



CLEARING PERMIT

Granted under section 51E of the Environmental Protection Act 1986

PERMIT DETAILS

Area Permit Number: CPS 10573/1
File Number: DWERVT14569
Duration of Permit: From 17 September 2025 to 17 September 2032

PERMIT HOLDER

City of Busselton

LAND ON WHICH CLEARING IS TO BE DONE

Bell Drive Road reserve (PIN 11628788, 11434874), Broadwater

AUTHORISED ACTIVITY

The permit holder must not clear more than four (4) native trees within the areas 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 17 September 2027.

2. Avoid, minimise, and reduce impacts and extent of clearing

In determining the *native vegetation* authorised to be cleared under this permit, the permit holder must apply the following principles, set out in descending order of preference:

- (a) avoid the clearing of *native vegetation*;
- (b) minimise the amount of *native vegetation* to be cleared; and
- (c) reduce the impact of clearing on any environmental value.

3. 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.

4. Fauna management – western ringtail possums

- (a) In relation to the areas cross-hatched yellow in Figure 1 of Schedule 1, the permit holder must engage a *fauna specialist* to inspect that area immediately prior to, and for the duration of clearing activities, for the presence of western ringtail possum(s) (*Pseudocheirus occidentalis*).
- (b) Clearing activities must cease in any area where fauna referred to in condition 4(a) are identified until either:
 - (i) the western ringtail possum(s) has moved on from that area to adjoining *suitable habitat*; or
 - (ii) the western ringtail possum(s) has been removed by a *western ringtail possum specialist*.
- (c) Any western ringtail possum(s) removed in accordance with condition 4(b)(ii) must be relocated by a *western ringtail possum specialist* to a *suitable habitat*, or as otherwise approved by the *CEO*.
- (d) Where fauna are identified under condition 4(a), the permit holder must within 14 calendar days provide the following records to the *CEO*:
 - (i) the number of individuals identified;
 - (ii) the date each individual was identified;
 - (iii) the location where each individual was identified 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;
 - (iv) the number of individuals removed and relocated;
 - (v) the relevant qualifications of the *western ringtail possum specialist* undertaking removal and relocation;
 - (vi) the date each individual was removed;
 - (vii) the method of removal;
 - (viii) the date each individual was relocated;
 - (ix) the location where each individual was relocated to, recorded using a GPS unit set to GDA2020, expressing the geographical coordinates in Eastings and Northings or decimal degrees; and
 - (x) details pertaining to the circumstances of any death of, or injury sustained by, an individual.

5. Offset - Planting

- (a) The permit holder must within 12 months of undertaking clearing authorized under this permit undertake deliberate *planting* of 15 peppermint trees (*Agonis flexuosa*) within the areas cross-hatched red on Figure 2 of Schedule 1 within Bell Drive Road reserve (PIN 11628788, 11434874), Broadwater and 20 peppermint trees within the areas cross-hatched red on Figure 3 of Schedule 1, by implementing and adhering to, but not limiting to, the following actions:
- (i) Undertake best practice soil preparation techniques including ripping and mulching to promote plant survival;
 - (ii) ensure only *local provenance* propagating material is used for *planting* activities;
 - (iii) ensure *planting* is undertaken at an *optimal time*; and
 - (iv) undertake watering of seedlings, as required, for at least two years post *planting*.
- (b) The permit holder must, within 24 months of *planting* the trees in accordance with condition 5(a)(i) of this permit:
- (i) engage an *environmental specialist* to make a determination on the likelihood of survival of planted trees;
 - (ii) if the determination made by the *environmental specialist* under condition 5(b)(i) is that any planted trees will not survive, the permit holder must plant additional trees that will result in similar number of trees persisting at the suitable location; and
 - (iii) where additional *planting* of trees is undertaken in accordance with condition 5(b)(ii), the permit holder must repeat the activities required under conditions 5(a) (i-iv) and 5(b)(i)-(ii) of this permit.

6. 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	<ul style="list-style-type: none"> (a) the species composition, structure, and density of the cleared area; (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;

No.	Relevant matter	Specifications
		<ul style="list-style-type: none"> (c) the date that the area was cleared; (d) the size of the area cleared (number of trees); and (e) actions taken to avoid, minimise, and reduce the impacts and extent of clearing in accordance with condition 2; (f) actions taken to minimise the risk of the introduction and spread of <i>weeds</i> and <i>dieback</i> in accordance with condition 3; and (g) actions taken to manage and mitigate impacts to western ringtail possums in accordance with condition 4.
2.	In relation to offset- <i>planting</i> pursuant to condition 5	<ul style="list-style-type: none"> (a) the date(s) on which the <i>planting</i> was undertaken; (b) the number of trees <i>planted</i>; (c) a description of the <i>planting</i> activities undertaken pursuant to condition 5(a), including actions taken to implement soil preparation and watering; and (d) a description of any additional <i>planting</i> undertaken in accordance with condition 5b(ii) and (iii), including dates of additional <i>planting</i>, number of additional trees planted and any remedial actions undertaken.

7. Reporting

The permit holder must provide to the *CEO* the records required under condition 6 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.
dieback	means the effect of <i>Phytophthora</i> species on native vegetation.
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.
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)
fauna specialist	means a person who holds a tertiary qualification specialising in environmental science or equivalent, and has a minimum of 2 years work experience in fauna identification and surveys of fauna native to the region being inspected or surveyed, or who is approved by the CEO as a suitable fauna specialist for the bioregion, and who holds a valid fauna licence issued under the <i>Biodiversity Conservation Act 2016</i> .
fill	means material used to increase the ground level, or to fill a depression.
local provenance	means native vegetation seeds and propagating material from natural sources within 50 km 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.
suitable habitat (western ringtail possum)	means habitat known to support western ringtail possums (<i>Pseudocheirus occidentalis</i>) within the known current distribution of the species, typically characterised by abundant foliage, presence of suitable nesting structures such as tree hollows, as well as high canopy cover and continuity. Known habitat includes peppermint (<i>Agonis flexuosa</i>) dominated woodlands, jarrah (<i>Eucalyptus marginata</i>) and marri (<i>Corymbia calophylla</i>) forests, riparian vegetation with a canopy of Bullich (<i>Eucalyptus megacarpa</i>) or flooded gum (<i>Eucalyptus rudis</i>), karri (<i>Eucalyptus diversicolor</i>) forests, sheoak (<i>Allocasuarina fraseriana</i>) dominated woodlands, and other stands of myrtaceous trees growing near swamps, watercourses or floodplains.
weeds	means any plant – (a) that is a declared pest under section 22 of the <i>Biosecurity and</i>

Term	Definition
	<p><i>Agriculture Management Act 2007</i>; or</p> <p>(b) published in a Department of Biodiversity, Conservation and Attractions species-led ecological impact and invasiveness ranking summary, regardless of ranking; or</p> <p>(c) not indigenous to the area concerned.</p>
western ringtail possum specialist	means a <i>fauna specialist</i> who holds a tertiary qualification specialising in environmental science or equivalent, has a minimum of two years of work experience in western ringtail possum (<i>Pseudocheirus occidentalis</i>) identification, surveys of western ringtail possums and capture and handling of western ringtail possums, and holds a valid fauna licence issued under the <i>Biodiversity Conservation Act 2016</i> .

END OF CONDITIONS


Meenu Vitarana
A/SENIOR MANAGER
NATIVE VEGETATION REGULATION

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

25 August 2025

SCHEDULE 1



C:\Users\jvatta\OneDrive - Department of Water and Environmental Regulation\Desktop\QGIS NVR ASSESSMENTS SLIP - GDA2020.qgz

Figure 1: Map of the boundary of the area within which clearing may occur



Figure 2: boundary of the area within which proposed offset planting may occur



Figure 3: boundary of the area within which proposed offset planting may occur



Clearing Permit Decision Report

1 Application details and outcome

1.1. Permit application details

Permit number:	CPS 10573/1
Permit type:	Area permit
Applicant name:	City of Busselton
Application received:	21 March 2024
Application area:	4 native trees
Purpose of clearing:	Maintaining line-of-sight clearance
Method of clearing:	Mechanical
Property:	Bell Drive Road reserve (PIN 11628788, 11434874)
Location (LGA area/s):	City of Busselton
Localities (suburb/s):	Broadwater

1.2. Description of clearing activities

The vegetation proposed to be cleared are four native *Agonis flexuosa* (peppermint) trees along the Bell Drive Road reserve (see Figure 1, Section 1.5). The application is to selectively clear those four trees that are impacting sightlines along the western side of the road reserve (City of Busselton, 2024a).

All four trees are in direct line of sight for residents utilizing the only entry /exit point to Novacare Busselton Village Pty Ltd with over 400 residents. The residents exiting the lifestyle village are unable to see traffic coming from the south, looking to their right. Hence several accidents/near misses have happened at this point due to the block of driver's vision through these tree obstructions (City of Busselton, 2024a).

1.3. Decision on application

Decision:	Granted
Decision date:	25 August 2025
Decision area:	Four (4) native trees, 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 10 days and no submissions were received.

In making this decision, the Delegated Officer had regard for the site characteristics (see Appendix B), relevant datasets (see Appendix H.1), the clearing principles set out in Schedule 5 of the EP Act (see Appendix C), relevant planning instruments and any other matters considered relevant to the assessment (see Section 3). The Delegated Officer also took into consideration the purpose of the clearing is to enhance road safety through improving the line of sight for the residents who live in the Novacare lifestyle village, Busselton.

The assessment identified that the proposed clearing will result in:

- the loss of four native trees that is suitable habitat for critically endangered western ringtail possum (*Pseudocheirus occidentalis*) and is significant as a remnant of native vegetation in an area that has been extensively cleared, and
- the potential introduction and spread of weeds into adjacent vegetation, which could impact on the quality of the adjacent vegetation and its habitat values.

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 is unlikely to lead to have long-term adverse impacts on environmental values and can be minimised and managed to unlikely lead to an unacceptable risk to environmental values. The applicant has suitably demonstrated avoidance and minimisation measures and provided an offset to counterbalance the impacts to western ringtail possum habitat (see Section 4).

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,
- fauna management to mitigate impacts to western ringtail possums that may occupy the area during the time of clearing, and
- undertake offset planting of 15 peppermint trees (*Agonis flexuosa*) within Bell Drive Road reserve (PIN 11628788, 11434874), Broadwater and 20 peppermint trees within a one kilometre radius from the proposed clearing site.

1.5. Site map



Figure 1: The areas crosshatched yellow indicate the areas authorised to be cleared under the granted clearing permit.

Map a



LEGEND

Legend

-  CPS subject to conditions
-  CPS areas approved to clear
-  Land Tenure (LGATE_226) - SLIP
-  Local Government Authorities
- Roads**
-  Main
-  Minor



0 25 50 m

Projection: GDA2020

1:1,000

Inset Map





Figure 2: The areas cross-hatched red indicate areas within which the offset condition apply

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)
- *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 and mitigation measures

Evidence was submitted by the applicant, demonstrating that the trees have been pruned over the last couple of years, however the tree trunks now block the line of sight along the road reserve (City of Busselton, 2024a). The trees proposed to be cleared will be tagged, spotters will be used to protect against accidental clearing and for any fauna that may be present. The applicant proposed to plant eight peppermint trees within the same road reserve. Additionally, engineers have assessed the referenced road and the site for any other road solutions, and it was not successful (City of Busselton, 2024a).

After consideration of avoidance and mitigation measures, it was determined that an offset to counterbalance the significant residual impacts to western ringtail possum in an extensively cleared area was necessary. The proposed onsite revegetation of eight peppermint trees within the road reserve was considered insufficient to address the significant residual impacts of the clearing.

In response to the further information request sent on 1 July 2024 seeking additional avoidance and mitigation measures or offset measures, the City proposed to undertake offset planting of 35 peppermint trees, in which 15 plants will be planted within the same reserve (Bell Drive Road reserve (PIN 11628788, 11434874), Broadwater), with the remainder to be planted within a one kilometre radius from the proposed clearing site (City of Busselton, 2025). In accordance with the Government of Western Australia's *Environmental Offsets Policy* and *Environmental Offsets Guidelines*, these significant residual impacts have been addressed through the conditioning of environmental offset requirements on the permit. The nature and suitability of the offset provided are summarised in Section 4.

3.2. Assessment of impacts on environmental values

In assessing the application, the Delegated Officer has had regard for the site characteristics (see Appendix B) 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 C) 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

According to available databases, 58 conservation significant fauna were recorded in the local area (10 km radius), with the closest, the Western ringtail possum 10 metres from the application area within the same road reserve. Based on the available information, the proposed clearing could provide suitable habitat for the following species:

- *Pseudocheirus occidentalis* (Western ringtail possum, Critically Endangered)
- *Zanda latirostris* (Carnaby's cockatoo, Endangered)

Carnaby's cockatoo

The Carnaby's cockatoo is listed as Endangered under the BC Act and this species had nine records in the local area, with the closest 4.67 km from the application area. There are three key components of black cockatoo habitat: foraging habitat; roosting habitat; and breeding habitat. The quality of black cockatoo foraging habitat to support populations at breeding sites or night roosting sites varies depending upon how black cockatoos utilise the habitat in that particular location. Any tall trees, generally close to riparian environment, can be potential roosting habitat of black cockatoos (DCCEEW, 2022). For a black cockatoo breeding site to be viable, there must be sufficient foraging habitat available within 6 to 12 kilometres of a nesting site (DCCEEW, 2022). Three roosts have been recorded in the local area, with the closest 7.7 km from the application area but no breeding habitat has been recorded.

The peppermint tree is a potential food resource for Carnaby's black cockatoos (Groom, 2011) but not a preferred foraging source (DCCEEW, 2022). Given the nearby DBCA land with mapped black cockatoo feeding habitat, other larger plots of land further from the urban surroundings of the application area, and the absence of preferred foraging species, the application area is not considered to provide significant foraging habitat for Carnaby's black cockatoo.

Western ringtail possum

The western ringtail possum (WRP) is a medium sized, nocturnal species that roams through the trees at night, feeding on leaves of eucalypt, marri and peppermint trees and other fruits and flowers. It has a long, thin tail with a white tip that helps it to move through the trees and carry nesting material (DCCEEW, 2023). The current distribution of the western ringtail possum is patchy and largely restricted to the moister south-western corner of Western Australia (de Tores, 2008), especially near coastal areas of peppermint woodland and peppermint/tuart associations from the Australind/Eaton area to the Waychinicup National Park (DEC, 2012). The main identified threats to the western ringtail possum are habitat loss and fragmentation, predation, especially by introduced predators and changing fire regimes. Potential threats include climate change, competition with brushtail possum, road traffic, loss of coastal peppermint trees from dieback caused by *Phytophthora cinnamomi*, insect attack, and myrtle rust (*Puccinia psidii*) (DoEE, 2013).

Swan Coastal Plain zone, principally around Busselton, where is the application area located, is one of the three key zones for management of the WRP. This species' habitat in this zone is associated with the near-coastal limestone heath, riparian, jarrah marri thicket woodland and forest, peppermint woodland and karri forest vegetation (DPAW, 2017). There are 7918 records of the WRP within the local area with the closest 10 metres from the application area within the same road reserve (10 km radius). The application area adjacent to mapped very high-quality habitat for WRP and provides high quality foraging and dispersal habitat for WRP and the removal of four peppermint trees in the area is likely to sever the canopy connectivity along the road reserve from good quality vegetation in the southeast to the northwest along Bussel highway towards better quality vegetation to the west. The removal of four peppermint trees in an area with a high density of WRP (from known records in the area) and noting the very close proximity of known records, the proposed clearing is considered significant to the suburban population of WRPs in the area.

Conclusion

Based on the above assessment, the proposed clearing will result in the loss of 0.04 hectares of medium to high quality suitable foraging and dispersal habitat for the western ringtail possum. For the reasons set out above, it is considered that the impacts of the proposed clearing on WRPs constitutes a significant residual impact that requires an offset.

Conditions

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

- undertake deliberate planting of 15 peppermint trees (*Agonis flexuosa*) within Bell Drive Road reserve (PIN 11628788, 11434874), Broadwater and 20 peppermint trees within a one kilometre radius from the proposed clearing site.
- Fauna management (Western ringtail possum habitat)

3.2.2. Significant Remnant Vegetation - Clearing Principles (e)

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

The mapped vegetation community over the application area is the Quindalup Complex (System 55), which is described as Coastal dune complex consisting mainly of two alliances - the strand and fore-dune alliance and the mobile and stable dune alliance. Local variations include the low closed forest of *Melaleuca lanceolata* (Rottneest Teatree) - *Callitris preissii* (Rottneest Island Pine), the closed scrub of *Acacia rostellifera* (Summer-scented Wattle) and the low closed *Agonis flexuosa* (Peppermint) forest of Geographe Bay (Government of Western Australia, 2019). This community retains 60.49 per cent (Table B.2.).

However, the local area (10-kilometre radius from the centre of the area proposed to be cleared) has been extensively cleared with 12.52 per cent native vegetation remaining. Given that the application area is 590 metres from the south-west regional linkage, the vegetation along the road reserve may be considered an ecological linkage, noting the vegetation remaining after the removal of the four trees will limit connectivity along the road reserve to the southwest. Noting the limited vegetation in the local area, and the known population of WRP in the area that are likely to utilise the peppermint trees for dispersal across the landscape, the removal of four peppermint trees would be considered significant in an extensively cleared landscape.

Conclusion

Based on the above assessment, the proposed clearing will result in the loss of 0.04 hectares of vegetation in an extensively cleared landscape. For the reasons set out above, it is considered that the impacts of the proposed clearing constitutes a significant residual impact that requires an offset.

Conditions

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

- undertake deliberate planting of 15 peppermint trees (*Agonis flexuosa*) within Bell Drive Road reserve (PIN 11628788, 11434874), Broadwater and 20 peppermint trees within a one kilometre radius from the proposed clearing site.

3.3. Relevant planning instruments and other matters

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.

4 Suitability of offsets

Through the detailed assessment outlined in Section 3.2 above, the Delegated Officer has determined that the following significant residual impacts remain after the application of the avoidance and mitigation measures summarised in Section 3.1:

- the loss of four native trees that is suitable habitat for critically endangered western ringtail possum (*Pseudocheirus occidentalis*) and is significant as a remnant of native vegetation in an area that has been extensively cleared.

The applicant proposed an environmental offset to counterbalance the above impacts, comprising:

- undertake deliberate planting of 15 peppermint trees (*Agonis flexuosa*) within Bell Drive Road reserve (PIN 11628788, 11434874), Broadwater and 20 peppermint trees within a one kilometre radius from the proposed clearing site (City of Busselton, 2025). A total of 35 peppermint trees are required to be planted.

The proposed planting occurs within and adjacent to the proposed clearing (see 1.5 site maps). The offset planting will provide increased connectivity for western ringtail possums locally over the medium to long term. The objective of the offset planting is to ensure a long-term successful offset planting outcome with appropriate ground preparation and ongoing management measures to maximise the success of the planting. Conditions were implemented on the clearing permit to reflect this.

The Delegated Officer considers the proposed offset adequately counterbalances the significant residual impacts listed above. The Delegated Officer had consideration for the Government of Western Australia's Offsets Policy (2011) and Offset Guidelines (2014), and WA Environmental Offsets Metric in making this determination.

The justification for the values used in the offset calculation is provided in Appendix E.

End

Appendix A. Additional information provided by applicant

Summary of comments	Consideration of comment
Offset planting provided in response to DWER's further information request (City of Busselton, 2025)	Environmental value – Biological values and significant remnant vegetation - clearing principle (a, b and e), in section 3.2.1 of this report. The Delegated officer considers the City of Busselton has adequately provided offset planting measures to mitigate the impacts to above environmental values.

Appendix B. Site characteristics

B.1. Site characteristics

Characteristic	Details
Local context	<p>The area proposed to be cleared is part of some native vegetation along the road reserve in a residential section of the City of Busselton. It is adjacent to a special use and close to an urban development or residential zones. The proposed clearing are four trees in a well vegetated section of the road reserve.</p> <p>Aerial imagery indicates the local area (10-kilometre radius from the centre of the area proposed to be cleared) retains approximately 12.52 per cent of the original native vegetation cover.</p>
Ecological linkage	The application area is 590 metres from the south-west regional linkage. The vegetation along the road reserve may be considered an ecological linkage, noting the vegetation remaining after the removal of the four trees will limit connectivity along the road reserve to the southwest.
Conservation areas	The application area is 1.06 km from the closest conservation area a DBCA land of interest.
Vegetation description	<p>Photographs supplied by the applicant indicate the vegetation within the proposed clearing area consists of Peppermint trees. Representative photos are available in Appendix F.</p> <p>This is consistent with the mapped vegetation type:</p> <ul style="list-style-type: none"> Quindalup Complex, which is described as Coastal dune complex consisting mainly of two alliances - the strand and fore-dune alliance and the mobile and stable dune alliance. Local variations include the low closed forest of <i>Melaleuca lanceolata</i> (Rottnest Teatree) - <i>Callitris preissii</i> (Rottnest Island Pine), the closed scrub of <i>Acacia rostellifera</i> (Summer-scented Wattle) and the low closed <i>Agonis flexuosa</i> (Peppermint) forest of Geographe Bay. <p>The mapped vegetation type retains approximately 60.49 per cent of the original extent (Government of Western Australia, 2019).</p>
Vegetation condition	<p>Photographs supplied by the applicant indicate the vegetation within the proposed clearing area is in a degraded (Keighery, 1994) condition.</p> <p>The full Keighery (1994) condition rating scale is provided in Appendix D.</p> <p>Representative photos are available in Appendix F</p>
Climate and landform	The closest Bureau of Meteorology weather station is in Busselton approximately 5.1 km from Broadwater (BOM, 2024). The mean maximum temperature is highest in January at 28.5 degrees Celsius and lowest in July at 16.3 degrees Celsius with the mean minimum temperature is highest in February at 14 degrees Celsius and the lowest in July and August at 7.5 degrees Celsius. The annual mean rainfall is 794.3 mm.

Characteristic	Details
Soil description	The soil is mapped as Quindalup South Qf2 Phase which is described as relict foredunes and gently undulating beach ridge plain with deep uniform calcareous sands.
Land degradation risk	The application area has a high risk of water repellence with a medium to low risk of the remaining land degradation risks.
Waterbodies	The desktop assessment and aerial imagery indicated that the application area is within a consanguineous wetland suite, 71 metres from a dampland and is 500 metres from the Broadwater, a perennial lake.
Hydrogeography	The application area is within the Busselton-Capel groundwater area.
Flora	The desktop assessment recorded 53 conservation significant flora in the local area (10 km radius), with the closest 1.58 km from the application area. 30 were recorded in the same soil type and 28 in the same vegetation type. However, given the degraded vegetation condition of the application area none of the conservation significant flora are considered to be likely to be within the application area.
Ecological communities	The desktop assessment recorded eight conservation significant ecological communities in the local area (10 km radius), with the closest approximately 500 metres from the application area. However, given the degraded vegetation condition and lack of similar vegetation type, none are likely to be within the application area.
Fauna	The desktop assessment recorded 58 conservation significant fauna in the local area (10 km radius), with the closest, the Western ringtail possum 10 metres from the application area. Two conservation significant fauna were considered highly likely to be present within the application area as they are found in the same habitat and vegetation type as the application area.

B.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*					
Swan Coastal Plain	1,501,221.93	579,813.47	38.62	222916.97	14.85
Vegetation complex					
Quindalup Complex** (55)	54,573.87	33,011.64	60.49	5,994.64	10.98
Local area					
10km radius	17818.21	2230.04	12.52	-	-

*Government of Western Australia (2019a)

B.3. Fauna analysis table

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

Species name	Conservation status	Suitable habitat features? [Y/N]	Suitable vegetation type? [Y/N]	Distance of closest record to application area (km)	Number of known records (total)	Are surveys adequate to identify? [Y, N, N/A]
<i>Pseudocheirus occidentalis</i> (Western ringtail possum)	CR	Y	Y	0.01	7918	N/A

Species name	Conservation status	Suitable habitat features? [Y/N]	Suitable vegetation type? [Y/N]	Distance of closest record to application area (km)	Number of known records (total)	Are surveys adequate to identify? [Y, N, N/A]
<i>Zanda latirostris</i> (Carnaby's cockatoo)	EN	Y	Y	4.67	9	N/A

T: threatened, CR: critically endangered, EN: endangered, VU: vulnerable, P: priority

B.4. Land degradation risk table

Risk categories	Land Unit 1
Wind erosion	M2: 30-50% of map unit has a high to extreme wind erosion risk
Water erosion	L1: <3% of map unit has a high to extreme water erosion risk
Salinity	L1: <3% of map unit has a moderate to high salinity risk
Subsurface Acidification	L1: <3% of map unit has a high subsurface acidification risk or is presently acid
Flood risk	L1: <3% of the map unit has a moderate to high hazard
Water logging	L1: <3% of map unit has a moderate to very high waterlogging risk
Phosphorus export risk	L1: <3% of map unit has a high to extreme phosphorus export risk

Appendix C. Assessment against the clearing principles

Assessment against the clearing principles	Variance level	Is further consideration required?
Environmental value: biological values		
<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>The area proposed to be cleared may contain significant fauna habitat</p>	May 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 area proposed to be cleared contains habitat for the western ringtail possum.</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 area proposed to be cleared is unlikely to contain habitat for flora species listed under the BC Act.</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>The area proposed to be cleared does not contain species that can indicate a threatened ecological community.</p>	Not likely to be at variance	No
Environmental value: significant remnant vegetation and conservation areas		
<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 extent of the native vegetation in the local area is inconsistent with the national objectives and targets for biodiversity conservation in Australia. The vegetation proposed to be cleared is considered to be part of a southwest ecological linkage in the local 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 distance to the nearest conservation area, the proposed clearing is not likely to have an impact on the environmental values of nearby conservation areas.</p>	Not likely to be at variance	No
Environmental value: land and water resources		
<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>Given no water courses or wetlands are recorded within 71 metres of the application area, the proposed clearing is unlikely to impact on- or off-site hydrology and water quality.</p>	Not likely to be 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 mapped soils are highly susceptible to water repellence with a medium to low risk of the remaining land degradation risks. Noting the extent of the application area and the condition of the vegetation, the proposed clearing is not likely to have an appreciable impact on 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>Given no water courses are recorded within the application area, the proposed clearing is unlikely to impact surface or ground water quality.</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 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 no water courses are recorded within the application area, the proposed clearing is unlikely to contribute to waterlogging.</p>	Not likely to be at variance	No

Appendix D. 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 E. Offset calculator value justification

Offset calculation and justification for significant residual impact to Western Ringtail Possum

Calculation	Score (Area)	Rationale
Conservation significance		
Description	Western Ringtail Possum habitat	Application area contains moderate to high quality habitat for <i>Pseudocheirus occidentalis</i> (Western ringtail possum)
Type of environmental value	Species (flora/fauna)	Known foraging and dispersal habitat for Western ringtail possum
Conservation significance of environmental value	Rare/threatened species - endangered	Western ringtail possum is listed as Critically Endangered under both the EPBC Act and BC Act.
Landscape level value impacted	Yes/No	No
Significant impact		
Description	Western Ringtail Possum habitat	Removal of four (4) mature <i>Agonis flexuosa</i> (peppermint) trees, which provide foraging and dispersal habitat for Western ringtail possum.

Calculation	Score (Area)	Rationale
Significant impact (hectares)	0.04	Based on information available from the supporting information the proposed clearing comprises 0.04 ha of moderate to high quality foraging habitat for Western ringtail possum.
Quality (scale)	7	Foraging habitat within the application area is comprised four mature peppermint trees, which is one of the primary foraging species for Western ringtail possums. The vegetation along the road reserve may be considered an ecological linkage, noting the vegetation remaining after the removal of the four trees will limit connectivity along the road reserve to the southwest.
Rehabilitation credit		
N/A	N/A	Onsite revegetation will not be taking place.
Offset		
Description	Offset planting	Offset planting within the same road reserve and a one kilometre radius from the proposed clearing site, to improve the vegetation to provide high quality foraging and dispersal habitat for western ringtail possums.
proposed offset (area in hectares)	0.35	The area required to be offset.
Current quality of offset site	1	Assuming the offset area is in Completely Degraded (Keighery, 1994) condition
Future quality WITHOUT offset	1	The quality of the offset site is not likely to change without offset planting.
Future quality WITH offset	5	Assuming offset planting will be undertaken in accordance with appropriate land preparation measures.
Time until ecological benefit (years)	15	It is assumed that the benefits of offset planting of Western ringtail possum foraging habitat will be available after 15 years.
Confidence in offset result (%)	80	There is a moderate level of confidence that the offset will achieve the predicted result.
Duration of offset implementation (maximum 20 years)	20	The offset will be implemented in perpetuity. The maximum value of 20 years has been applied.
Time until offset site secured (years)	1	It is assumed that the planting offset site will be secured within 1 years of clearing, when the offset planting has begun to establish
Risk of future loss WITHOUT offset (%)	30	The offset areas are in adjacent road reserve which has a high risk of loss.
Risk of future loss WITH offset (%)	30	Risk of loss will remain the same noting the road reserve vesting cannot be changed. However long-term security will be provided noting the revegetation has been conditioned as a requirement of a clearing permit and therefore cannot be cleared in the future without approval under the EP Act.



Clearing Permit Decision Report

Appendix F. Map and photographs of the vegetation



Figure 1: Map of the tree removal, Bell Drive Road reserve





Figure 2: Photographs of the tree removal

Appendix H. Sources of information

H.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
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