GOVERNMENT OF
WESTERN AUSTRALIA

CLEARING PERMIT

Granted under section 51E of the Environmental Protection Act 1986

PERMIT DETAILS

Area Permit Number: CPS 10615/1

File Number: DWERVT15210

Duration of Permit: From 20 June 2026 to 20 June 2038

PERMIT HOLDER

Hanrine Fine Produce Pty Ltd on behalf of Southwest Pastoral Properties Pty Ltd

LAND ON WHICH CLEARING IS TO BE DONE

Lot 10293 on Deposited Plan 203137, Shannon

Lot 10294 on Deposited Plan 203137, Shannon

AUTHORISED ACTIVITY

The permit holder must not clear more than 13.56 hectares of *native vegetation* within the area cross-hatched yellow in Figure 1 of Schedule 1.

CONDITIONS

1. 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.

2. Wind erosion management - staged clearing

The permit holder must commence horticultural activities no later than three (3) months after undertaking the authorised clearing activities to reduce the potential for wind erosion.

3. Period during which clearing is authorised

The permit holder must not clear any native vegetation after 20 June 2028.

4. Fauna management – chuditch habitat

The permit holder must not clear any *native vegetation* during the period between August to October.

5. 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.

6. Directional clearing

The permit holder must:

(a) conduct *clearing* under this permit in one direction towards adjacent *native vegetation* and away from existing cleared areas;

(b) allow reasonable time for fauna present within the area being cleared to move into adjacent *native vegetation* ahead of the clearing activity.

7. Demarcation of the clearing area

Prior to undertaking any *clearing* authorised under this permit, the permit holder must:

(a) demarcate the areas cross-hatched yellow in Figure 1 of Schedule 1, to avoid inadvertent removal of adjacent *native vegetation*; and

(b) within one (1) month of the completion of the demarcation, notify the *CEO* in writing that the demarcation has been completed.

8. Fauna management – habitat log retention

(a) Prior to undertaking any *clearing* authorised under this permit, the permit holder must:

(i) inspect all logs within the areas cross-hatched yellow in Figure 1 of Schedule 1 and demarcate any *ground habitat log*s;

(ii) record the location of each *ground habitat log* demarcated in accordance with *condition* 8(a)(i), using a GPS unit set to GDA2020, expressing the geographical coordinates in Eastings and Northings or decimal degrees;

(iii) remove and relocate all *ground habitat log*s identified in accordance with *condition* 8(a)(i) to appropriate areas of bare ground throughout the area cross-hatched red in Figure 2 of Schedule 1;

(iv) for each *ground habitat log* relocated in accordance with *condition* 8(a)(iii), record the location the *ground habitat log* was relocated to, using a GPS unit

set to GDA2020, expressing the geographical coordinates in Eastings and Northings or decimal degrees.

(v) provide the *ground habitat log* locations recorded in accordance with *condition* 8(a)(ii) and 8(a)(iv) to the *CEO*.

(b) Prior to removing and relocating *ground habitat log*s in accordance with *condition* 8(a)(iii), the permit holder must engage a *fauna specialist* to inspect all *ground habitat log*s for the presence of native vertebrate fauna.

(c) Where native vertebrate fauna are identified under *condition* 8(b), the *ground habitat log* must only be relocated after the native vertebrate fauna has independently moved on from that *ground habitat log*.

9. Fauna management – fauna spotter

(a) The permit holder must engage a *fauna specialist* to traverse the areas cross-hatched yellow in Figure 1 of Schedule 1 ahead of clearing machinery immediately prior to, and for the duration of *clearing*, to identify the presence of any native vertebrate fauna.

(b) *Clearing* activities must cease in any area where native vertebrate fauna are identified under *condition* 9(a), until those individual(s) have, after being encouraged to disperse by the *fauna specialist*, independently moved on from that area to adjoining *native vegetation*.

(c) Where native vertebrate fauna do not independently move on after being encouraged to disperse under *condition* 9(b), the *fauna specialist* must remove and relocate those individual(s) to adjoining *suitable habitat*.

(d) Where *conservation significant vertebrate fauna* are identified under *condition* 9(a), the permit holder must include the following in a report submitted to the *CEO* within three (3) months of undertaking any *clearing* authorised under this permit:

(i) the species and number of each *conservation significant vertebrate fauna* individual(s) identified, and whether they required removal and relocation;

(ii) the date each individual was identified and/or removed and relocated;

(iii) the location where each individual was identified and/or removed and relocated to, 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 name and relevant qualifications of the *fauna specialist*(s) engaged under *condition* 9(a) and *condition* 9(c); and

(v) details pertaining to the circumstances of any death of, or injury sustained by, *conservation significant vertebrate fauna* individual(s).

10. Fauna management – black cockatoo habitat

(a) Prior to undertaking any *clearing* authorised under this permit within the areas cross-hatched yellow in Figure 1 of Schedule 1, the permit holder must engage a *fauna specialist* to inspect *potential black cockatoo habitat tree/s* to identify *black cockatoo habitat tree/s* being utilised by *black cockatoo species.*

(b) In undertaking the inspection in accordance with *condition* 10(a), the *fauna specialist* must ensure all *potential black cockatoo habitat trees* are appropriately inspected using a pole camera or, where a pole camera is not suitable based on the height of the tree, a drone.

(c) Each *black cockatoo habitat tree* identified must be inspected by a *fauna specialist* for *evidence* of current or past breeding use by *black cockatoo species*.

(d) Where a *black cockatoo habitat tree* with no *evidence* of current or past use by *black cockatoo species* is identified in accordance with *condition* 10(a), that tree must only be cleared immediately after the inspection.

(e) Where a *black cockatoo habitat tree* is identified within the areas cross-hatched yellow on Figure 1 of Schedule 1 and that tree shows *evidence* of current or past breeding use by *black cockatoo species* under *condition* 10(c), and *clearing* of that tree cannot be avoided, that tree must be monitored by a *fauna specialist* to determine when it is no longer in use for that breeding season.

(f) Any *black cockatoo breeding tree* with *evidence* of current breeding use by *black cockatoo species* must not be cleared whilst it is in use for that breeding season as determined by the *fauna specialist* under *condition* 10(e).

(g) For each *black cockatoo breeding tree* identified under *condition* 10(a) that cannot be avoided, the permit holder must install two (2) artificial black cockatoo nest hollows.

(h) Each artificial black cockatoo nest hollow required by *condition* 10(g) must be installed prior to commencement of any clearing activities otherwise authorised under this permit.

(i) The artificial black cockatoo nest hollow(s) required by *condition* 10(g) of this permit must:

  (i) be installed within the area cross-hatched red in Figure 2 of Schedule 1;

  (ii) be designed and placed in accordance with the specifications detailed in Schedule 2; and

  (iii) be monitored and maintained in accordance with the specifications detailed in Schedule 2, for a period of ten years.

(j) The permit holder must provide details and locations of any artificial black cockatoo nest hollow(s) installed in accordance with *condition* 10(i) to the *CEO* within 6 months of installation.

(k) Within two months of *clearing* authorised under this permit within the areas cross-hatched yellow on Figure 1 of Schedule 1, the permit holder must provide the results of the *fauna survey* in a report to the *CEO*.

(l) The *fauna survey* report must include the following;

  (i) the location of the *black cockatoo habitat tree(s)* 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;

  (ii) the location of any *black cockatoo species*, if identified, recorded using a GPS unit set to GDA2020, expressing the geographical coordinates in Eastings and Northings or decimal degrees;

(iii) the name and amount of each fauna species identified;

(iv) whether the *black cockatoo habitat tree/s* identified show current or past use by *black cockatoo species*;

(v) the methodology, used to survey the permit area;

(vi) a photo of the *black cockatoo habitat tree(s)* identified; and

(vii) a description of the *black cockatoo habitat tree(s)* identified, including the:

(A) species of *black cockatoo habitat tree(s)*; and

(B) condition of the *black cockatoo habitat tree(s)*.

11. 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	(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; (c) the date that the area was cleared; (d) the size of the area cleared (in hectares); (e) actions taken to avoid, minimise, and reduce the impacts and extent of *clearing* in accordance with *condition* 1; (f) actions taken in accordance with *condition* 2; (g) actions taken to mitigate impacts to chuditch habitat in accordance with *condition* 4; (h) actions taken to minimise the risk of the introduction and spread of *weeds* and *dieback* in accordance with *condition* 5; (i) actions taken to mitigate impacts to fauna in accordance with *condition* 6; and (j) actions taken to demarcate the *clearing* area in accordance with *condition* 7.
2.	In relation to fauna management pursuant to condition 8.	(a) actions taken in accordance with *condition* 8; (b) the *ground habitat log* locations recorded in accordance with *condition* 8(a)(ii) and 8(a)(iv); (c) the number of *ground habitat logs* relocated in accordance with *condition* 8(a)(iii); and (d) the findings of the *fauna specialist*'s inspection in accordance with *condition* 8(b).

No.	Relevant matter	Specifications
3.	In relation to fauna management pursuant to condition 9.	(a) actions taken to avoid impacts to fauna in accordance with *condition* 9; and (b) a copy of the *fauna specialist*'s report in accordance with *condition* 9(d).
4.	In relation to black cockatoo fauna management pursuant to condition 10.	(a) the time(s) and date(s) of inspection(s) of all *black cockatoo habitat trees* by the *fauna specialist*; (b) a description of the inspection methodology employed by the *fauna specialist*; (c) the species name of any fauna determined by the *fauna specialist* to be occupying any *black cockatoo habitat tree*; (d) where a *black cockatoo habitat tree* is determined by the *fauna specialist* to be occupied by *black cockatoo species*: (i) the time and date that it was determined to be no longer occupied; and (ii) a description of the evidence by which it was determined to be no longer occupied; (e) the time and date that the suitable black cockatoo habitat tree was cleared; (f) a copy of the *fauna specialist* report; (g) the location where artificial black cockatoo nest hollows were installed, recorded using a Global Positioning System (GPS) unit set to Geocentric Datum Australia 2020 (GDA2020), expressing the geographical coordinates in Eastings and Northings; (h) the date when each artificial nest hollow was monitored and maintained; and (i) a description of the monitoring and maintenance activities undertaken.

12. Reporting

(a) The permit holder must provide to the *CEO*, on or before 30 June of each calendar year, a written report containing:

(i) the records required to be kept under *condition* 11; and

(ii) records of activities done by the permit holder under this permit between 1 January and 31 December of the preceding calendar year.

(b) If no *clearing* authorised under this permit has been undertaken, a written report confirming that no clearing under this permit has been undertaken must be provided to the *CEO* on or before 30 June of each calendar year.

(c) The permit holder must provide to the *CEO*, no later than 90 calendar days prior

to the expiry date of the permit, a written report of records required under *condition* 11, where these records have not already been provided under *condition* 12(a).

DEFINITIONS

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

Table 2: Definitions

Term	Definition
black cockatoo habitat trees	means trees that have a diameter, measured at 130 centimetres from the base of the tree, of 50 centimetres or greater (or 30 centimetres or greater for *Eucalyptus salmonophloia* or *Eucalyptus wandoo*) that contain hollows suitable for breeding by *black cockatoo species*.
black cockatoo species	means one or more of the following species: (a) *Zanda latirostris* (Carnaby's cockatoo); (b) *Zanda baudinii* (Baudin's cockatoo); and/or (c) *Calyptorhynchus banksii naso* (forest red-tailed black cockatoo).
CEO	Chief Executive Officer of the department responsible for the administration of the clearing provisions under the *Environmental Protection Act 1986*.
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.
conservation significant vertebrate fauna	means those vertebrate fauna taxa listed as threatened or specially protected species under the *Biodiversity Conservation Act 2016* (WA), or as priority fauna classes 1, 2, 3, or 4 in the Department of Biodiversity, Conservation and Attractions Threatened and Priority Fauna List for Western Australia (as amended from time to time), and/or listed as threatened under the *Environment Protection and Biodiversity Conservation Act 1999*.
department	means the department established under section 35 of the *Public Sector Management Act 1994* (WA) and designated as responsible for the administration of the EP Act, which includes Part V Division 3.
dieback	means the effect of *Phytophthora* species on native vegetation.
EP Act	*Environmental Protection Act 1986* (WA)
evidence	means showing chew marks or scratchings on the habitat tree representative of the species being surveyed, the presence of the species entering or leaving the habitat tree, and/or the presence of chicks/young.
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 relevant fauna licence issued under the *Biodiversity Conservation Act 2016*.
fill	means material used to increase the ground level, or to fill a depression.
ground habitat log	means a log with a minimum length of 3 metres and a minimum internal hollow diameter of 10 centimetres.
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.

Term	Definition
native vegetation	has the meaning given under section 3(1) and section 51A of the EP Act.
potential black cockatoo habitat trees	means trees that have a diameter, measured at 130 centimetres from the base of the tree, of 50 centimetres or greater (or 30 centimetres or greater for *Eucalyptus salmonophloia* or *Eucalyptus wandoo*).
suitable habitat	means habitat known to support the native vertebrate fauna species requiring relocation, within the known current distribution of the species, and where practicable, within the area cross-hatched red in Figure 2 of Schedule 1
weeds	means any plant – (a) that is a declared pest under section 22 of the *Biosecurity and Agriculture Management Act 2007*; or (b) published in a Department of Biodiversity, Conservation and Attractions species-led ecological impact and invasiveness ranking summary, regardless of ranking; or (c) not indigenous to the area concerned.

END OF CONDITIONS

J Burton

Jessica Burton
MANAGER
NATIVE VEGETATION REGULATION

Officer delegated under Section 20
of the Environmental Protection Act 1986

28 May 2026

SCHEDULE 1

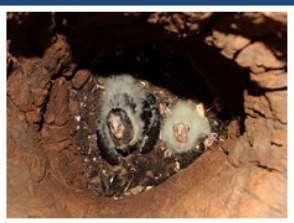
Figure 1: Map of the boundary of the area within which clearing may occur (cross-hatched yellow)

Figure 2: The area cross-hatched red indicates the area subject to *condition* 8 and *condition* 10

SCHEDULE 2

Fauna Notes - Artificial Hollows for Black Cockatoos



How to monitor and maintain artificial hollows for Carnaby's cockatoo

It is important to monitor and maintain artificial hollows after they have been erected. Monitoring ensures that the effectiveness of the artificial hollow can be determined. It also means that problems with pest species or any maintenance requirements can be identified and resolved.

Without regular maintenance, artificial hollows are likely to fail to achieve their objective (that is, they will fail to provide nesting opportunities for threatened cockatoos). Therefore it is important to continue a regime of regular maintenance while the artificial hollow is required. It may be several (to many) decades until a natural replacement hollow is available.

Monitoring should be undertaken in order to detect:

- Use by Carnaby's cockatoo
- Maintenance requirements
- Use by other native species
- Use by pest species (e.g. feral bees, galahs, corellas etc.)

Carnaby's cockatoo female prospecting an artificial hollow.
Photo by Rick Dawson

How do I monitor artificial hollows?

Before undertaking monitoring of artificial hollows for Carnaby's cockatoo it is recommended that you seek advice from BirdLife Australia, the WA Museum or the Department of Parks and Wildlife. It is also important to contact Parks and Wildlife, Wildlife Licensing Section, to determine if a scientific licence is required (wildlifelicensing@dpaw.wa.gov.au).

Monitoring artificial hollows requires keen observation and naturalist skills. It is often not possible to observe evidence of breeding directly (i.e. nestlings or eggs) and inferences must be made based on observation. There are many techniques available to monitor artificial hollows. A combination of several is likely to achieve the best results.

Looking for signs of use

Cobwebs covering the entrance to the hollow will indicate that the hollow has not been used recently. This would also apply to other light debris that may have fallen to cover the opening partially. Signs of recent use or interest in the hollow include evidence of chewing.

Observing parent behaviour around the hollow

The behaviour of parent birds around a hollow will indicate an approximate age of young in the nest.

Parent behaviour	Approximate age/stage of young
Prospecting for hollow	Unborn
Male only seen out of hollow	Egg or very young nestling (< 3 - 4 weeks)
Both parents seen entering/exiting the hollow	Nestling(s) have hatched (> 3 - 4 weeks)

Observing feeding flocks

Flocks of all male birds indicate that the females are incubating eggs. When flocks are mixed it suggests the birds have either not laid yet or that the nestlings have hatched and no longer require brooding (approximately 3 - 4 weeks old).

Tapping

When females are sitting on eggs they will usually respond to tapping at the base of their tree (or pole) by appearing at the entrance or flying from the hollow opening. This is not a guarantee of breeding activity, but an indication that it is possibly occurring in the hollow.

Observing insect activity around nest

The faecal matter produced by nestlings in a nest attracts insects, especially flies and ants. The type and number of these insects will help indicate how old any nestlings present may be. Factors such as temperature and humidity will also affect insect activity and so observations of insect activity should only be used as supporting evidence for other indications of age/use. Blowflies around a nest usually indicate that a death has occurred.

Listening for nestlings

With experience it is possible to determine if one or two nestlings are present and a broad estimate of age based on the type and loudness of noises they make.

Looking inside the nest

This can be achieved either with the aid of a telescopic pole and camera or mirror, or with the use of a ladder or other climbing equipment. This method can obtain the most detailed monitoring information for artificial hollows. However it is also the most time consuming and difficult to organise. Special equipment is likely to be needed depending on the height and positioning of artificial hollows. There are also safety issues associated with ladder or rope climbing options to reach nests to undertake observations.

How often should I monitor artificial hollows?

The minimum frequency of monitoring and the techniques used will be determined by the aims of the monitoring and the resources available. It is important to limit disturbance to breeding birds and this should be considered when determining the techniques used and frequency.

How do I maintain artificial hollows?

Artificial hollows require maintenance to ensure they continue to have the greatest chance of them being used by Carnaby's cockatoos. Periodic maintenance checks should be undertaken at least every two years, preferably annually. These checks should be undertaken prior to the breeding season which is between July and January with breeding occurring later in this period in southern areas. It is important to maintain a regime of regular maintenance as long as the artificial hollow is required. It may take several (to many) decades until a natural replacement hollow is available.

Maintenance checks should assess the following as a minimum:

- Condition of chewing posts (if present)
- Condition of attachment points
- Condition of hollow bases
- Stability of tree or pole used to mount the artificial hollow

Artificial hollow base needing repair.
Photo by Christine Groom

Repairing hollows

Any problems identified during maintenance checks should be addressed, and any repairs required done, as soon as possible. If breeding is currently occurring, maintenance may need to be delayed if it is likely to disturb the parents or nestling. Likely maintenance needs include replacement of chewing posts (frequently) or nest bases (occasionally) and repairing of any cracks (infrequently). Maintenance concerns regarding the security of attachment points or the stability of the tree or pole should be addressed as a priority for safety reasons.

For artificial hollows known to be used, spare chewing posts should be taken into the field when undertaking maintenance checks.

Monitoring of artificial hollows:

Monitoring aim	Frequency of visits	Monitoring techniques
To determine possible use by Carnaby's cockatoo	At least once during peak breeding season (i.e. between September and December)	• Observing behaviour of adults around hollow • Tapping to see if female will flush from hollow (best undertaken between 10am and 3pm when females most likely to be sitting) • Listening for nestlings • Looking for evidence of chewing • Looking inside nest
To confirm use by Carnaby's cockatoo	At least two visits during peak breeding season (i.e. between September and December)	To observe at least two of the following: • Breeding behaviour of adults around hollow or evidence of chewing • Female flushed from hollow • Noises from nestlings in hollow Or to observe: • Nestlings or eggs in nest
To determine nesting success by Carnaby's cockatoo	The more visits, the better. Preferably fortnightly visits between July and December. As a minimum, at least 3 visits spread throughout breeding season.	• Looking inside nest to observe eggs or nestlings.
To determine use by any species	As often as possible.	• Inspection from ground as a minimum. • Looking inside nest for detailed observations.
To determine maintenance requirements	At least every two years and preferably annually if hollow fitted with sacrificial chewing posts, can be longer if without.	• A basic maintenance check can be undertaken from the ground. A ladder or elevated work platform will be required for a comprehensive check and to replace sacrificial chewing posts

Acknowledgements

This information sheet is a joint initiative of Birdlife Australia, the Western Australian Museum and the Department of Parks and Wildlife. Many individuals have contributed to its preparation. The updated version was compiled by Rick Dawson (Department of Parks and Wildlife) with assistance from Denis Saunders.

Other information sheets in the series: Artificial hollows for Carnaby's cockatoo

- *How to design and place artificial hollows for Carnaby's cockatoo*
- *How to monitor and maintain artificial hollows for Carnaby's cockatoo*

Information sheets available on the *Saving Carnaby's cockatoo* webpage:
http://www.dpaw.wa.gov.au/plants-and-animals/threatened-species-and-communities/threatened-animals/208-saving-carnaby-s-cockatoo

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 10615/1,
Permit type:	Area permit
Applicant name:	Hanrine Fine Produce Pty Ltd on behalf of Southwest Pastoral Properties Pty Ltd
Application received:	14 May 2024
Application area:	13.56 hectares of native vegetation
Purpose of clearing:	Horticulture
Method of clearing:	Mechanical
Property:	Lot 10293 on Deposited Plan 203137 Lot 10294 on Deposited Plan 203137
Location (LGA area/s):	Shire of Manjimup
Localities (suburb/s):	Shannon

1.2. Description of clearing activities

The vegetation proposed to be cleared occurs as two areas that are part of a larger connected patch of native vegetation (see Figure 1, Section 1.5). The application is to expand existing primary production at the property (Hanrine Fine Produce Pty Ltd, 2024). The applicant is proposing to plant hazelnut and oak trees to establish a truffle orchard, with ground cover maintained between rows of trees (CSLC, 2024).

The application area was reduced from 26.9 hectares to 13.56 hectares during the assessment (see Section 3.1).

1.3. Decision on application

Decision:	Granted
Decision date:	28 May 2026
Decision area:	13.56 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 four 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 F.1),
- the findings of a black cockatoo habitat survey (Western Ecological, 2025),
- the findings of a site inspection (DWER, 2025),
- 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 Delegated Officer also took into consideration the purpose of clearing which is to expand existing operations at the property.

The assessment identified that the proposed clearing will result in:

- the loss of native vegetation that is suitable habitat for conservation significant fauna,
- potential direct impacts to fauna individuals present in the application area at the time of clearing,
- the loss of native vegetation that may provide suitable habitat for conservation significant flora,
- potential indirect impacts to conservation significant flora individuals if present in nearby vegetation,
- potential indirect impacts to adjacent vegetation within a conservation area,
- the potential introduction and spread of weeds into adjacent vegetation, which could impact on the quality of the adjacent vegetation and its habitat values, and
- potential increased risk of erosion which may impact water quality of a nearby watercourse.

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 above impacts can be appropriately managed to prevent an unacceptable risk to the environment through conditions on the clearing permit.

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

- undertake avoid and minimise measures to reduce the impacts and extent of clearing;
- avoid clearing between August to October to minimise impacts to denning chuditch;
- staged clearing where horticultural activities must commence within three months of clearing to reduce the potential of soil erosion of exposed soils;
- take hygiene steps to minimise the risk of the introduction and spread of weeds and dieback to adjacent vegetation;
- slow directional clearing to allow fauna to move into adjacent vegetation ahead of the clearing activity;
- demarcation of the clearing area to avoid inadvertent clearing of adjacent native vegetation;
- relocate suitable hollow logs to adjacent vegetation to retain fauna habitat features;
- engage a fauna specialist for the duration of clearing to avoid impacts to fauna individuals present at the time of clearing;
- undertake a pre-clearance survey for presence of tree hollows, and installation of artificial hollows where identified, to mitigate impacts to potential black cockatoo habitat.

1.5. Site maps

Figure 1: Map of the application area

The area cross-hatched yellow indicates the area authorised to be cleared under the granted clearing 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 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)
- *Planning and Development Act 2005* (WA) (P&D Act)

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)
- Technical guidance – *Terrestrial Vertebrate Fauna Surveys for Environmental Impact Assessment (EPA, 2020).*

3 Detailed assessment of application

3.1. Avoidance and mitigation measures

The applicant submitted supporting information (Hanrine Fine Produce Pty, 2024), demonstrating actions taken to avoid and minimise the impacts of the proposed clearing, including:

- limiting clearing to the extent necessary for the proposed primary production activities,
- retaining a 1.15-hectare vegetated area between the proposed clearing areas.

The original application proposed to clear 26.9 hectares of native vegetation (see Figure 2, below). During the clearing permit assessment, the Department identified significant environmental values within the application area (see Section 3.2).

Given this, the Department required the applicant to reduce the application area to avoid:

- clearing of 9.82 hectares of preferred black cockatoo foraging habitat (comprising 7.86 hectares of jarrah and marri forest and 1.96 hectares of mixed karri, marri, and jarrah forest), to reduce impacts to black cockatoo habitat (see Section 3.2.1),
- clearing within 30 metres of the adjacent national park (comprising 1.24 hectares of native vegetation), to reduce impacts to conservation areas (see Section 3.2.3), and
- clearing within 30 metres of a waterway (comprising 1.32 hectares of native vegetation), to mitigate impacts to riparian vegetation (see Section 3.2.4).

Figure 2. Original application area for CPS 10615/1. The applicant proposed to clear 26.9 hectares of native vegetation.

The Delegated Officer was satisfied that the applicant has undertaken reasonable measures to avoid and minimise 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 C) 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, flora and vegetation), conservation areas, 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

The application area was revised during assessment (see Section 3.1). The revised application area comprises *Allocasuarina decussata* forest with scattered karri (*Eucalyptus diversicolor)* over sparse understorey in the northern area, and karri forest over dense midstorey, including peppermint (*Agonis flexuosa)*, in the southern area.

A fauna likelihood assessment was conducted based on:

- the preferred habitat and vegetation types of conservation significant fauna species recorded in the local area (10-kilometre radius from the application area),
- the site characteristics (Appendix C), and
- known species distribution.

The likelihood analysis identified 11 conservation significant fauna species which may occur in the application area (see Appendix C.4). Of these, seven were considered likely to occur:

- *Bettongia penicillata ogilby* (woylie; CR*)*
- *Zanda baudinii* (Baudin's cockatoo; EN*)*
- *Zanda latirostris* (Carnaby's cockatoo; EN*)*
- *Calyptorhynchus banksii naso* (forest red-tailed black cockatoo; VU)
- *Dasyurus geoffroii* (chuditch; VU*)*
- *Setonix brachyurus* (quokka; VU*)*
- *Phascogale tapoatafa wambenger* (wambenger; CD*)*

Woylie (CR)

The woylie inhabits a range of habitats, including tall eucalypt forest and woodland where dense vegetation provides refuge from predators (Yeatman and Groom, 2012). Habitat critical for the survival of the woylie requires adequate introduced predator control. The northern portion of the application area lacks a dense midstorey and understorey and is unlikely to provide adequate protection from introduced predators. The southern portion of the application area contains a dense understorey which may provide suitable refuge for the woylie.

The Department of Biodiversity Conservation and Attractions (DBCA) advised that woylie are unlikely to be present in high numbers in the application area based on the current species distribution (DBCA, 2025). DBCA advised the application area is unlikely to represent critical habitat for the woylie. Given this and noting the extent of vegetation remaining in the local area, the application area is unlikely to provide significant habitat for the woylie. A fauna specialist will be present for the duration of clearing activities to mitigate potential impacts to individuals if present at the time of clearing.

Black cockatoos

Habitat critical for the recovery of Carnaby's cockatoo, Baudin's cockatoo, and forest red-tailed black cockatoo (herein referred to as black cockatoos) includes foraging habitat (including remnant patches of vegetation), night roosting habitat and nesting trees for breeding (DAWE, 2022). Suitable breeding habitat includes trees with a suitable nest hollow or of a suitable diameter at breast height (DBH) to develop a nest hollow (DAWE, 2022). Night roosting sites are often located near food and water resources.

The application area is within the known distribution of all three black cockatoo species. According to available databases, the closest confirmed breeding site is approximately 12 kilometres from the application area. There are no roost sites recorded in the local area.

Chewed marri nuts were observed in the application area, consistent with foraging by forest red-tailed black cockatoos (Western Ecological, 2025; DWER, 2025). A black cockatoo habitat assessment (Western Ecological, 2025) identified 7.86 hectares of foraging habitat in the original application area, comprising jarrah and marri forest. Based on the findings of the Department's site inspection (2025), a portion of the area mapped as karri forest in the black cockatoo habitat assessment comprises mixed karri, marri and jarrah forest, with a midstorey of *Allocasuarina decussata* and *Banksia grandis*. These areas are considered to provide significant foraging habitat for black cockatoos. The application area was revised during assessment to remove these areas (see Section 3.1).

The southern portion of the revised application area comprises karri forest. Understorey vegetation in karri forests can provide an important foraging resource for black cockatoos, depending on the species present (DBCA, 2025). The black cockatoo foraging assessment (Western Ecological, 2025) identified foraging species, including *Banksia grandis*, were present sporadically, and at low density throughout the survey area. The Department's site inspection (2025) identified the karri forest had an understorey of *Agonis flexuosa* (peppermint). *Banksia grandis* was identified in the understorey of the mixed karri, marri and jarrah forest area, which was subsequently removed from the application area (see Section 3.1). Given this, the karri forest in the southern area is unlikely to provide significant foraging habitat for black cockatoos.

The northern portion of the application area comprises *Allocasuarina decussata* forest, with approximately ten scattered marri trees along the northern boundary (DWER, 2025). These marri trees provide preferred foraging habitat for black cockatoos. Noting the extent of suitable foraging habitat excluded from the application area and the extent of vegetation remaining in the local area, the proposed clearing of ten marri trees is unlikely to remove significant foraging habitat for black cockatoos.

The black cockatoo habitat assessment (Western Ecological, 2025), undertaken from the ground, identified 160 trees with a DBH ≥ 500 mm within the survey area (original application area of 26.9ha). The survey did not identify any trees with hollows suitable for black cockatoo breeding (Western Ecological, 2025). DBCA (2025) advised that tree hollows can be difficult to see from the ground, and it is possible that undetected hollows may be present in the application area. To mitigate potential impacts to suitable breeding habitat, pre-clearing surveys will be undertaken using pole cameras or drones to inspect potential habitat trees for suitable hollows. Two artificial hollows per hollow identified will be installed in remnant vegetation on the property. Given this, and the additional management measures specified below, the proposed clearing is unlikely to significantly impact potential breeding habitat for black cockatoos.

The original application area intersected a mapped nonperennial waterway, which may provide a seasonal water source for black cockatoos. The application area was revised to exclude the waterway, including a 30-metre vegetated buffer (see Section 3.1).

Chuditch (VU)

Chuditch inhabit a range of habitats, including forests and woodlands, and require large, vegetated areas with adequate den resources (DEC, 2012). Clearing of habitat that is connected to riparian vegetation, creates new gaps in homogenous habitat or leads to progressive fragmentation of habitat, is a key threatening process for the chuditch (DEC, 2012).

The application area is connected to expansive areas of native vegetation under conservation tenure. The northern portion of the application area is connected to riparian vegetation. The application area was revised during assessment to retain a 30-metre vegetated buffer to the edge of the mapped waterway (see Section 3.1). Given the degraded condition of the vegetation, lack of understorey present, and that riparian vegetation will be retained, the northern area is unlikely to comprise significant chuditch habitat.

The Department's site inspection (DWER, 2025) identified hollow logs in the northern portion of the application area, which may provide suitable denning features for the chuditch. The chuditch recovery plan (DEC, 2012) recommends retention of den logs as a management practice to mitigate impacts to the chuditch. Prior to undertaking clearing, hollow logs will be relocated from the application area to areas of remnant vegetation to retain suitable denning features for chuditch locally. Additionally, clearing will not be undertaken during the denning season (August to October) (DBCA, 2025), to mitigate potential impacts to denning chuditch if present in the application area.

The southern portion of the application area has a dense understorey and may provide suitable chuditch habitat (DWER, 2026). Noting the above management measures, the extent of vegetation remaining in the local area, and that the application area has been subject to historical logging, the proposed clearing is unlikely to impact significant chuditch habitat.

Quokka (VU)

Quokka are known to occupy a range of habitats, including jarrah, marri and karri forests and wetland habitat (DEC, 2013). DBCA advised quokka are likely to occur in the application area due to suitable habitat being present and proximity to confirmed records (DBCA, 2025). During the assessment, the application area was revised to avoid clearing within 30 metres of the mapped waterway (see Section 3.1).

The northern portion of the application area is degraded and lacks a dense understorey. It is unlikely that this area provides adequate refuge from predators for the quokka. The southern portion of the application area contains dense understorey and may provide suitable habitat for the quokka. Given the extent of vegetation remaining in the local area and that riparian vegetation has been excluded from the application area, the proposed clearing is unlikely to remove significant habitat for the quokka. A fauna specialist will be present for the duration of clearing activities to mitigate potential impacts to individuals if present at the time of clearing.

Wambenger (CD)

The wambenger inhabits dry sclerophyll forest and open woodlands with hollow bearing trees and sparse ground cover (DBCA, 2025). DBCA advised the application area does not provide preferred habitat for the wambenger (DBCA, 2025). Given this, the proposed clearing is unlikely to impact significant habitat for the wambenger.

Conclusion

Based on the above assessment, the proposed clearing is unlikely to remove significant habitat for conservation significant fauna. The management measures specified below will reduce impacts to fauna present in or near the application area during clearing activities.

Conditions

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

- avoidance and minimisation to reduce the impacts and extent of clearing;
- clearing must not be undertaken between August to October, to avoid impacts to denning chuditch;
- take hygiene steps to minimise the risk of the introduction and spread of weeds and dieback to adjacent vegetation;
- slow directional clearing to allow fauna to move into adjacent vegetation ahead of the clearing activity;
- demarcation of clearing area to avoid inadvertent clearing of adjacent native vegetation;
- relocate suitable hollow logs to adjacent vegetation to retain fauna habitat features;
- engage a fauna specialist for the duration of clearing to avoid impacts to fauna individuals present at the time of clearing;
- pre-clearance survey for presence of tree hollows and installation of artificial hollows where identified, to mitigate impacts to potential black cockatoo habitat.

3.2.2. Biological values (flora) - Clearing Principles (a) and (c)

Assessment

A flora likelihood assessment was conducted based on habitat and soil preferences, vegetation in the application area, and known species distribution (see Appendix C.3). The assessment identified two conservation significant flora species which may occur: *Caladenia christineae* (T) and *Actinotus repens* (P3).

***Caladenia christineae* (T)**

Caladenia christineae grows in seasonally wet areas in heath and tall scrub within jarrah and marri forest (DEWHA, 2008). There is a historical *C. christineae* record approximately 6.8km from the application area, located within karri forest. Based on available databases, the application area is outside the current recorded distribution of this species.

The original application area included a nonperennial waterway and portions of jarrah and marri forest. The application area was revised during assessment to exclude these areas, including a 30-metre vegetated buffer to the waterway (see Section 3.1).

The revised application area comprises *Allocasuarina decussata* forest in the northern section and karri forest in the southern section (DWER, 2025). Noting the habitat requirements for *C. christineae*, it is considered unlikely to occur in the revised application area. If present in nearby vegetation, potential indirect impacts are considered manageable subject to the below conditions.

***Actinotus repens* (P3)**

Actinotus repens is a wetland associated species which has been recorded in karri and *Allocasuarina decussata* forest (WA Herb, 1998-). Suitable *A. repens* habitat may be present in the northern section of the application area. The application area was revised during assessment to exclude a 30-metre vegetated buffer to the mapped waterway (see Section 3.1).

If *A. repens* individuals are present in the application area, the proposed clearing may impact this species at the local level. Noting the extent of vegetation remaining under conservation tenure in the local area and current distribution of records, the proposed clearing is unlikely to have a significant impact to *A. repens* at the regional or species level.

Conclusion

Based on the above assessment, the application area is unlikely to provide suitable habitat for conservation significant flora. If present in nearby vegetation, potential indirect impacts from clearing can be managed subject to the below conditions.

Conditions

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

- avoidance and minimisation to reduce the impacts and extent of clearing;
- take hygiene steps to minimise the risk of the introduction and spread of weeds and dieback to adjacent vegetation;
- demarcation of clearing area to avoid inadvertent clearing of adjacent native vegetation.

3.2.3. Conservation areas - Clearing Principle (h)

Assessment

The original application area bordered Shannon National Park, a Class A Reserve. Native vegetation adjacent to conservation areas contributes to the functioning of the conservation area by buffering from edge effects, helping maintain key ecological processes, and expanding the functional size of the conservation area (DER, 2014).

The application area was revised during assessment to retain a 30-metre vegetated buffer to the National Park (see Section 3.1). Maintaining a vegetated buffer will mitigate indirect impacts of the proposed clearing on the vegetation within the National Park.

Shannon National Park is an extensive area of remnant native vegetation with a low edge to area ratio. As the application area is connected to vegetation within the National Park, the proposed clearing will reduce the functional size of the conservation area. Given the size of Shannon National Park and extent of vegetation remaining within it, the removal of vegetation from the application area is unlikely to significantly impact the ecological functions of the conservation area.

Ecological linkage

Ecological linkages between areas of conservation value enable fauna to move through the landscape between reserves (DWER, 2014). The proposed clearing will increase the size of existing breaks between remnant vegetation on the property. Noting vegetation south of the application area will be retained (see Section 3.1), and that the surrounding vegetation will remain connected, the proposed clearing is unlikely to significantly alter habitat connectivity of surrounding conservation areas.

Conclusion

Based on the above assessment, the proposed clearing is unlikely to significantly impact the functioning of Shannon National Park. Indirect impacts to adjacent vegetation are considered manageable, subject to the below conditions.

Conditions

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

- avoidance and minimisation to reduce the impacts and extent of clearing;
- take hygiene steps to minimise the risk of the introduction and spread of weeds and dieback to adjacent vegetation;
- demarcation of clearing area to avoid inadvertent clearing of adjacent native vegetation.

3.2.4. Land and water resources - Clearing Principle (f), (g) and (i)

Assessment

The northern portion of the original application area intersects a mapped nonperennial minor river. The application area was revised during assessment to retain a 30-metre vegetated buffer to the edge of the waterway (see Section 3.1). Vegetation surrounding waterways provides ecological functions to the waterway by slowing water movement, filtering sediment, and providing shade and habitat for aquatic fauna.

The Department's site inspection (DWER, 2025) identified the mapped nonperennial waterway contains dense riparian vegetation, with some areas infested by blackberry (Rubus sp.). The northern portion of the property slopes downwards towards the waterway.

The Department of Primary Industries and Regional Development (DPIRD) undertook as inspection of the property on 30 June 2024 (CSLC, 2024). DPIRD advised the soils in the application area are primarily loamy gravels and duplex sandy gravels (CSLC, 2024). The mapped soils are largely suitable for the proposed end land use of horticulture, with wind erosion being the main risk (CSLC, 2024).

The applicant is proposing to establish an orchard with ground cover maintained between rows (CSLC, 2024). Existing orchards on the property were found to have full ground cover with no evidence of erosion identified (CLSC, 2024). DPIRD advised maintaining ground cover will significantly reduce the risk of wind erosion. Provided good management continues on the property, land degradation is unlikely to increase with the proposed clearing (CSLC, 2024).

Prior to establishment of the orchard, clearing of vegetation north of the waterway is likely to increase the risk of wind and water erosion, causing increased risk of sedimentation into the waterway. The 30-metre vegetated buffer being retained will filter sediment and slow water movement, maintaining ecological functions of the waterway.

The waterway is connected to mapped waterways extending into the adjacent National Park. Impacts to adjacent conservation areas are discussed under Section 3.2.3.

Conclusion

Based on the above assessment, the proposed clearing is unlikely to cause appreciable land degradation or significantly alter water quality of the mapped waterway, if the timeframe of exposure of bare soils is limited The maintenance of a 30-metre vegetated buffer will maintain ecological functions of the waterway.

Conditions

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

- avoidance and minimisation to reduce the impacts and extent of clearing;
- take hygiene steps to minimise the risk of the introduction and spread of weeds and dieback to adjacent vegetation;
- staged clearing where horticultural activities must commence within three months of clearing to reduce the potential of soil erosion of exposed soils
- demarcation of clearing area to avoid inadvertent clearing of adjacent native vegetation.

3.3. Relevant planning instruments and other matters

The Shire of Manjimup (2024) advised the Department that local government planning approvals are not required, and that the proposed clearing is consistent with the Shire's Local Planning Scheme No. 4. The Shire did not have any objections to the proposed clearing.

The application area intersects a granted clearing permit (CPS 3313/1) for the purpose of silvicultural thinning. CPS 3313/1 expired in November 2017.

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
In response to formal requests for further information issued by DWER, the applicant provided the following additional information:	The additional information was considered as follows:
A black cockatoo habitat assessment of the application area (Western Ecological, 2025).	Consideration of the black cockatoo habitat assessment is detailed in Section 3.2.1.
Confirmation the application area has been reduced to 13.56 hectares through: • removal of marri and jarrah forest areas, • removal of mixed karri, marri and jarrah forest areas, • avoiding clearing within 30 metres of a mapped waterway, • avoiding clearing within 30 metres of the adjacent conservation area, • avoiding clearing of an area of remnant vegetation in the southern portion of the application area.	Avoidance measures are considered in Section 3.1.

Appendix B. Details of public submissions

Summary of submissions	Consideration of comment
The information provided is inadequate to assess environmental impacts. No biodiversity surveys have been provided. Surveys should be undertaken for fauna, including black cockatoo habitat.	A black cockatoo habitat assessment (Western Ecological, 2025) and site inspection by DWER (2025) were undertaken during the assessment. Impacts to fauna habitat are discussed in Section 3.2.1.
Inadequate avoidance and minimisation measures have been provided by the applicant.	Additional avoidance and minimisation measures are discussed in Section 3.1. The application area was reduced during assessment to avoid significant fauna habitat and reduce impacts to water resources.
Vegetation needs to be retained on the property to minimise land degradation risks. The proposed clearing would not retain enough vegetation on the property given the extent of clearing that has already been undertaken.	Additional avoidance and minimisation measures are discussed in Section 3.1. The application area was reduced during assessment. Land degradation impacts are discussed in Section 3.2.4. Cumulative impacts of proposed clearing are considered in the assessment under clearing principle (e) in Appendix D.
The necessity of clearing has not been demonstrated. The proposed clearing is for a non-essential luxury food item.	The necessity of clearing is a relevant matter considered as part of a clearing permit application. In this instance, the Delegated Officer considered the mitigation hierarchy was appropriately applied and significant environmental impacts of the proposed clearing were avoided (see Section 3.1). The Delegated Officer determined that environmental impacts of the proposed clearing can be appropriately managed through permit conditions to prevent an unacceptable risk to the environment.
The application area is likely to provide significant breeding and foraging habitat for black cockatoos.	Impacts to black cockatoo habitat are discussed in Section 3.2.1. Suitable black cockatoo foraging habitat was removed from the application area (see Section 3.1).

Summary of submissions	Consideration of comment
The Priority Agriculture zoning does not justify the proposed clearing or end land use.	In considering a permit application the Delegated Officer shall have regard to planning instruments and other relevant matters (see Section 3.3). The proposed end land use is consistent with local planning instruments. In this instance, the Delegated Officer determined that environmental impacts of the proposed clearing can be appropriately managed through permit conditions to prevent an unacceptable risk to the environment.
It is unclear whether the applicant intents to undertake an environmental offset.	The Delegated Officer determined that significant environmental values have been sufficiently avoided, and environmental impacts of the proposed clearing can be appropriately managed through permit conditions. Given this, and in accordance with the *WA Environmental Offsets Policy* (2011), an environmental offset has not been required in this instance.

Appendix C. Site characteristics

C.1. 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 the department 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.

Characteristic	Details
Local context	The application area is connected to a contiguous patch of native vegetation within the intensive land use zone of Western Australia. It is surrounded by land used for primary production to the west and a national park to the east. Spatial data indicates the local area (10-kilometre radius from the centre of the area proposed to be cleared) retains approximately 93.97 per cent of the original native vegetation cover.
Ecological linkage	The application area is connected to vegetation that forms part of the South West Regional Ecological Linkage.
Conservation areas	The application area is not within a mapped conservation area. The application area borders Shannon National Park.
Vegetation description	The black cockatoo habitat assessment (Western Ecological, 2025), and site visit (DWER, 2025a) identified the vegetation within the revised application area consists of: - *Allocasuarina decussata* forest with scattered karri (*Eucalyptus diversicolor)* over sparse understorey, and - karri forest over dense midstorey, including peppermint (*Agonis flexuosa).* This is consistent with the mapped vegetation types: • Crowea (68), described as a tall open forest of *Corymbia calophylla - Eucalyptus diversicolor* on upper slopes with *Allocasuarina decussata - Banksia grandis* on upper slopes in hyperhumid and perhumid zones, and • Granite Valleys (245), described as tall open forest of *Eucalyptus diversicolor - Corymbia calophylla* on slopes with some *Eucalyptus patens* and *Eucalyptus megacarpa* on valley floors in hyperhumid and perhumid zones. The mapped vegetation types retain approximately 86.11 and 84.59 per cent of the original extent, respectively (Government of Western Australia, 2019).
Vegetation condition	The black cockatoo habitat assessment (Western Ecological, 2025), site visit (DWER, 2025a) and DPIRD advice (CSLC, 2024) indicates the vegetation in the application area is in Degraded to Very Good (Keighery, 1994) condition. The full Keighery (1994) condition rating scale is provided in Appendix E.

<table>
<tr><th>Characteristic</th><th>Details</th></tr>
<tr><td>Climate and landform</td><td>The climate experienced in the application area is Mediterranean, characterized by hot and dry summers and cool and wet winters. The application area is at an altitude of 200 metres above sea level.</td></tr>
<tr><td>Soil description</td><td>The soil is mapped as:
Minor Valleys S1 subsystem (Pimelia) (254PvS1), described as valleys in granitic terrain, narrow swampy floor; <20 m relief. Gravelly yellow duplex soils on smooth flanks; Jarrah-Marri-Karri Forest. Peaty soils on narrow floor; Wattle low forest and
Crowea (Pimelia), sandy duplex phase (254PvCRd), described as sandy yellow duplex soils; marri-jarrah forest (DPIRD, 2019)</td></tr>
<tr><td>Land degradation risk</td><td>The degradation risks over the application area (DPIRD, 2024) are:
<table>
<tr><th>Risk Categories</th><th>Minor Valleys S1 subsystem (Pimelia) (254PvS1)</th><th>Crowea, (Pimelia), sandy duplex phase (254PvCRd)</th></tr>
<tr><td>Wind erosion</td><td>34% of map unit has a high wind erosion risk</td><td>64% of map unit has a high wind erosion risk</td></tr>
<tr><td>Water erosion</td><td>41% of map unit has a high to very high-water erosion risk</td><td>12% of map unit has a high-water erosion risk</td></tr>
<tr><td>Salinity risk</td><td>100% of map unit has no or partial risk</td><td>100% of map unit has no or partial risk</td></tr>
<tr><td>Phosphorous export</td><td>38% of map unit has a high to very high phosphorus export risk</td><td>18% of map unit has a high to very high phosphorus export risk</td></tr>
<tr><td>Waterlogging</td><td>95% of map has no to low risk of waterlogging</td><td>100% of map has no to low risk of waterlogging</td></tr>
<tr><td>Subsurface acidification</td><td>>70% of map unit has a high subsurface acidification risk or is presently acid</td><td>>70% of map unit has a high subsurface acidification risk or is presently acid</td></tr>
<tr><td>Flooding</td><td>96% is very low flooding risk</td><td>100% is a very low flooding risk</td></tr>
</table></td></tr>
<tr><td>Waterbodies and Hydrogeography</td><td>The desktop assessment and aerial imagery indicate the application area borders a nonperennial minor river. The groundwater salinity level (total dissolved solids) is mapped as 500-1000 milligrams per litre.</td></tr>
<tr><td>Flora</td><td>The desktop assessment identified eight conservation significant flora species in the local area. This comprises three threatened flora and five priority flora species. There are no conservation significant flora records in the application area. The nearest record is a threatened species, Brachyscias verecundus, approximately 3.7 kilometres from the application area.</td></tr>
<tr><td>Ecological communities</td><td>The application area does not intersect a mapped conservation significant ecological community. The closest mapped priority ecological community (PEC) is the Epiphytic Cryptogams of the Karri Forest (P3) located approximately 7 km from the application area. There are no threatened ecological communities (TECs) recorded within the local area.</td></tr>
<tr><td>Fauna</td><td>The desktop assessment identified 14 conservation significant fauna species in the local area. The closest record is a Zanda latirostris (Carnaby's cockatoo), approximately 740 metres from the application area.</td></tr>
</table>

C.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*					
Warren	833,985.56	659,432.21	79.07	558,485.38	66.97
Vegetation complex**					

	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
Granite Valleys (245)	25,606.64	21,661.73	84.59	19,515.81	76.21
Crowea (68)	52,753.26	45,425.07	86.11	43,135.87	81.77
Local area					
10km radius	34,137.47	32,081.33	93.97	-	-

*Government of Western Australia (2019b)

**Government of Western Australia (2019a)

C.3. Flora analysis table

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

Species name	Conservation status	Suitable habitat features? [Y/N]	Suitable vegetation type? [Y/N]	Suitable soil type? [Y/N]	Distance of closest record to application area (km)
Caladenia christineae	T	Y	Y	Y	6.81
Actinotus repens	P3	Y	Y	Y	9.09

T: threatened; P: priority

C.4. Fauna analysis table

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

Species name	Common name	Conservation status	Suitable habitat features?	Suitable vegetation type?	Distance of closest record to application area (km)
Zanda latirostris	Carnaby's cockatoo	EN	Y	Y	0.74
Isoodon fusciventer	Quenda	P4	Y	Y	2.93
Phascogale tapoatafa wambenger	Wambenger	CD	Y	Y	3.42
Zanda baudinii	Baudin's cockatoo	EN	Y	Y	3.47
Dasyurus geoffroii	Chuditch	VU	Y	Y	5.83
Setonix brachyurus	Quokka	VU	Y	Y	6.22
Bettongia penicillata ogilbyi	Woylie	CR	Y	Y	6.79
Notamacropus eugenii derbianus	Tammar wallaby	P4	Y	Y	6.83
Notamacropus irma	Western brush wallaby	P4	Y	Y	7.40
Hydromys chrysogaster	Rakali	P4	Y	Y	9.58
Calyptorhynchus banksii naso	Forest red-tailed black cockatoo	VU	Y	Y	12.5

CR: critically endangered, EN: endangered, VU: vulnerable, P: priority; CD: conservation dependent

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: Given the condition of the vegetation and that it is connected to expansive areas of intact native vegetation, the application area is likely to comprise a high level of biodiversity. The application area may provide habitat for priority flora species.	At variance	Yes *Refer to Section 3.2.1 and 3.2.2, 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 application area contains suitable habitat for conservation significant fauna.	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 application area is unlikely to provide habitat for threatened flora species.	Not likely to be at variance	Yes *Refer to Section 3.2.2, above.*
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: There are no TECs mapped within the local area. The vegetation proposed to be cleared does not indicate the presence of a TEC.	Not 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 the mapped vegetation type and the native vegetation in the local area is consistent with the national objectives and targets for biodiversity conservation in Australia. The application area is connected to the South West Regional Ecological Linkage. Noting the extent of vegetation remaining in the local area, and that surrounding vegetation will remain connected, the proposed clearing will not substantially impact the function of the ecological linkage.	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: Given the distance to the nearest conservation area, the proposed clearing may have an impact on the environmental values of adjacent conservation areas.	May be at variance	Yes *Refer to Section 3.2.3, above.*
Environmental value: land and water resources		

Assessment against the clearing principles	Variance level	Is further consideration required?
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 was revised to maintain a 30-metre vegetated buffer to the nearby waterway. The proposed clearing may indirectly impact riparian vegetation.	May be at variance	Yes *Refer to Section 3.2.4, above.*
Principle (g): *"Native vegetation should not be cleared if the clearing of the vegetation is likely to cause appreciable land degradation."* Assessment: The proposed clearing may increase the risk of wind erosion. DPIRD advised management measures are sufficient to mitigate land degradation risks from the proposed clearing (CLSC, 2024).	Not likely to be at variance	Yes *Refer to Section 3.2.4, 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: The proposed clearing may temporarily increase the risk of wind erosion, causing sedimentation into the nearby waterway. The application area was revised to maintain a 30-metre vegetated buffer to the waterway.	May be at variance	Yes *Refer to Section 3.2.4, 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 indicate the proposed clearing is unlikely to contribute to increased incidence or intensity of flooding.	Not 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.

Condition	Description
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. Sources of information

F.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)

F.2. References

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