



## CLEARING PERMIT

*Granted under section 51E of the Environmental Protection Act 1986*

### PERMIT DETAILS

Area Permit Number: CPS 10416/1  
File Number: DWERVT14018  
Duration of Permit: From 1 May 2024 to 1 May 2031

### PERMIT HOLDER

Shire of York

### LAND ON WHICH CLEARING IS TO BE DONE

Lot 608 on Deposited Plan 216884, York

### AUTHORISED ACTIVITY

The permit holder must not clear more than one native tree within the area cross-hatched yellow in Figure 1 of Schedule 1.

### CONDITIONS

#### 1. Period during which clearing is authorised

The permit holder must not clear any *native vegetation* after 1 May 2026.

#### 2. Weed and dieback management

When undertaking any clearing authorised under this permit, the permit holder must take the following measures to minimise the risk of introduction and spread of *weeds* and *dieback*:

- (a) clean earth-moving machinery of soil and vegetation prior to entering and leaving the area to be cleared;
- (b) ensure that no known *dieback* or *weed*-affected soil, *mulch*, *fill*, or other material is brought into the area to be cleared; and
- (c) restrict the movement of machines and other vehicles to the limits of the areas to be cleared.

### 3. Mitigation - Planting

The permit holder must within 12 months of undertaking clearing authorised under this permit:

- (a) undertake *planting* of at least 10 *Eucalyptus rudis* trees within the area cross-hatched red in Figure 1 of Schedule 1, by;
  - (i) ensuring only *local provenance* propagating material is used for *planting* activities;
  - (ii) ensure *planting* is undertaken at an *optimal time*;
  - (iii) undertake *weed* control and watering of the *planted* trees for at least three years post planting;
- (b) the permit holder must within 24 months of *planting* the 10 *Eucalyptus rudis* trees in accordance with condition 3(a) of this permit:
  - (i) engage an *environmental specialist* to make a determination that the 10 *Eucalyptus rudis* trees planted under condition 3(a) will survive;
  - (ii) if the determination made by the *environmental specialist* under condition 3(b)(i) is that 10 *Eucalyptus rudis* trees will not survive, the permit holder must plant additional trees that will result in 10 *Eucalyptus rudis* trees persisting within the area cross-hatched red in Figure 1 of Schedule 1; and
  - (iii) where additional *planting* of trees is undertaken in accordance with condition 3(b)(ii), the permit holder must repeat the activities required by condition 3(a) and condition 3(b) of this permit.

### 4. Records that must be kept

The permit holder must maintain records relating to the listed relevant matters in accordance with the specifications detailed in Table 1.

**Table 1: Records that must be kept**

No.	Relevant matter	Specifications
1.	In relation to the authorised clearing activities generally	<ol style="list-style-type: none"> <li>(a) the species composition, structure, and density of the cleared area;</li> <li>(b) the location where the clearing occurred, recorded using a Global Positioning System (GPS) unit set to GDA2020, expressing the geographical coordinates in Eastings and Northings;</li> <li>(c) the date that the area was cleared;</li> <li>(d) the size of the area cleared (in hectares); and</li> <li>(e) actions taken to minimise the risk of the introduction and spread of <i>weeds</i> and <i>dieback</i> in accordance with condition 2.</li> </ol>
2.	In relation to	<ol style="list-style-type: none"> <li>(a) The date(s) the mitigation <i>planting</i> occurred;</li> </ol>

No.	Relevant matter	Specifications
	mitigation <i>planting</i> pursuant to condition 3 of this Permit	<p>(b) a description of the <i>planting</i> activities undertaken;</p> <p>(c) the locations of the trees <i>planted</i>, recorded using a Global Positioning System (GPS) unit set to Geocentric Datum Australia 2020 (GDA2020), expressing the geographical coordinates in Eastings and Northings or decimal degrees;</p> <p>(d) the total number of trees <i>planted</i>; and</p> <p>(e) a description of the infill <i>planting</i> (if any) in accordance with the requirements of condition 3(b)(ii).</p>

## 5. Reporting

The permit holder must provide to the *CEO* the records required under condition 4 of this permit when requested by the *CEO*.

## DEFINITIONS

In this permit, the terms in Table 2 have the meanings defined.

**Table 2: Definitions**

Term	Definition
CEO	Chief Executive Officer of the department responsible for the administration of the clearing provisions under the <i>Environmental Protection Act 1986</i> .
clearing	has the meaning given under section 3(1) of the EP Act.
condition	a condition to which this clearing permit is subject under section 51H of the EP Act.
department	means the department established under section 35 of the <i>Public Sector Management Act 1994</i> (WA) and designated as responsible for the administration of the EP Act, which includes Part V Division 3.
dieback	means the effect of <i>Phytophthora</i> species on native vegetation.
environmental specialist	means a person who holds a tertiary qualification in environmental science or equivalent, and has a minimum of 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.
EP Act	<i>Environmental Protection Act 1986</i> (WA)
fill	means material used to increase the ground level, or to fill a depression.

Term	Definition
local provenance	means native vegetation seeds and propagating material from natural sources within 50 kilometres and the same IBRA subregion of the area cleared.
mulch	means the use of organic matter, wood chips or rocks to slow the movement of water across the soil surface and to reduce evaporation.
native vegetation	has the meaning given under section 3(1) and section 51A of the EP Act.
optimal time	means the period from May to July for undertaking planting.
planted/planting	means the re-establishment of vegetation by creating soil conditions and planting seedlings of the desired species.
weeds	means any plant – <ul style="list-style-type: none"> <li>(a) that is a declared pest under section 22 of the <i>Biosecurity and Agriculture Management Act 2007</i>; or</li> <li>(b) published in a Department of Biodiversity, Conservation and Attractions species-led ecological impact and invasiveness ranking summary, regardless of ranking; or</li> <li>(c) not indigenous to the area concerned.</li> </ul>

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**END OF CONDITIONS**



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**Ray Carvalho**  
**MANAGER**  
NATIVE VEGETATION REGULATION

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

5 April 2024

# SCHEDULE 1

The boundary of the area authorised to be cleared and the area subject to mitigation planting requirements is shown in the map below (Figure 1).



**Figure 1: Map of the boundary of the area within which clearing may occur (cross-hatched yellow) and the boundary of the area where mitigation *planting* is required by condition 3(a) of this permit (cross-hatched red).**



# Clearing Permit Decision Report

## 1 Application details and outcome

### 1.1. Permit application details

Permit number:	CPS 10416/1
Permit type:	Area permit
Applicant name:	Shire of York
Application received:	14 November 2023
Application area:	1 native tree
Purpose of clearing:	Track realignment
Method of clearing:	Mechanical clearing
Property:	Lot 608 on Deposited Plan 216884
Location (LGA area/s):	Shire of York
Localities (suburb/s):	York

### 1.2. Description of clearing activities

The vegetation proposed to be cleared is a single *Eucalyptus rudis* tree located at the edge of a motocross track in the York townsite (see Figure 1, Section 1.5). The applicant has advised that the clearing is to the minimum extent necessary to better align the motocross track and improve track safety.

### 1.3. Decision on application

Decision:	Granted
Decision date:	5 April 2024
Decision area:	1 native tree, 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 no submissions were received.

In making this decision, the Delegated Officer had regard for the site characteristics (see Appendix A), relevant datasets (see Appendix E.1), the clearing principles set out in Schedule 5 of the EP Act (see Appendix B), relevant planning instruments and any other matters considered relevant to the assessment (see Section 3). The Delegated Officer also took into consideration that the purpose of the clearing is to improve the safety of the motocross track and the clearing of a single *Eucalyptus rudis* tree is to the minimum extent necessary to improve track safety.

The assessment identified that the proposed clearing will result in:

- the loss of a potential future breeding and roosting tree for threatened black cockatoo species given the close proximity to water sources and known foraging habitat
- the loss of a tree that is considered significant remnant native vegetation in an extensively cleared area

- the loss of a tree that provides suitable secondary foraging habitat for Carnaby's cockatoo (not considered significant habitat noting the small size of the tree).

After consideration of the available information, as well as the applicant's avoidance and mitigation measures (see Section 3.1), the Delegated Officer determined that the proposed clearing will not result in an unacceptable environmental impact, subject to required conditions. The applicant has suitably demonstrated avoidance and minimisation measures, and has proposed to undertake tree planting, which sufficiently counterbalances the loss of the *Eucalyptus rudis* tree proposed for clearing (see Section 4).

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

- the undertaking of management measures to minimise the risk of the introduction and spread of weeds and dieback into adjacent native vegetation
- the planting of 10 *Euclyptus rudis* trees nearby the application area and ensuring the long-term survival of these trees.

### 1.5. Site map



**Figure 1 Map of the application area**

The area cross-hatched yellow indicates the area authorised to be cleared under the granted clearing permit. The area cross-hatched red indicates the area where the tree planting is to occur, as conditioned on the granted permit.



## 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 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)
- *Environment Protection and Biodiversity Conservation Act 1999* (Cth) (EPBC Act)

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)

## 3 Detailed assessment of application

### 3.1. Avoidance, minimisation and mitigation measures

The applicant submitted evidence of its avoidance, minimisation and mitigation measures, including:

- advising that clearing is to the minimum extent required to achieve a safer realigned motocross track
- the proposed planting of 10 *Eucalyptus rudis* trees in an adjacent area; and,
- rehabilitating approximately 0.2 hectares of currently disused motorcross tracks.

The Delegated Officer was satisfied that the applicant has made a reasonable effort to avoid, minimise and mitigate potential impacts of the proposed clearing on environmental values.

### 3.2. Assessment of impacts on environmental values

In assessing the application, the Delegated Officer has had regard for the site characteristics (see Appendix A) 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 B) identified that the impacts of the proposed clearing present a risk to biological values (fauna) and significant remnant vegetation. 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

Within the local area (10 kilometre radius of the application area), eight conservation significant fauna species have been recorded. Of these species, the *Eucalyptus rudis* (flooded gum) tree proposed to be cleared provides potential future roosting and breeding habitat for the endangered *Zanda latirostris* (Carnaby's cockatoo) and *Zanda baudinii* (Baudin's cockatoo) and the vulnerable *Calyptrorhynchus banksii naso* (forest red-tailed black cockatoo).

The application area is mapped within the likely Carnaby's cockatoo breeding distribution and is located 1.7 kilometres from the forest red-tailed black cockatoos vagrant distribution. While the application area is mapped outside of the Baudin's cockatoo distribution, there is one record of this species 4.65 kilometres from the application area. While habitat requirements for the three species of black cockatoos differ, the requirements in general can be categorised as breeding, foraging and night roosting habitat.

### Breeding habitat

Suitable breeding habitat for black cockatoos includes trees which either have a suitable nest hollow or are of a suitable diameter at breast height (DBH) to develop a nest hollow (Commonwealth of Australia, 2022). The application area is located within an area with known breeding habitat for Carnaby's cockatoo. This species generally occurs in woodland or forest and nests in hollows in live or dead trees of *Eucalyptus salmonophloia* (salmon gum), *E. wandoo* (wandoo), *E. gomphchelea* (tuart), *E. marginata* (jarrah), *E. rudis* (flooded gum), *E. loxophleba subsp. loxophleba* (York gum), *E. accedens* (powderbark), *E. diversicolor* (karri) and *Corymbia calophylla* (marri) (Commonwealth of Australia, 2022). Habitat trees considered potentially suitable for black cockatoo breeding have a DBH greater than 500 millimetres.

Photographs of the *Eucalyptus rudis* tree proposed to be cleared (provided by the Shire) indicate that the tree does not have a DBH greater than 500 millimetres or contain any suitable breeding hollows. Therefore, this tree does not currently provide suitable black cockatoo breeding habitat. However, it does have the potential to provide future breeding habitat.

### Foraging habitat

Carnaby's cockatoos forage on the seeds, nuts, and flowers of a variety of plants, including Proteaceous species (*Banksia* species., *Hakea* spp., and *Grevillea* spp.), as well as *Allocasuarina* and *Eucalyptus* species, marri, and a range of introduced species (Valentine and Stock, 2008). Forest red-tailed black cockatoos feed predominantly on the seeds of marri and jarrah, which comprise approximately 90 per cent of their diet (DEC, 2008). Baudin's cockatoos primarily feed on the seeds of marri, but may also forage on the seeds of jarrah and Proteaceous species (DEC, 2008).

Recent advice from the Department of Biodiversity, Conservation and Attractions (DBCA) (DBCA, 2023) indicates that black cockatoos will forage on *Eucalyptus rudis*, however it is considered a potential secondary foraging resource only. Within the local area, black cockatoo foraging habitat is mapped over around 563 hectares. Given the application area includes one tree which may provide a secondary foraging resource for black cockatoos, within a local area that contains around 563 hectares of estimated foraging habitat, the relatively small tree proposed for clearing is not considered to provide a significant foraging resource.

### Roosting habitat

Black cockatoo night roosts are usually located in the tallest trees of an area, and in close proximity to both a food and surface water supply (Commonwealth of Australia, 2022). Known night roosting trees include jarrah, marri, karri, flooded gum, blackbutt, tuart, salmon gum, wandoo and introduced eucalyptus (Commonwealth of Australia, 2022). Within the local area there is one known roost site mapped around 2.5 kilometres from the application area. Given the tree proposed to be cleared is not a mature tree, with a DBH less than 500 millimetres, it is unlikely to provide current night roosting habitat. However, the tree may provide future night roost habitat given its proximity to a water source and nearby foraging habitat.

### Mitigation

Noting that the tree proposed for clearing may provide future roosting and/or breeding habitat for black cockatoos (within close proximity to known foraging habitat, roost sites and a significant water source) within a highly cleared landscape subject to cumulative clearing pressures, the Delegated Officer considers that this impact needs to be appropriately mitigated and/or offset through on-site revegetation.

The applicant has identified an area adjacent to the application area which will be revegetated with 10 *Eucalyptus rudis* to directly mitigate the proposed clearing (Shire of York, 2023). Based on the Western Australian Environmental Offset Metric, planting 10 *Eucalyptus rudis* trees exceeds the minimum requirement to counterbalance the significant impact of clearing (Shire of York, 2023).

DWER notes that the Shire also intends to revegetate and rehabilitate 0.2 hectares of disused motorcross tracks nearby, by ripping the area and revegetating through natural regeneration and planned revegetation (Shire of York, 2023).

### Conclusion

Based on the above assessment, the proposed clearing will result in the loss of one *Eucalyptus rudis* tree which holds potential future roosting and breeding habitat value. Given the applicants avoidance, minimisation and mitigation measures the Delegated officer has determined that the potential impacts of the proposed clearing can be addressed by the planting of 10 *Eucalyptus rudis* trees.

### Conditions

The following actions will be required as conditions of the clearing permit:

- planting 10 *Eucalyptus rudis* trees nearby the application area and ensuring the survival of these trees
- weed and dieback management measures.

## **3.2.2. Significant remnant vegetation - Clearing Principles (e)**

### Assessment

The proposed clearing is located within the Avon Wheatbelt Interim Biogeographic Regionalisation for Australia (IBRA) region of Western Australia. This IBRA region has approximately 18.5 per cent of its original extent of native vegetation remaining. The vegetation association mapped over the application area is York (352), described as medium York gum woodland, which retains approximately 24.3 per cent of its pre-European extent (Government of Western Australia, 2019).

The national objectives and targets for biodiversity conservation in Australia, has a target to prevent the clearance of ecological communities with an extent below 30 per cent of that present before 1750. Clearing below this 30 per cent threshold appears to exponentially accelerate species loss at an ecosystem level (Commonwealth of Australia, 2001).

Within the local area (10-kilometre radius around the application area), approximately 11 per cent of the original native vegetation extent remains, which is well below the abovementioned 30 per cent retention threshold. Therefore, the application area is within an extensively cleared landscape. Noting the value of the tree proposed for clearing as potential future breeding and roosting habitat, it is considered as significant remnant native vegetation within an extensively cleared area, particularly in the context of cumulative clearing impacts to black cockatoo habitat within the local area.

Based on the Western Australian Environmental Offset Metric, the proposal to plant 10 *Eucalyptus rudis* trees far exceeds the minimum requirement to address the proposed impact in this instance.

DWER notes that the Shire also intends to revegetate and rehabilitate 0.2 hectares of disused motorcross tracks nearby, by ripping the area and revegetating through natural regeneration and planned revegetation (Shire of York, 2023).

### Conclusion

It is considered that the impacts of the proposed clearing on significant vegetation within an extensively cleared area can be adequately addressed through the applicants proposed tree planting mitigation actions.

### Conditions

The following actions will be required as conditions of the clearing permit:

- planting 10 *Eucalyptus rudis* trees nearby the application area and ensuring the survival of these trees
- weed and dieback management measures.

## **3.3. Relevant planning instruments and other matters**

There is an Aboriginal Site of Significance mapped within 10 metres of 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. Site characteristics

### A.1. Site characteristics

Characteristic	Details
Local context	<p>The proposed clearing comprises one <i>Eucalyptus rudis</i> located on the edge of a motocross track within the York townsite. The motocross track is adjacent to the Avon River and is located within the intensive land use zone of Western Australia.</p> <p>Aerial imagery indicates the local area (10-kilometre radius from the centre of the area proposed to be cleared) retains approximately 11 per cent of the original native vegetation cover.</p>
Ecological linkage	<p>The application area is not within a formally recognised linkage, however the linear vegetation within the road reserve 50 metres north, and that growing along the Avon River, both provide local linkages within a highly cleared landscape.</p>
Conservation areas	<p>Within the local area there is one mapped DBCA managed conservation area; Mt Hardey Nature reserve, located 8.7 kilometres from the application area.</p>
Vegetation description	<p>Photographs supplied by the applicant indicate the vegetation within the application area consists of one young <i>Eucalyptus rudis</i>, no midstorey and a weedy grass understorey. Representative photos are available in Appendix D.</p> <p>This mapped beard vegetation association over the application area is:</p> <ul style="list-style-type: none"> <li>York 352, which is described as Wheatbelt; York gum, salmon gum, <i>Eucalyptus loxophleba</i>, <i>E. salmonophloia</i>. Goldfields; gimlet, redwood. <i>E. salubris</i>, <i>E. oleosa</i>. Riverine; rivergum and <i>E. camaldulensis</i>.</li> </ul> <p>The local area retains approximately 11 per cent of its original vegetation extent.</p>
Vegetation condition	<p>Photographs supplied by the applicant indicate the vegetation within the proposed clearing area is in completely degraded (Keighery, 1994) condition, described as:</p> <ul style="list-style-type: none"> <li>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.</li> </ul> <p>The full Keighery (1994) condition rating scale is provided in Appendix C. Representative photos are available in Appendix D.</p>
Climate and landform	<p>York is in the temperate climate zone consisting of a mediterranean conditions of dry and hot summers with cool and wet winters. The area receives an average of 412.3 millimetres of rain annually.</p> <p>The application area is located on relatively flat topography at an elevation of approximately 170 metres.</p>
Soil description	<p>Soil landscape mapping (DPIRD, 2019) indicates that the following soil landscape type occurs within the application area:</p> <ul style="list-style-type: none"> <li>256AF – Avon flats subsystem: Alluvial terraces and floodplains that occur adjacent to the Avon, lower Mortlock and lower Dale rivers.</li> </ul>
Land degradation risk	<p>The application area is mapped as having a high risk of waterlogging, subsurface acidification, phosphorus export, salinity and flood risk, a medium risk of wind erosion and low risk of water erosion and water repellence.</p>
Waterbodies	<p>The desktop assessment and aerial imagery indicate that no water bodies intersect the application area. The nearest major water body is the Avon River located 0.14 kilometres south east of the application area.</p>
Hydrogeography	<p>The groundwater salinity of the application area is mapped at &gt;35000 TDS mg/L. The application area is mapped within the Avon River Catchment Area.</p>
Flora	<p>22 conservation listed flora species have been recorded within the local area. Of which four species are listed as threatened, two are listed as priority 1, one is priority 2, 10</p>

Characteristic	Details
	are listed as priority 3 and 5 are listed as priority 4. The nearest conservation significant flora record is mapped 1.8 kilometres from the application area.
Ecological communities	The closest threatened ecological community to the application area is the Eucalypt woodlands of the Western Australia Wheatbelt community which is listed as critically endangered under the <i>Environment Protection and Biodiversity Conservation Act 1999</i> (EPBC Act) and Priority 3 by the Department of Biodiversity, Conservation and Attractions.
Fauna	Eight conservation significant fauna are recorded within the local area with the closest record mapped 0.65 kilometres from the application area. These records include two species listed as endangered (EN), two listed as vulnerable (VU), one other specially protected species, two priority 3 species and one priority 4 species.

### A.2. Vegetation extent

	Pre-European extent (ha)	Current extent (ha)	Extent remaining (%)	Current extent in all DBCA managed land (ha)	Current proportion (%) of pre-European extent in all DBCA managed land
IBRA bioregion*					
Avon Wheatbelt	9,517,109.95	1,761,187.42	18.51	174,980.68	9.94
Jarrah Forest	4,506,660.25	2,399,838.15	53.25	1,673,614.25	69.74
Vegetation complex					
Beard vegetation association *York 352	1,103.97	267.94	24.27	2.00	0.75
Local area					
10km radius	31,459.20	3,463.85	11.01	-	-

\*Government of Western Australia (2019a)

### A.3. Land degradation risk table

Risk categories	Land Unit 1
Wind erosion	M1: 10-30% of the map unit has a high to extreme hazard
Water erosion	L2: 3-10% of the map unit has a very high to extreme hazard
Salinity	H2: >70% of map unit has a high (to extreme) risk
Subsurface Acidification	H2: >70% of map unit has a high (to extreme) risk
Flood risk	H2: >70% of map unit has a high (to extreme) risk
Water logging	H2: >70% of map unit has a high (to extreme) risk
Phosphorus export risk	H2: >70% of map unit has a high (to extreme) risk

## Appendix B. Assessment against the clearing principles

Assessment against the clearing principles	Variance level	Is further consideration required?
<b>Environmental value: biological values</b>		
<p><u>Principle (a):</u> “Native vegetation should not be cleared if it comprises a high level of biodiversity.”</p> <p><u>Assessment:</u></p> <p>Given the application area comprises one individual <i>Eucalyptus rudis</i>, which is not a conservation listed species, and does not currently provide breeding or roosting habitat for black cockatoos, the application area is unlikely to contain a high level of biodiversity.</p>	Not likely to be at variance	Yes <i>Refer to Section 3.2.1, above.</i>
<p><u>Principle (b):</u> “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.”</p> <p><u>Assessment:</u></p> <p>The application area contains one individual <i>Eucalyptus rudis</i> which may provide future roosting and breeding habitat for black cockatoos.</p>	At variance	Yes <i>Refer to Section 3.2.1, above.</i>
<p><u>Principle (c):</u> “Native vegetation should not be cleared if it includes, or is necessary for the continued existence of, threatened flora.”</p> <p><u>Assessment:</u></p> <p>The proposed clearing is for one tree, <i>Eucalyptus rudis</i>, which is not listed as a threatened species.</p>	Not likely to be at variance	No
<p><u>Principle (d):</u> “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.”</p> <p><u>Assessment:</u></p> <p>While the application area itself is not mapped as a threatened ecological community, the tree proposed for clearing forms part of a larger patch of native vegetation that includes a small area mapped as the Eucalypt woodlands of the Western Australia Wheatbelt community which is listed as critically endangered under the EPBC Act.</p> <p>Based on photographs of the application area (Shire of York, 2023b) it is unlikely that the larger vegetated patch the tree proposed for clearing forms part of comprises this TEC, given it is unlikely to meet the patch size and condition thresholds outlined in the approved conservation advice for this TEC.</p> <p>The applicant will be required to undertake weed and dieback management measures to minimise the risk of spread into adjacent vegetated areas.</p>	Not likely to be at variance	No
<b>Environmental value: significant remnant vegetation and conservation areas</b>		
<p><u>Principle (e):</u> “Native vegetation should not be cleared if it is significant as a remnant of native vegetation in an area that has been extensively cleared.”</p> <p><u>Assessment:</u></p> <p>The local area contains less than the 30 per cent remnant vegetation and is therefore inconsistent with the national objectives and targets for biodiversity conservation in Australia (Commonwealth of Australia, 2001). The application area is considered a significant remnant within an extensively cleared area.</p>	At variance	Yes <i>Refer to Section 3.2.2, above.</i>

Assessment against the clearing principles	Variance level	Is further consideration required?
<p><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></p> <p><u>Assessment:</u></p> <p>Given the nearest DBCA managed conservation area is more than eight kilometres from the application area, the proposed clearing is not likely to have an impact on the environmental values of conservation areas within the local area.</p>	Not likely to be at variance	No
<b>Environmental value: land and water resources</b>		
<p><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></p> <p><u>Assessment:</u></p> <p><i>Eucalyptus rudis</i> is considered a riparian species and likely grows in this locality given the close proximity of the Avon River. The removal of one <i>Eucalyptus rudis</i> tree is not likely to impact on the broader riparian habitat values of the Avon River. The applicant will be required to adhere to weed and dieback management measures as a condition of the clearing permit, which will minimise the risk of spread into surrounding riparian areas.</p>	At variance	No
<p><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></p> <p><u>Assessment:</u></p> <p>The proposed clearing of one tree is not likely to cause appreciable land degradation.</p>	Not likely to be at variance	No
<p><u>Principle (i):</u> <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.”</i></p> <p><u>Assessment:</u></p> <p>While Avon River is located approximately 140 metres from the proposed clearing, the proposed clearing of one tree is unlikely to impact on surface and groundwater quality. Groundwater salinity is mapped at greater than 3500 TDS mg/L in the application area, however the removal of one individual tree is unlikely to increase groundwater salinity levels.</p>	Not likely to be at variance	No
<p><u>Principle (j):</u> <i>“Native vegetation should not be cleared if the clearing of the vegetation is likely to cause, or exacerbate, the incidence or intensity of flooding.”</i></p> <p><u>Assessment:</u></p> <p>The clearing of one tree is unlikely to contribute to or exacerbate the incidences or intensity of flooding.</p>	Not likely to be at variance	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. Photograph of the tree proposed to be cleared**Figure 2: *Eucalyptus rudis* proposed to be cleared.





## Clearing Permit Decision Report

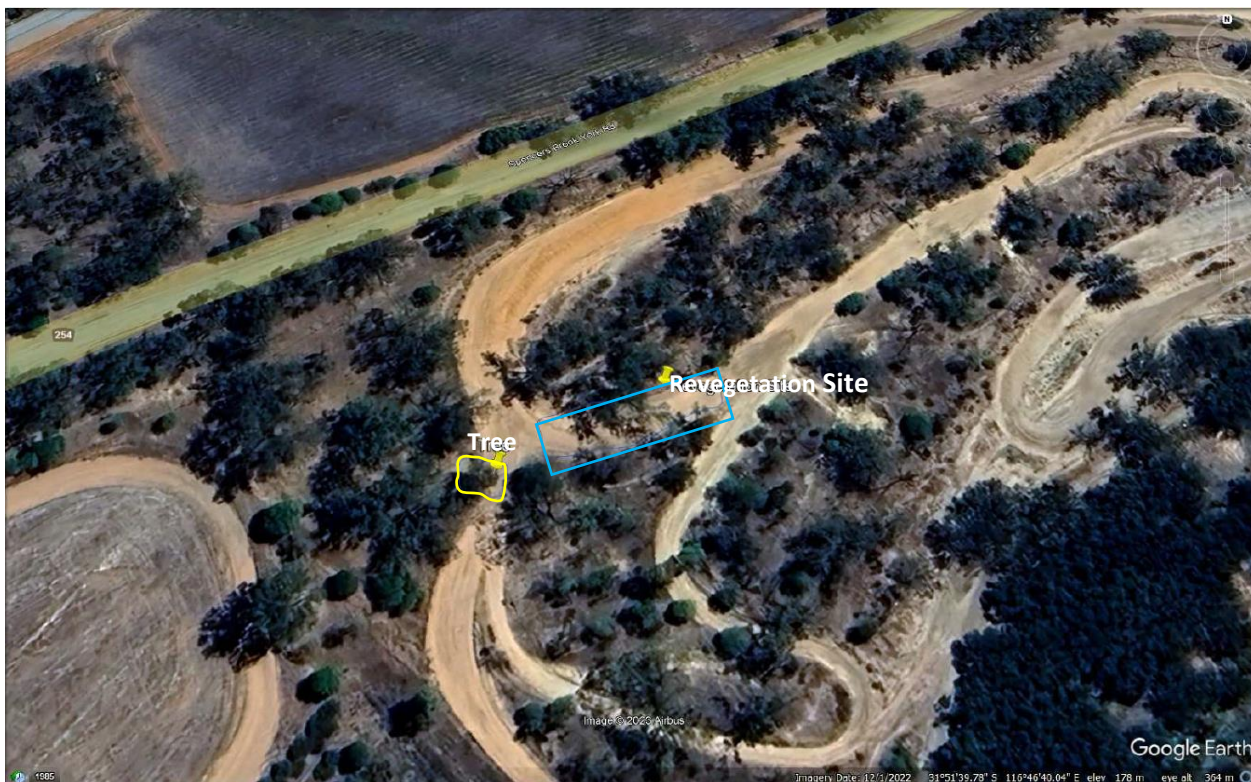


Figure 3: location of the proposed clearing (yellow) and proposed revegetation site in blue.

### Appendix E. Sources of information

#### E.1. GIS databases

Publicly available GIS Databases used (sourced from [www.data.wa.gov.au](http://www.data.wa.gov.au)):

- 10 Metre Contours (DPIRD-073)
- 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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