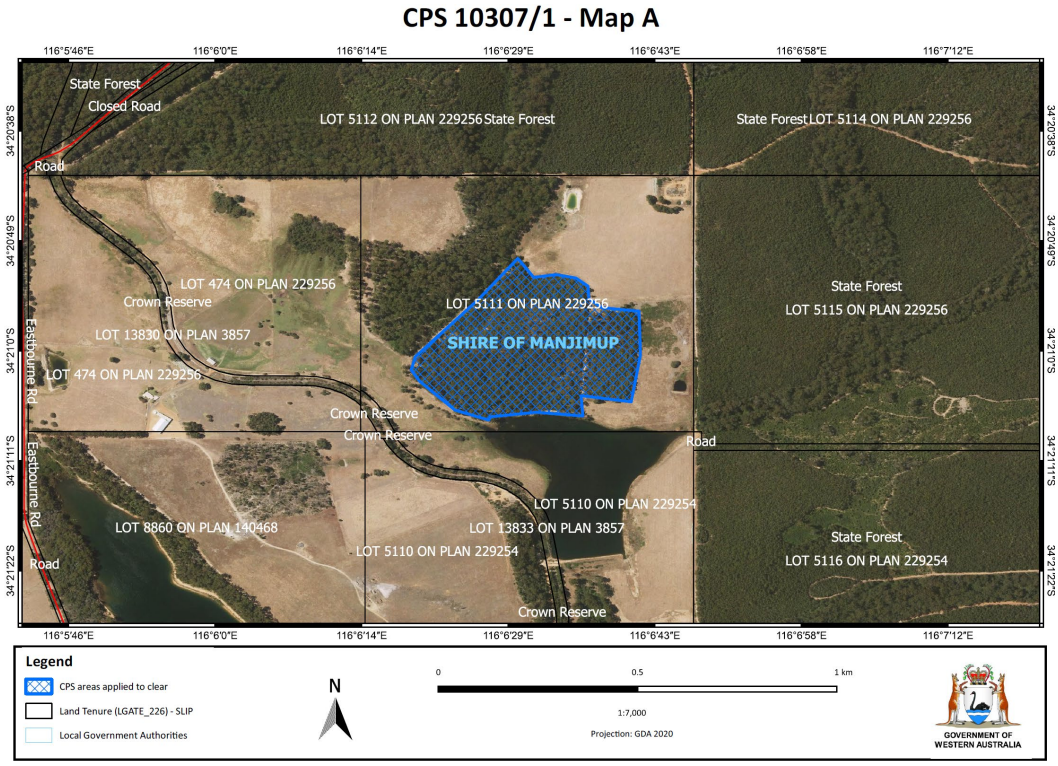

Figure 1 Map of the application area (north)

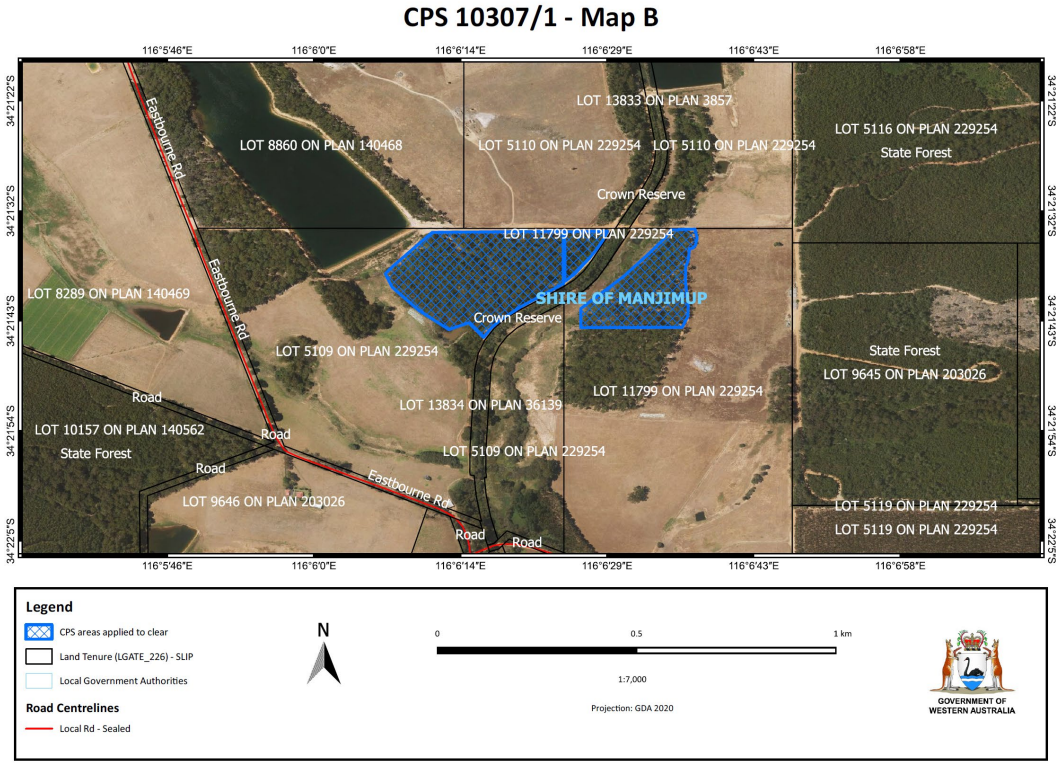

Figure 2 Map of the application area (south)

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)
- *Conservation and Land Management Act 1984* (WA) (CALM Act)
- *Country Areas Water Supply Act 1947* (WA) (CAWS Act)
- *Environment Protection and Biodiversity Conservation Act 1999* (Cth) (EPBC Act)
- *Rights in Water and Irrigation Act 1914* (RIWI 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 – *Terrestrial Fauna Surveys for Environmental Impact Assessment* (EPA, 2016)

3 Detailed assessment of application

3.1. Avoidance and mitigation measures

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

The applicant clarified the entire proposed clearing area would be cleared (Gandy, 2024 & 2025). However in response to the Department's notice of intent to refuse, the applicant advised they would avoid clearing near watercourses and wetland areas and remove an area of low environmental value (Gandy, 2025).

Without sufficient information to determine the impacts to conservation significant fauna the Delegated Officer cannot determine if the avoidance and mitigation measures are sufficient and whether significant residual impacts can be counterbalanced through offsets.

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), preliminary fauna survey results 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 Appendix D) identified that the impacts of the proposed clearing present a risk to biological values (fauna) and land and water resources. 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, is set out below.

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

Assessment

Impacts of the following conservation significant fauna species recorded within the local area required further consideration:

- *Calyptorhynchus banksii naso* (forest red-tailed black cockatoo) (Vulnerable)
- *Zanda baudinii* (Baudin's cockatoo) (Endangered)
- *Zanda latirostris* (Carnaby's cockatoo) (Endangered)
- *Hydromys chrysogaster* (Water-rat, rakali) (Priority 4)
- *Isoodon fusciventer* (Quenda) (Priority 4)
- *Notamacropus Irma* (western brush wallaby) (Priority 4)
- *Phascogale tapoatafa wambenger* (south-western brush-tailed phascogale) (Conservation Dependent)
- *Pseudocheirus occidentalis* (Western ringtail possum) (Critically Endangered)

Black cockatoos

The application area is within both the known ranges and known breeding ranges of Baudin's cockatoo, Carnaby's cockatoo and forest red-tailed black cockatoo (Department of Agriculture, Water and Environment (DAWE), 2022; Department of Environment and Conservation (DEC), 2008). All of these species nest in hollows of live or dead Eucalypt trees, including karri, marri, jarrah and blackbutt (red-tailed black cockatoos) (DAWE, 2022). For most species of trees, including marri, jarrah and blackbutt, suitable nest hollows are only found in trees with a diameter at breast height (DBH) of at least 50 centimetres, with a DBH of 30 centimetres or greater considered suitable to develop a nest hollow in the future (DAWE, 2022).

While no known roosting and breeding sites have been recorded within the local area, there may be black cockatoo breeding and roosting sites locally that have not been documented. Based on photos and the preliminary findings of a fauna reconnaissance survey of the clearing area, the application area contains Karri over *Banksia grandis* over *Trymalium odoratissimum*, *Chorilaena quercifolia* and *Bossiaea aquifolium* over *Pteridium esculentum* and *Leucopogon verticillatus*.

The application area contains trees suitable for black cockatoo roosting and breeding, and the application area is close to a water source (DAWE, 2022; Ecology Matters, 2025). One hundred and forty-one Black cockatoo records have been noted in the local area, and the application area provides suitable habitat for the black cockatoos (Ecological Matters, 2025). Forest red-tailed black cockatoos were noted within the application area at the time of a reconnaissance survey (Ecological Matters, 2025).

A detailed fauna survey and black cockatoo habitat assessment is required to determine the impacts of the proposed clearing on these species.

Rakali

Hydromys chrysogaster (rakali) inhabits a great variety of aquatic environments including subalpine streams, low inland rivers, lakes, farm dams, and sheltered marine waters with large home ranges of 7-10 hectares. The species

can also occur in streams and estuaries located in urban cities (DEC, 2012a). Twelve records of the Rakali have been noted in the local area, with the closest 6.64 kilometres from the application area. As the application area is adjacent to a farm dam, this species may be present in the application area. The revised application area created a 50 metre buffer around watercourses and wetlands, so this species is no longer likely to be impacted by the proposed clearing.

Quenda

Quenda inhabit dense scrubby, often swampy, vegetation with dense cover and adjacent forest and woodland (DEC, 2012b). It has been found in areas of pasture and cropland near dense cover. Fourteen records have been noted in the local area with the closest 5.03 kilometres from the application area. Based on the photos provided by the applicant and the aerial imagery, the nearby pasture combined with the dense vegetation cover of the application area and the farm dam nearby may provide suitable habitat for the Quenda.

Western brush wallaby

Western brush wallaby inhabit open forest or woodland, particularly favouring open, seasonally-wet flats with low grasses and open scrubby thickets, also found in some areas of mallee and heath-land, and is uncommon in karri forest (DEC, 2012c). Two records have been noted in the local area with the closest 3.92 kilometres from the application area. While the vegetation type of the application area includes Karri trees, the close record indicates that this species may traverse through the application area.

South-Western brush-tailed phascogale

Southwestern brush-tailed phascogale inhabit dry sclerophyll forests and open woodlands that contain hollow bearing trees but a sparse groundcover (TSSC, 2016), including karri forest. Twenty-two records have been noted in the local area, with the closest 270 metres from the application area. As multiple records have been close to the application area, this species may be present.

Western ringtail possum

Key management zones have been identified for western ringtail possum (WRP), which are areas that currently support or previously have supported large numbers of WRP, although WRP can still occur outside of these areas (DPAW, 2017). While the application area is outside any of these identified management zones, it is closest to the southern forest management zone (DPAW, 2017). Populations of WRP in the southern forest management zone occur mainly in jarrah or marri dominated forests, in adjacent stands of riparian vegetation often with an overstorey of flooded gum (*Eucalyptus rudis*) and extending to wandoo (*Eucalyptus wandoo)* forests to the north-east of Manjimup and karri (*Eucalyptus diversicolor*) forests from Northcliffe to west of Manjimup (DPAW, 2017). Habitat critical to the survival of WRP within this zone comprises forests with limited anthropogenic disturbance (unlogged or lightly logged, and a low intensity and low frequency fire history) that are intensively fox baited and have low incidence of fragmentation (DPAW, 2017). Forty-two records have been noted in the local area, with the closest 3.58 kilometres from the application area. As the application area is part of an ecological linkage, this species may be present.

Ecological linkage

Vegetation within the application area is associated with an identified regional ecological linkage mapped in the South West Regional Ecological Linkages (Molloy et al, 2009). Maintaining ecological linkage corridors is important to ensure the continued traversal and survival of fauna in the landscape.

Conclusion

Based on the above assessment, the proposed clearing may result in impacts to significant habitat for:

- *Calyptorhynchus banksii naso* (forest red-tailed black cockatoo) (Vulnerable)
- *Zanda baudinii* (Baudin's cockatoo) (Endangered)
- *Zanda latirostris* (Carnaby's cockatoo) (Endangered)
- *Phascogale tapoatafa wambenger* (south-western brush-tailed phascogale) (Conservation Dependent)
- *Pseudocheirus occidentalis* (Western ringtail possum) (Critically Endangered)

Further information is required to determine the extent of the impacts of the proposed clearing on biodiversity and habitat for conservation significant fauna. A detailed fauna survey and black cockatoo habitat assessment have been requested but not provided by the applicant.

The applicant may have notification responsibilities under the EPBC Act for impacts to Western Ringtail Possums, Baudin's black cockatoo, Carnaby's cockatoo, and forest red-tailed black cockatoo and their habitats, as set out in the EPBC Act Black Cockatoo *referral guidelines*. The applicant has been advised to contact the federal Department of Water, Agriculture and the Environment (DAWE) to discuss EPBC Act referral requirements.

3.2.2. Land and water resources - Clearing Principles (f), (g) and (i)

Assessment

Both soil types within the application area have high risks of subsurface acidification and the Crowea soil type also has high wind erosion risk. The Department of Primary Industry and Regional Development (DPIRD) advised the application area has a moderate to high risk of water erosion when cleared of vegetation, however as the planned management includes maintaining a full ground cover of pasture following the clearing, the risk of water erosion should be managed (Commissioner of Soil and Land Conservation, 2023).

Conclusion

Based on the above assessment, the proposed clearing may result in water or wind erosion. For reasons set out above, it is considered that the impacts of the proposed clearing on water and wind erosion can be managed if activities are commenced no later than three months after undertaking clearing.

3.3. Relevant planning instruments and other matters

The RIWI branch advised that the applicant may require a permit to interfere with bed and banks if works are near a water course. The applicant is advised to follow the dam construction and operation guideline (DWER, 2023a). The applicant removed these areas in response to the departments notification of the intent to refuse (Gandy, 2025).

The CAWS branch advised there is no objection to the proposed clearing within a Zone D area under the CAWS Act as currently 18 per cent of native vegetation remains across the permit applicant holdings based on 2017 aerial imagery but that clearing riparian areas should be avoided to reduce water quality impacts (DWER, 2023b). The applicant removed these areas in response to the departments notification of the intent to refuse (Gandy, 2025).

The Shire of Manjimup advised DWER that local government approvals are not required, and that the proposed clearing is consistent with the Shire's Local Planning Scheme. The Shire did not have any objections to the proposed clearing (Shire of Manjimup, 2023).

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.

End

Appendix A. Additional information provided by applicant

Summary of comments	Consideration of comment
Applicant agreed to avoid watercourses and wetland areas with a 50 metre buffer, with an associated reduction in the proposed clearing area (Gandy, 2024a). Applicant reinstated these areas in 2025 and then removed them again later in 2025 (Gandy, 2025)	Section 1.1 and 3.1
Applicant sent revised map of application area to reduce application area to Karri area (Gandy, 2024b) but then reinstated these areas in 2025.	Not applicable

Appendix B. Details of public submissions

Summary of comments	Consideration of comment
Clearing of substantial area of native vegetation without providing environmental surveys for appropriate assessment	Section 3.2.1
Having adequate native vegetation in the adjacent area does not justify clearing private land	Section 3.1
Cumulative impact of clearing in the area, proposal clears 45% of native vegetation remaining on the property and would result in only 8% native veg remaining on the property	Section 3.1
No offset or revegetation proposed	The presence of a significant residual impact is not able to be determined due to no fauna surveys being provided.
Potential suitable habitat for Black cockatoos, Quokka and brush tail phascogale	Section 3.2.1
Potential impacts to water courses may cause land and water degradation	Section 3.2.2
Need further clarification on hazard reduction	Section 3.1
Removal of large carbon sink and grazing with livestock will contribute to greenhouse gasses and carbon emissions	Not relevant to native vegetation clearing assessment
A black cockatoo survey needs to be conducted as the proposed vegetation is within a known location of resident Baudin's Cockatoo flocks	Section 3.2.1

Appendix C. 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 DWER at the time of this assessment. This information was used to inform the assessment of the clearing against the Clearing Principles, contained in Appendix D.

C.1. Site characteristics

Characteristic	Details
Local context	The area proposed to be cleared is part of an area of native vegetation within a series of mostly cleared agricultural properties in the intensive land use zone of Western Australia. It is surrounded by state forest on most sides with other agricultural properties to the south. The proposed clearing area contributes to an ecological linkage in the landscape.

Characteristic	Details
	Aerial imagery indicates the local area (10-kilometre radius from the centre of the area proposed to be cleared) retains approximately 53.56 per cent of the original native vegetation cover.
Ecological linkage	The application area is within the South West Regional Ecological Linkages (Molloy et al. 2009).
Conservation areas	DBCA managed Donnelly State forest is located 130 metres east of the application area.
Vegetation description	Photographs supplied by the applicant indicate the vegetation within the proposed clearing area and a site inspection by DPIRD (CSLC, 2023) consists of one vegetation type *Eucalyptus diversicolor* (Karri) over *Banksia grandis* over *Trymalium odoratissimum, Chorilaena quercifolia* and *Bossiaea aquifolium* over *Pteridium esculentum* and *Leucopogon verticillatus* (based on photos). One vegetation type, tall open Karri forests with Marri with low tree layer of *Allocasuarina decussata, Agonis flexuosa, Banksia grandis* and *Persoonia longifolia* (based on CSLC, 2023). Representative photos are available in Appendix F. This is consistent with the mapped vegetation types: • Crowea 68 which is described as tall open forest of *Corymbia calophylla-Eucalyptus diversicolor* on upper slopes with *Allocasuarina decussata-Banksia grandis* on upper slopes in hyperhumid and perhumid zones. • Crowea 70 which is described as Tall open forest of *Corymbia calophylla* with mixture of *Eucalyptus marginata* subsp*. marginata* and *Eucalyptus diversicolor* on uplands in hyperhumid and perhumid zones. • Pemberton PM1 which is described as Tall open forest of *Eucalyptus diversicolor* with mixtures of *Corymbia calophylla* on valley slopes and low forest of *Agonis juniperina-Banksia seminuda-Callistachys lanceolata* on valley floors in the perhumid zone. The mapped vegetation types retain approximately 86.11, 72.04 and 64.58 per cent of the original extent respectively (Government of Western Australia, 2019).
Vegetation condition	Photographs supplied by the applicant indicate the vegetation within the proposed clearing area is in a Good to Excellent (Keighery, 1994) condition. The full Keighery (1994) condition rating scale is provided in Appendix E. Representative photos are available in Appendix F.
Climate and landform	The closest weather station to the application area is in Manjimup which is approximately 11.5 km from the application area. The mean maximum temperature is the highest in January at 27.3 ºC and the lowest in July at 14.5 ºC. The mean minimum temperature is the highest in February at 13.4 ºC with the lowest in July and August at 6.5 ºC. The average annual rainfall is 984.5 mm (BOM, 2023). The application area ranges in height from 240 metres above sea level (asl) to 195 metres asl for the northern area and 180 metres asl to 215 metres asl in the southern area. The application area is in the Pimelia Valleys System which is described as valleys, rises and low hills, in the west of the Warren-Denmark Southland. Loamy gravel, loamy earth and loamy duplex. Karri-marri-jarrah forest.
Soil description	The soils are mapped as: • Crowea (Pimelaia), yellow duplex Phase (37.7%) which is described as loamy gravels and duplex yellow sandy gravels which have a pale grey-brown loamy sand to sandy loam, there are low to moderate amounts of ferruginous gravels and; • Pemberton Subsystem (Pimelaia; 62.3%) which is described as 20 to 40 m deep with flat to gently sloping floors, few channels 3 to 10 deg with smooth slopes

Characteristic	Details
	and red or yellow gradational soils with a gravely sandy loam to sandy clay loam surface horizon, not calcareous with some red duplex soils.
Land degradation risk	Both soil types within the application area are mapped as having high risk for subsurface acidification and the Crowea soil type is mapped as having a high risk for wind erosion. Other land degradation risk factors are low to medium.
Waterbodies	The desktop assessment and aerial imagery indicated that one geomorphic palusvale wetland is within the application area and adjacent to manmade dams on the property with one non perennial minor river intersecting part of the southern area of the application area.
Hydrogeography	The application area is within the Warren River and Tributaries surface water area as proclaimed under the RIWI Act and is within Zone D of the Warren River Water Reserve under the CAWS Act.
Flora	Two conservation significant flora; Threatened *Caladenia christineae* and Priority 2 *Xanthoparmelia xanthomelanoides* are recorded in the local area. The closest is recorded 1.55 km from the application area. *Xanthoparmelia xanthomelanoides* is in the same soil and vegetation type but is found in a different habitat and *Caladenia christineae* is found in a different soil and vegetation type, therefore the proposed clearing is unlikely to impact conservation significant flora.
Ecological communities	There is one Priority Ecological Community (PEC) in the local area; the Ridge Road Quartzite community which is described as open Jarrah forest and woodland developed on young exposed quartzite on Ridge Road 2.5 kilometres from the application area. The application area doesn't contain exposed quartzite and therefore is not likely to be representative of this PEC.
Fauna	There are 15 conservation significant fauna records in the local area with the closest recorded 270 metres from the application area. Eight conservation significant fauna are found in similar habitat to the application area. There are a 141 black cockatoo records in the local area, the closest black cockatoo roost site is 11.7 kilometres from the application area and the closest breeding site is 18.7 kilometres from the application area.

C.2. Fauna analysis table

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

Species name (Common name)	Class	Conservation status	Suitable habitat features ? [Y/N]	Distance of closest record to application area (km)	Number of known records (total)	Are surveys adequate to identify? [Y, N, N/A]
Calyptorhynchus banksii naso (forest red-tailed black cockatoo)	BIRD	VU	Y	2.12	56	N
Zanda baudinii (Baudin's cockatoo)	BIRD	EN	Y	4.84	25	N
Zanda latirostris (Carnaby's cockatoo)	BIRD	EN	Y	5.35	11	N
Hydromys chrysogaster (Water-rat, rakali)	MAMMAL	P4	Y	6.64	12	N
Isoodon fusciventer (Quenda)	MAMMAL	P4	Y	5.03	14	N
Notamacropus Irma (western brush wallaby)	MAMMAL	P4	Y	3.92	2	N
Phascogale tapoatafa wambenger (south-western brush-tailed phascogale)	MAMMAL	CD	Y	0.27	22	N

Species name (Common name)	Class	Conservation status	Suitable habitat features ? [Y/N]	Distance of closest record to application area (km)	Number of known records (total)	Are surveys adequate to identify? [Y, N, N/A]
Pseudocheirus occidentalis (Western ringtail possum)	MAMMAL	CR	Y	3.58	42	N

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 area proposed to be cleared may contain habitat for significant fauna and vegetation acting as an ecological linkage to conservation areas. A fauna survey and black cockatoo habitat assessment is required to determine the extent of the impacts to this environmental value.	May be 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 foraging, roosting, breeding habitat for conservation significant fauna. A fauna survey and black cockatoo habitat assessment is required to determine the extent of the impacts to this environmental value.	May be 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 unlikely to contain habitat for threatened flora species.	Not likely to be at variance	No
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 vegetation within the application area does not contain species that are indicative of a threatened ecological community and the vegetation is not necessary for the maintenance of a known threatened ecological community.	Not likely to be at variance	No
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 extent of native vegetation in the local area is consistent with the national objectives and targets for biodiversity conservation in Australia. The vegetation proposed to be cleared is part of a significant ecological linkage however the local area does not meet the definition of extensively cleared.	Not likely to be at variance	No
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: The vegetation within the application area is contiguous with the Donnelly State Forest and the vegetation is mapped as part of an ecological linkage connected to this conservation area. Indirect impacts to this conservation area, through increased fragmentation, may result from the proposed	May be at variance	No

Assessment against the clearing principles	Variance level	Is further consideration required?
clearing. A fauna survey and black cockatoo habitat assessment is required to determine the extent of the impacts to this environmental value.		
Environmental value: land and water resources		
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: The application area is adjacent or near to two manmade dams and associated water courses, the proposed clearing is likely to impact on- or off-site hydrology and water quality and likely includes riparian vegetation. The applicant proposed to avoid areas of riparian vegetation which will mitigate impacts to this environmental value.	At variance	Yes (Refer to Section 3.2.2, above.
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 are highly susceptible to wind erosion and subsurface acidification. Noting the extent of the application area, the proposed clearing is likely to have an appreciable impact on land degradation, the impacts of which can be mitigated through management actions.	May be at variance	Yes (Refer to Section 3.2.2, above.)
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: Two manmade dams and associated watercourses occur within the application area. The application area is within a controlled surface water area (RIWI Act) and within the Warren River Water Reserve (CAWS Act). Given the proposed clearing may impact riparian vegetation and may cause land degradation through water erosion, the proposed clearing may impact surface or ground water quality. The applicant proposed to avoid areas of riparian vegetation which will mitigate impacts to this environmental value.	May be at variance	Yes (Refer to Section 3.2.2, above.)
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: The mapped soils and topographic contours in the surrounding area do not indicate the proposed clearing is likely to contribute to increased incidence or intensity of flooding. Given two manmade dams are recorded near the application area, the proposed clearing is unlikely to contribute to waterlogging as excess water will be diverted into existing infrastructure.	Not likely to be 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 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 F. Photographs of the vegetation

Figure 1-8: Photographs of Karri stands depicted in blue below. Provided by the applicant as representative of the application area (unconfirmed).

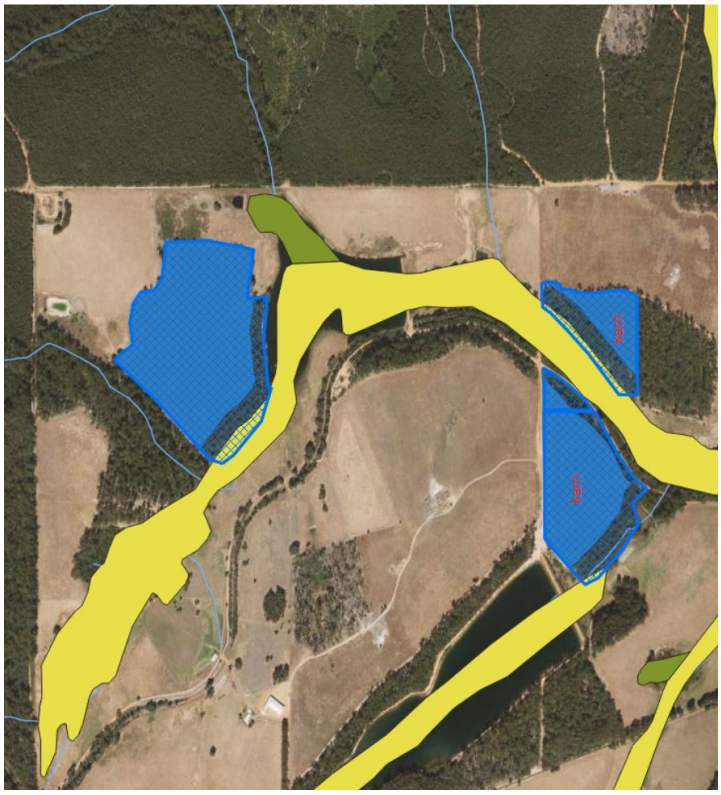

Figure 1

Figure 2

Figure 3

Figure 4

Figure 5

Figure 6

Appendix G Sources of information

G.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)

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