GOVERNMENT OF
WESTERN AUSTRALIA

CLEARING PERMIT

Granted under section 51E of the Environmental Protection Act 1986

PERMIT DETAILS

Area Permit Number: CPS 10644/1

File Number: DWERVT15202

Duration of Permit: From 09/05/2026 to 09/05/2038

PERMIT HOLDER

Manjimup KW Pty Ltd

LAND ON WHICH CLEARING IS TO BE DONE

Lot 101 on Deposited Plan 411364, Wilgarrup

AUTHORISED ACTIVITY

The permit holder must not clear more than 1.18 hectares of *native vegetation* within the area cross-hatched yellow in Figure 1 of Schedule 1.

CONDITIONS

1. Period during which clearing is authorised

The permit holder must not clear any *native vegetation* after 09 May 2028.

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 possum and south-western brush tailed phascogale

(a) In relation to the area 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*) and south-western brush tailed phascogale(s) (*Phascogale tapoatafa wambenger*).

(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)/ south-western brush tailed phascogale(s) individual has moved on from that area to adjoining *suitable habitat*; or

(ii) the western ringtail possum(s) individual has been removed by a *western ringtail possum specialist* and/or the south-western brush tailed phascogale(s) has been removed by a *fauna specialist*.

(c) Any western ringtail possum(s) individual removed in accordance with condition 4(b)(ii) must be relocated by a *western ringtail possum specialist* to adjacent *suitable habitat*.

(d) Any south-western brush-tailed phascogale individual(s) removed in accordance with condition 4(b)(ii) must be relocated by a *fauna specialist* to adjacent *suitable habitat*:

(e) Where fauna is identified under condition 4(a), the permit holder must within 14 calendar days provide the following records to the CEO.

(iii) the number of individuals identified;

(iv) the date each individual was identified;

(v) 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;

(vi) the number of individuals removed and relocated;

(vii) the relevant qualifications of the *western ringtail possum specialist* or *fauna specialist* undertaking removal and relocation;

(viii) the date each individual was removed;

(ix) the method of removal;

(x) the date each individual was relocated;

(xi) 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

(xii) details pertaining to the circumstances of any death of, or injury sustained by, an individual.

5. Offset – revegetation and rehabilitation

(a) Within 24 months of the commencement of clearing authorised under this permit, and no later than 09 May 2030, the permit holder must undertake the *revegetation* and *rehabilitation* of the 2.36 hectare area cross hatched red in Figure 2 of Schedule 1 for salinity mitigation, of which at least 0.59 hectares should provide *foraging habitat* for *black cockatoo species.*

(b) The *revegetation* and *rehabilitation* required under condition 5(a) of this permit must be undertaken in accordance with the *Revegetation plan*, including but not limited to the following actions:

(i) ripping the ground on the contour to remove soil compaction prior to *planting*;

(ii) undertaking *weed* control activities over two seasons prior to *planting*;

(iii) fencing the perimeter of the area cross hatched red in Figure 2 of Schedule 1 in accordance with the *Revegetation plan*; and

(iv) deliberately *planting* plants, at the *optimal time*, using species listed and at the density specified in the *Revegetation plan*;

(v) ensuring only *local provenance* species and propagating material are used;

(vi) establishing nine 20 x 20 metre quadrats within the area hatched red in Figure 2 of Schedule 1.

(c) The permit holder must undertake *weed* control activities and watering of plantings in the area *revegetated* under condition 5(a) on an ‘as needed' basis to maintain the minimum criteria specified in Table 1 of Schedule 2 (Completion criteria – Offset).

(d) The permit holder must engage an *environmental specialist* to monitor the quadrats specified in condition 5(b)(vi) annually until the completion criteria, outlined in Table 1 of Schedule 2, have been met and maintained for a minimum of two years.

(e) If the monitoring required under condition 5(d) indicates that the completion criteria outlined in Table 1 of Schedule 2 have not been met, undertake remedial actions for *revegetation* and *rehabilitation* including:

(i) deliberately *planting* native vegetation within the area cross-hatched red in Figure 2 of Schedule 1, that will result in the completion criteria specified in Table 1 of Schedule 2 being met, ensuring only *local provenance* propagating material is used;

(ii) undertake additional *weed* control activities;

(iii) continue the annual monitoring of *revegetation* and *rehabilitation* areas in the area revegetated under condition 5(a) by an *environmental specialist* until the completion criteria outlined in Table 1 of Schedule 2, are met.

(f) Where an *environmental specialist* has determined that the completion criteria outlined in Table 1 of Schedule 2 have been met, that report is to be provided to the CEO.

(g) Where the CEO does not agree with the determination made by an *environmental specialist*, the CEO may require the permit holder to undertake remedial actions in accordance with the requirements under condition 5(c).

6. Offset – Conservation covenant

Within 12 months of the commencement of *revegetation* undertaken in accordance with condition 5 of this permit, and no later than 09 May 2031, the permit holder must provide to the CEO a copy of a conservation covenant under section 30B of the *Soil and Land Conservation Act 1945* for the protection and management of vegetation in perpetuity over the areas cross hatched red in Figure 2 of Schedule 1.

7. 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 2; (f) actions taken to minimise the risk of the introduction and spread of *weeds* and *dieback* in accordance with condition 3; (g) actions taken to manage and mitigate impacts to western ringtail possum(s) and south-western brush tailed phascogale(s)in accordance with condition 4.

No.	Relevant matter	Specifications
2.	In relation to *revegetation* management pursuant to condition 5	(a) a description of the *revegetation* and *rehabilitation* activities undertaken, including actions to implement watering and *weed* control; (b) the size of the area *revegetated* and *rehabilitated;* (c) the date/s on which the *revegetation* was undertaken; (d) the boundaries of the area *revegetated* and *rehabilitated* (recorded digitally as a shapefile using a Global Positioning System (GPS) unit set to GDA2020, expressing the geographical coordinates in Eastings and Northings); (e) a list of the *native vegetation* species planted; (f) a description of any remediation works undertaken pursuant to condition 5(e); (g) the date that completion criteria were considered to be met; and (h) a copy of the *environmental specialist's* monitoring report and determination, pursuant to condition 5(f).

8. Reporting

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

(i) of records required under condition 8 of this Permit; and

(ii) concerning 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 was undertaken between 1 January to 31 December of the preceding calendar year, a written report confirming that no clearing under this permit has been carried out, must be provided to the CEO on or before 30 June of each year.

(c) Prior to 09 Feb 2038, the permit holder must provide to the CEO a written report of records required under condition 7 of this Permit, where these records have not already been provided under condition 8(a) of this Permit.

DEFINITIONS

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

Table 2: Definitions

Term	Definition
black cockatoo species	means one or more of the following species: (a) *Calyptorhynchus lateriosis* (Carnaby's cockatoo); (b) *Calyptorhynchus 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.
dieback	means the effect of *Phytophthora* species on native vegetation.
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.
environmental specialist	means a person who holds a tertiary qualification in environmental science or equivalent, and has a minimum of two (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	*Environmental Protection Act 1986* (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 *Biodiversity Conservation Act 2016*.
fill	means material used to increase the ground level, or to fill a depression.
foraging habitat (black cockatoo species)	means foraging species for the black cockatoos as in the *Referral guideline for 3 WA threatened black cockatoo species* (Department of Agriculture, Water and Environment, 2022).
local provenance	means native vegetation seeds and propagating material from natural sources within 50 kilometres and the same IBRA subregion of the area cleared.
mulch	means the use of organic matter, wood chips or rocks to slow the movement of water across the soil surface and to reduce evaporation.
native vegetation	has the meaning given under section 3(1) and section 51A of the EP Act.
optimal time	means the period from April to June
planting	means the re-establishment of vegetation by creating favourable soil conditions and planting seedlings of the desired species.
rehabilitate/ed/ing/ion	means the re-establishment of a cover of local provenance native vegetation in an area using methods such as natural regeneration, direct

Term	Definition
	seeding and/or planting, so that the species composition, structure and density is similar to pre-clearing vegetation types in that area.
revegetate/ed/ing/ion	means actively managing an area containing native vegetation in order to improve the ecological function of that area.
Revegetation plan	means the document *Revegetation Management Plan Lots 101, Wilgarrup, August 2025, R2* prepared by SW Environmental and provided to the department on 23 March 2026.
suitable habitat (southwestern brush tailed phascogale)	means habitat for southwestern brush-tailed phascogale (*Phascogale tapoatafa*) characterised by dry sclerophyll forests and open woodlands that contain hollow bearing trees but a sparse ground cover
suitable habitat (western ringtail possum)	means habitat known to support western ringtail possums (*Pseudocheirus occidentalis*) 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 (*Agonis flexuosa*) dominated woodlands, jarrah (*Eucalyptus marginata*) and marri (*Corymbia calophylla*) forests, riparian vegetation with a canopy of Bullich (*Eucalyptus megacarpa*) or flooded gum (*Eucalyptus rudis*), karri (*Eucalyptus diversicolor*) forests, sheoak (*Allocasuarina fraseriana*) 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 *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.
western ringtail possum specialist	means a *fauna specialist* who holds a tertiary qualification specialising in environmental science or equivalent, has a minimum of two years of work experience in western ringtail possum (*Pseudocheirus occidentalis*) identification, surveys of western ringtail possums and capture and handling of western ringtail possums, and holds a valid fauna licence issued under the *Biodiversity Conservation Act 2016*.

END OF CONDITIONS

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Caitlin Conway
MANAGER
NATIVE VEGETATION REGULATION

Officer delegated under Section 20 of the Environmental Protection Act 1986

16 April 2026

SCHEDULE 1

The boundary of the areas authorised to be cleared is shown in the map below (Figure **1**).

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

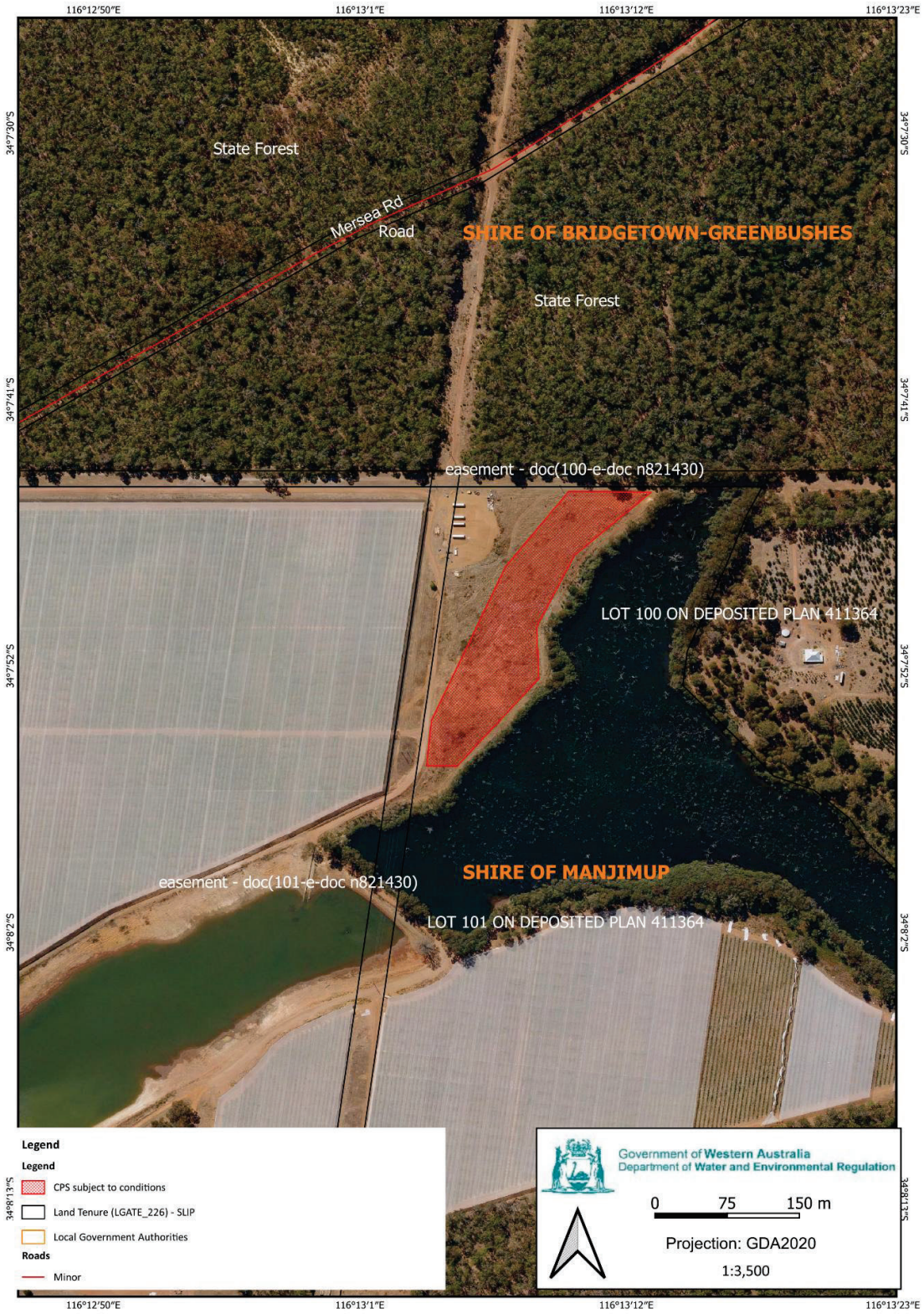

Figure 2: Map of the boundary of the area within which conditions apply

SCHEDULE 2

Table 1: Completion criteria for the *revegetation* within the areas cross-hatched red in Figure 2 of Schedule 1 (Revegetation offset).

Criterion	Completion Criteria	Monitoring
Tree cover	*Corymbia calophylla, Eucalyptus marginata* and *Eucalyptus patens* trees collectively have a minimum cover of at least 60 per cent within the revegetation area depicted in Figure 2 of Schedule 1. .	Monitoring of quadrats to occur in the first spring after planting, then annually until completion criterion has been met and maintained for two years (i.e. three successive monitoring events).
Survival rate	At least 67 % of stems planted within the revegetation area are to survive, to achieve a density of 2000 stems/hectare	Monitoring of quadrats to occur in the first spring after planting, then annually until completion criterion has been met and maintained for two years (i.e. three successive monitoring events).
Weed cover	No declared weeds under the *Biosecurity and Agricultural Management Act 2007* present within the revegetation area depicted in Figure 2 of Schedule 1. Weed cover of less than 10% within the revegetation area depicted in Figure 2 of Schedule 1.	Monitoring of quadrats to occur in the first spring after planting, then annually until completion criterion has been met and maintained for two years (i.e. three successive monitoring events).

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 10644/1
Permit type:	Area permit
Applicant name:	Manjimup KW Pty Ltd
Application received:	29 May 2024
Application area:	1.18 hectares (revised) of native vegetation
Purpose of clearing:	Horticulture and associated purposes
Method of clearing:	Mechanical
Property:	Lot 101 on Deposited Plan 411364
Location (LGA area/s):	Shire of Manjimup
Localities (suburb/s):	Wilgarrup

1.2. Description of clearing activities

The vegetation proposed to be cleared is distributed across two separate areas: a northern strip adjacent to a dam comprising of 0.61 hectares and a southern strip comprising of 0.57 hectares (see Figure 1, Section 1.5). The application is to remove linear strips of native vegetation around the perimeter of a kiwifruit orchard to create a 15-metre buffer from netting posts to improve biosecurity measures and reduce fire risks.

The application was revised during the assessment process to remove areas the applicant proposed to clear that were subject to exemption. The changes included the removal of a northern and southern portion of the application area, reducing the proposed clearing from 4.66 hectares to 1.18 hectares.

1.3. Decision on application

Decision:	Granted
Decision date:	16 April 2026
Decision area:	1.18 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). DWER advertised the application for 21 days and one submission was received. Consideration of matters raised in the public submission 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 H.1),
- the findings of a basic and targeted fauna survey (see Appendix G),
- the clearing principles set out in Schedule 5 of the EP Act (see 0),
- expert advice received from the Commissioner of Soil and Land Conservation (CSLC, 2024),

- internal expert advice received from the department regarding *Country Areas Water Supply Act 1914* (CAWS Act) matters (DWER, 2024a), and
- relevant planning instruments and any other matters considered relevant to the assessment (see Section 3).

The assessment identified that the proposed clearing will result in:

- the loss of approximately 0.42 hectares of native vegetation that provides suitable moderate to high quality foraging habitat for *Zanda latirostris* (Carnaby's black cockatoo), *Zanda baudinii* (Baudin's black cockatoo) and the *Calyptorhynchus banksii naso* (Forest red-tailed black cockatoo) species,
- the loss of 1.18 hectares of native vegetation that is within the zone B of the Warren River Reserve proclaimed under the *Country Areas Water Supply Act 1947* (CAWS Act), which may increase salinity within the catchment,
- potential risk to fauna individuals if they are present at the time of clearing, 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 that some of the impacts of the proposed clearing, including impacts to fauna individuals, from the potential introduction of weeds and dieback and to salinity within a CAWS area, can be minimised and managed to be unlikely to lead to an unacceptable risk to environmental values through permit conditioning. However, impacts to native vegetation providing significant foraging habitat for black cockatoo species remained significant even after the application of minimisation and mitigation measures. To counteract these impacts, an offset has been conditioned on the permit (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,
- undertake fauna management activities to manage impacts to western ringtail possum and south-western brush tailed phascogale,
- undertake revegetation/rehabilitation of 2.36 hectares of native vegetation, within Lot 101 on Deposited Plan 411364, Wilgarrup in Shire of Manjimup in accordance with the Manjimup KW Pty Ltd 's revegetation plan (SW Environmental, 2026),
- Undertake revegetation/rehabilitation within a 0.59 hectare area with species that provides moderate to high quality foraging habitat for black cockatoos, and
- Place a conservation covenant over the revegetation areas.

1.5. Site map

Figure 1. Map of the application area. The areas crosshatched yellow indicate the areas authorised to be cleared under the granted clearing permit.

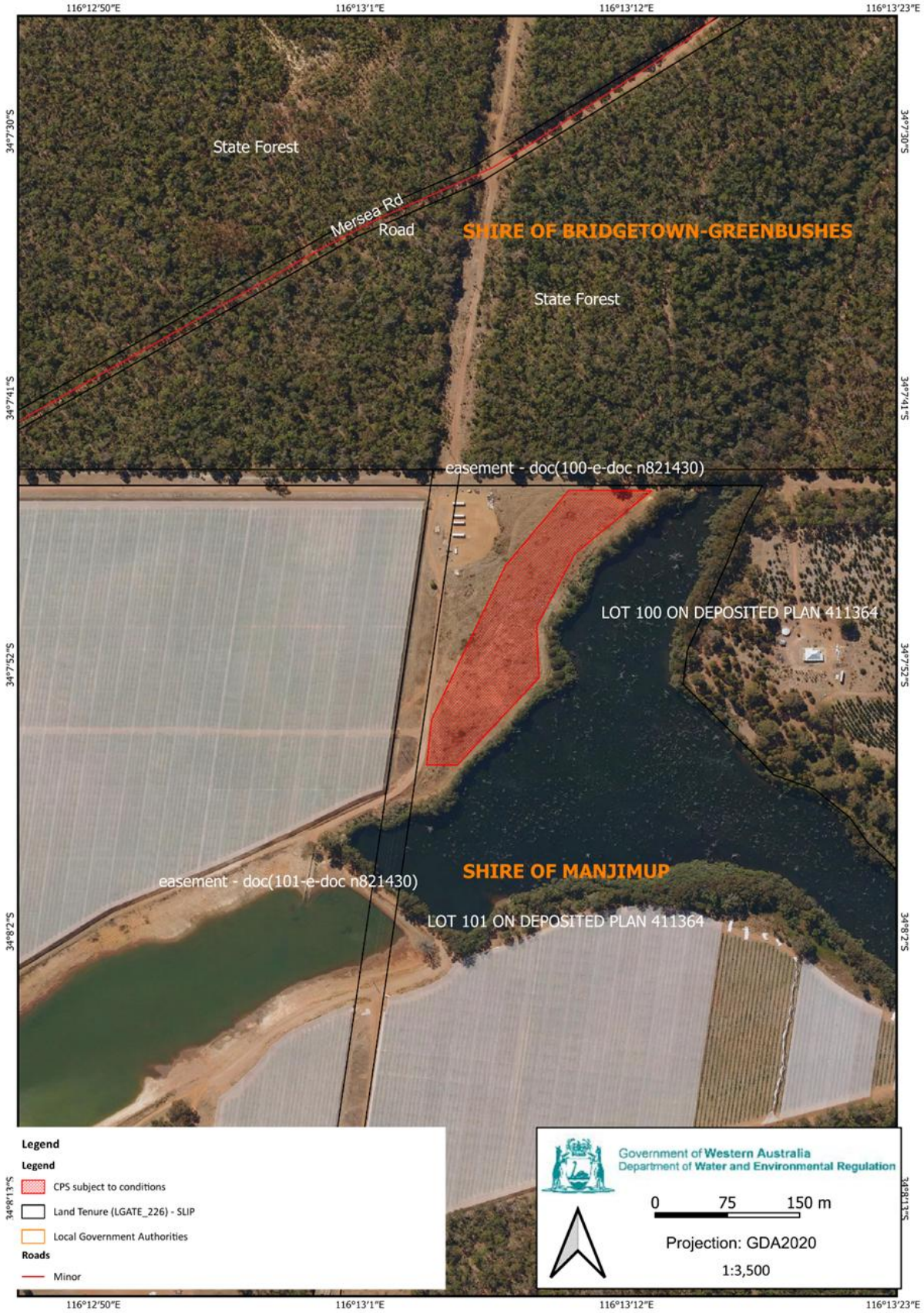

Figure 2. The area cross-hatched red indicates area within which specific conditions apply.

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)
- *County Areas Water Supply Act 1947* (WA) (CAWS Act)
- *Environment Protection and Biodiversity Conservation Act 1999* (Cth) (EPBC Act)
- *Rights in Water and Irrigation Act 1914* (WA) (RIWI 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)
- Technical guidance – *Terrestrial Vertebrate Fauna Surveys for Environmental Impact Assessment* (EPA, 2020)

3 Detailed assessment of application

3.1. Avoidance and mitigation measures

During the assessment process, the applicant requested to remove the northernmost and southernmost portions of the application area, resulting in a reduction in the application from 4.66 hectares to 1.18 hectares (see Figure 2 below). Based on advice from the applicant, it is likely that these areas will be subject to clearing under an exemption pursuant to the Clearing Regulations (Manjimup KW Pty Ltd, 2024b). It is understood that the northernmost area (1.97 hectares) will be cleared for the construction of a shed and the southernmost area (1.51 hectares) for the construction of a netting structure (Manjimup KW Pty Ltd, 2024b). Therefore, while the application area has been reduced, the Delegated Officer has not considered this as a measure to avoid and minimise the impacts of clearing.

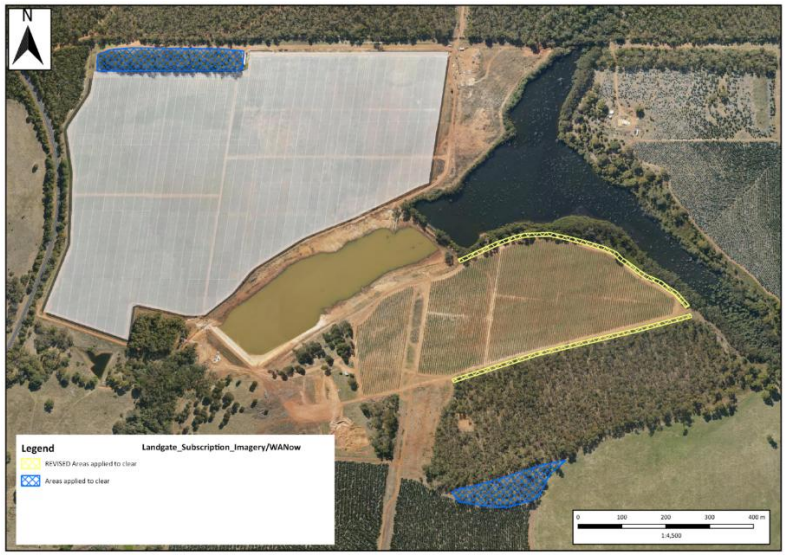

Figure 3. Original proposed clearing area of 4.66 hectares (cross-hatched blue) and reduced clearing area of 1.18 hectares (cross-hatched yellow).

The applicant advised that the vegetation is required to be cleared to establish a 15-metre buffer from the posts of the existing netting structure over the kiwifruit orchard, to reduce the risk of damage to infrastructure in the case of a bushfire (Manjimup KW Pty Ltd, 2024a). The applicant advised that trees within the application area will be retained where possible, but the extent of tree retention cannot be confirmed before the commencement of works and therefore, the clearing footprint represents the worst-case scenario of clearing (Manjimup KW Pty Ltd, 2024a).

The applicant has proposed revegetation in accordance with a revegetation plan (SW Environmental) within a 2.36 hectare area in accordance with a revegetation plan to mitigate impacts to salinity resulting from clearing within the 1 September 1978 *Country Areas Water Supply Act 1947* (CAWS Act) gazetted Warren River Water Reserve.

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

After consideration of avoidance and mitigation measures, it was determined that an offset to counterbalance the significant residual impacts to black cockatoo foraging habitat. 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 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) and land and water resources. The consideration of these impacts, and the extent to which they can be managed through conditions applied in line with sections 51H and 51I of the EP Act, is set out below.

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

Assessment

Noting the site characteristics (see Appendix C), a basic and targeted fauna survey (SW Environmental, 2025) and the habitat preferences of the conservation significant fauna species recorded in the local area (10-kilometre radius), the application area is considered to contain suitable habitat for the following fauna species:

- *Calyptorhynchus banksii naso* (forest red-tailed black cockatoo) (listed as Vulnerable under the BC Act and EPBC Act),
- *Zanda baudinii* (Baudin's cockatoo) (listed as Endangered under the BC Act and EPBC Act),
- *Zanda latirostris* (Carnaby's Cockatoo) (listed as Endangered under the BC Act and EPBC Act),
- *Cacatua pastinator pastinator* (Muir's corella) (considered conservation dependent by DBCA),
- *Falco peregrinus* (peregrine falcon) (considered other specially protected fauna species by DBCA),
- *Falsistrellus mackenziei* (western false pipistrelle) (considered Priority 4 by DBCA),
- *Isoodon fusciventer* (quenda, southwestern brown bandicoot) (considered Priority 4 by DBCA),
- *Phascogale tapoatafa wambenger* (south-western brush-tailed phascogale) (considered conservation dependent by DBCA),
- *Pseudocheirus occidentalis* (western ringtail possum) (listed as Critically Endangered under the BC Act and EPBC Act), and
- *Tyto novaehollandiae novaehollandiae* (masked owl (southwest)) (considered Priority 3 by DBCA).

A basic and targeted fauna survey was conducted by SW Environmental (2025) on 26 February 2025. SW Environmental recorded the following two fauna habitats within 0.42 hectares of the application area:

- Flooded Gum and Swan River Blackbutt woodland - *Eucalyptus rudis* subsp. *rudis*, *Eucalyptus patens* and *Corymbia calophylla* woodland over *Kunzea glabrescens* and *Melaleuca rhaphiophylla* open shrubland over *Rubus spp. and introduced grasses (0.20 ha).
- Jarrah and Marri woodland - *Eucalyptus marginata* subsp. *marginata* and *Corymbia calophylla* woodland over introduced grasses (0.22 ha).

The remaining 0.76 hectares of the application area is previously cleared area with low habitat quality (SW Environmental, 2025).

DW Environmental (2025) recorded 19 species of birds and two species of mammal within the survey area and adjacent areas. The survey also indicates the vegetation within the proposed clearing area lacks understory and midstory along and contains plentiful invasive weeds. The area is also impacted by historical disturbance and edge effects from adjacent cleared areas.

Black cockatoos

The proposed clearing is located within the mapped distributions of forest red-tailed black cockatoo, Baudin's cockatoo and Carnaby's cockatoo (hereafter referred to as black cockatoo species), including the core distribution for the forest red-tailed black cockatoo and a distribution in which Carnaby's black cockatoo breeding is likely to occur. Within a 10-kilometre radius of the application area, there are 10 records of Baudin's cockatoo and 28 records of forest-red tailed black cockatoos, with the closest distances of approximately 4.75 and 0.99 kilometres respectively, from the application area. While habitat requirements for these species of black cockatoo differ, the requirements in general can be categorised as breeding habitat, foraging habitat and night roosting habitat.

Breeding habitat

Suitable breeding habitat for black cockatoo species includes trees which either have a suitable nest hollow or are of a suitable Diameter Breast Height (DBH) to develop a nest hollow. For most tree species a suitable DBH is 500 millimetres (Commonwealth of Australia, 2022). SW Environmental (2025) recorded 33 trees with suitable DBH for black cockatoo breeding within the application area. While none of these trees contained suitable hollows for breeding, smaller hollows were observed that may be utilised by other fauna, including the Western Ringtail Possum. Noting that no active or potential black cockatoo breeding hollows were recorded within the application area, the proposed clearing is not considered to result in significant impacts to breeding habitat for threatened black cockatoos.

Roosting habitat

Black cockatoo night-roosts are usually located in the tallest trees of an area, and in close proximity to both a food supply and a water source (Commonwealth of Australia, 2022). According to the available databases, the application area is not mapped as a known roost site. SW Environmental (225) did not record any black cockatoo roosts within the application area.

Noting the lack of known roosting activity within the application area and availability of other vegetation likely to contains suitable trees for black cockatoo roosting within the local area, the proposed clearing is not considered to result in significant impacts to roosting habitat for black cockatoo species.

Foraging habitat

Food resources within the range of breeding sites and roost sites are important to sustain black cockatoo populations. It is considered that foraging habitat within 6 to 12 kilometres of a known roosting and a breeding site are a significant food source (DAWE) (2022). According to the available databases, one known black cockatoo roosting site is mapped within a 10-kilometre radius of the application area.

The vegetation types identified within the application area by SW Environmental (2025) contain foraging species for three back cockatoo species (Commonwealth of Australia, 2022) as follows:

- Flooded Gum and Swan River Blackbutt woodland - *Eucalyptus rudis* subsp. *rudis*, *Eucalyptus patens* and *Corymbia calophylla* woodland over *Kunzea glabrescens* and *Melaleuca rhaphiophylla* open shrubland over *Rubus spp. and introduced grasses (0.20 ha) – moderate quality foraging habitat;
- Jarrah and Marri woodland - *Eucalyptus marginata* subsp. *marginata* and *Corymbia calophylla* woodland over introduced grasses (0.22 ha) – high quality foraging habitat.

Given the presence of nearby breeding and roosting habitat and presence of foraging species, the application area is considered to provide 0.42 hectares of moderate medium to high quality foraging for all three black cockatoo species. To counteract these impacts, a revegetation offset has been conditioned on the permit.

Quenda

Quenda prefers dense scrubby, often swampy, vegetation with dense cover up to one metre high. It also occurs in woodlands and may use less ideal habitat where this habitat occurs adjacent to the thicker, more desirable vegetation

(Department of Environment and Conservation (DEC), 2012). This species has previously been recorded approximately 0.82 kilometres from application area. The survey indicates no evidence of quenda within the survey area; however given the presence of suitable habitat and connection to a larger patch outside of the survey area, quenda may potentially occur (SW Environmental.2025).

Given the lack of preferred dense riparian habitat within the application area and noting that the vegetation proposed to be cleared lacks understorey and midstory, the proposed clearing is unlikely to impact significant habitat for this species. Any low-quality habitat within the proposed clearing area represents only a small component of a much larger habitat patch and is unlikely to be critical to the persistence of a local population, should the species occur in the area.

Western Ringtail Possum (WRP)

WRP is a folivorous (leaf eating herbivore) marsupial endemic to south-western Australia. The application area is located within the southern forest zone which is one of the three key management zones for WRP identified by DPaW (2017) based upon core areas of the known current distribution of the species. WRP populations within these key management zones are considered the most important extant populations at present. The southern forest zone is described as Jarrah forests near Manjimup where peppermint is generally absent, with habitat critical to survival comprising forests with limited anthropogenic disturbance (unlogged or lightly logged, and a low intensity and low frequency fire history), that are intensively fox-baited and have low indices of fragmentation.

WRP forage upon species such as myrtaceous species such as peppermint and *Eucalyptus* species. WRP resting sites include constructed dreys and tree hollows, with dreys constructed in the canopy when hollows are not available (Jones et al, 1994). WRP prefer habitat with high canopy connectivity (DPaW, 2017).

The application area contains marri and jarrah trees with high canopy connectivity and is connected to the Palgarup State Forest to the north of the application area, where WRP has been recorded. As such, the application area is considered to contain potential WRP habitat, and dispersing individuals may frequent the area. However, no primary or secondary signs of WRP were recorded during the SW Environmental (2025) diurnal survey, and no dreys were observed. Furthermore, the vegetation is in degraded condition with a previous history of disturbance and lacks midstorey species. Accordingly, SW Environmental (2025) considered that the application areas would represent only a minor component of a larger, connected habitat patch for any resident WRP.

Noting the lack of evidence of this species, the condition of the vegetation and the extent of the application area, the proposed clearing is unlikely to result in significant impacts to WRP habitat. However, due to availability of suitable structures for protection/nesting, and canopy continuity to avoid/escape predation and other threats, it is possible that WRP may utilise the proposed clearing areas. Consequently, a condition has been placed on the permit requiring the a fauna specialist to be present during clearing activities and to conduct a thorough inspection of the application area for any WRP prior to the commencement of clearing.

Brush-tailed phascogale

The south-western brush tailed phascogale (*Phascogale tapoatafa wambenger*) is a small arboreal dasyurid with a home range between 20 to 70 hectares. In southwest Western Australia, it is often observed in dry sclerophyll forests and open woodlands that contain hollow bearing trees. Habitat clearing, fragmentation, and alteration by logging and mining are the greatest threats to this species (DEC, 2012). With the reduced availability of trees with hollows, a subsequent increase in susceptibility to predation by foxes and cats is seen for this species.

Noting SW Environmental (2025) identified the presence of trees containing small hollows, the application area may contain suitable habitat for Brush-tailed Phascogale by SW Environmental (2025). However, no evidence of South-western Brush-tailed Phascogale was recorded by SW Environmental (2025).

Given the extent of remnant vegetation within the local area, including areas of better-quality vegetation within the conservation estate, it is considered that proposed clearing is unlikely to result in significant impacts to habitat for this species. Given the likelihood of this species dispersing through the application area and the potential for it to utilise hollows (if present) in trees proposed for clearing, a condition has been placed on the permit requiring the a fauna specialist to be present during clearing activities and to conduct a thorough inspection of the application area for any south-western brush tailed phascogale prior to the commencement of clearing.

Other fauna species

The peregrine falcon typically nests on rocky ledges in tall, vertical cliff faces and gorges, or in tall trees associated with drainage lines, and can hunt in a range of habitat types including timbered watercourses, riverine environments, wetlands, plains, open woodlands, and pylons and spires of buildings (Australian Museum, 2019). Given the application area contains Eucalyptus Woodland and wetland vegetation, it may provide suitable foraging and nesting habitat for the peregrine falcon. No suitable breeding habitat was observed during the survey (SW Environmental, 2025).

Muir's corella occurs in south-west Western Australia from Boyup Brook and Qualeup, south to the lower Perup River, Lake Muir, Cambellup and east to Rocky Gully and Frankland (Figure 2). Muir's Corella is locally common, but patchily distributed. It relies on remnant patches of woodland for nesting sites, and most nests are found in or adjacent to farmland and along roadsides and watercourses (DEC, n.d.).

Western false pipistrelle utilises wet sclerophyll forests dominated by karri, jarrah, tuart woodlands. This species uses tree hollows for diurnal refuge and breeding.

Noting that the above species are highly mobile species with a large home range that does not rely on specialist niche habitats, the species is likely to be transient in the application area only and it is unlikely that the application area represents significant habitat for these species.

Conclusion
Based on the above assessment, the proposed clearing will result in the loss of 0.42 hectares of moderate to high quality foraging habitat for three species of black cockatoo. For the reasons set out above, it is considered that the impacts of the proposed clearing to significant foraging habitat for three species of black cockatoo constitutes a significant residual impact. In accordance with the Government of Western Australia's Environmental Offsets Policy (2011) and Environmental Offsets Guidelines (2014), this significant residual impact has been addressed through the conditioning of environmental offset requirements, as outlined under Section 4.

While the application area may provide habitat for other conservation significant fauna species, these impacts are unlikely to be significant. Impacts to WRP and south-western brush tailed phascogale individuals that may be present within the application area can be managed through conditions of the permit.

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

- undertake fauna management activities in related to western ringtail possum and south-western brush tailed phascogale, and
- offset: undertake revegetation/rehabilitation of 0.59 hectares of moderate to high quality foraging habitats for black cockatoos within Lot 101 on Deposited Plan 411364, Wilgarrup in Shire of Manjimup in accordance with the Manjimup KW Pty Ltd 's revegetation plan (SW Environmental, 2026).

3.2.2. Water resources - Clearing Principles (i)

Assessment
The proposed clearing areas lie within the Warren River Water Reserve area proclaimed under the *Country Areas Water Supply Act 1947* (CAWS Act) . The site is not located in a Public Drinking Water Source Area, and no priority source protection has been assigned or is proposed. The catchment has however been subject to CAWS Act native vegetation clearing controls since December 1978 to prevent salinisation of water resources (DWER, 2024a).

Whilst a remnant vegetation and water quality analysis of the Wilgarup River sub-catchment suggests that any additional clearing within the area will likely cause an adverse salinity impact, noting the relatively small area of the application area, revegetation at a 2:1 ratio would mitigate these concerns (DWER, 2024a).

Conclusion
The proposed clearing may result in increased salinity within the Wilgarup River sub-catchment impact. To counterbalance these impacts and ensure compliance with CAWS Act regulation requirements, revegetation at a 2:1 ratio has been conditioned on the permit (discussed further in Section 3.3 below).

Conditions

To address the above impacts, the following management measure will be required as a condition on the clearing

permit:

- revegetation/rehabilitation of 2.36 hectares of native vegetation including deep rooted species within Lot 101 on Deposited Plan 411364, Wilgarrup in Shire of Manjimup in accordance with the Manjimup KW Pty Ltd 's revegetation plan (SW Environmental, 2026);
- conservation covenant to be placed over this 2.36 hectare area.

3.3. Relevant planning instruments and other matters

The clearing permit application was advertised on DWER's website on 13 September 2024, inviting submissions from the public within a 21-day period. One submission was received and consideration of matters raised in the public submission is summarised in Appendix B.

The Shire of Manjimup advised DWER that planning approvals for the clearing of vegetation is not required, and that the proposed clearing is consistent with the Shire's Local Planning Scheme 4 zoning of "Priority Agriculture" (Shire of Manjimup, 2024). The Shire did not have any objections to the proposed clearing (Shire of Manjimup, 2024).

The application area falls within the Warren River and Tributaries Surface Water Area proclaimed under the RIWI Act. DWER advised that the proposed clearing is unlikely to have any issues relating to approvals under the RIWI Act, noting the applicant holds existing surface water licenses under the RIWI Act and the purpose of the reduced application is unlikely to require additional water resources (DWER, 2024b).

The application area is within the 1 September 1978 *Country Areas Water Supply Act 1947* (CAWS Act) gazetted Warren River Water Reserve. The site is not located in a Public Drinking Water Source Area, and no priority source protection has been assigned or is proposed. The catchment has however been subject to CAWS Act native vegetation clearing controls since December 1978 to prevent salinisation of water resources.

DWER records (DWER, 2024a) show that the following Licences to Clear have previously been issued for the subject land holding:

- LBR979 – 1.25 ha – 3/04/1998 – clearing of paddock trees
- LBR1007 – 2.8 ha – 15/04/1999 – parkland clearing

Furthermore, clearing permit CPS 9338/1 was approved in 2021 for the clearing of 6.2 ha on Lot 101 for dam development purposes.

DWER records show no compensation history for the subject land and the land will hold greater than the statutory 10% native vegetation coverage if the clearing permit application was granted (DWER, 2024a).

The proposed clearing is located within Zone B of the catchment. This is a high salinity risk area where DWER Policy and Guidelines for the "Granting of Licences to Clear Indigenous Vegetation" provide for the grant of a licence to clear of up to 10 ha of a land holding (as it was in 1978) with a provision for an additional 10 ha subject to information (such as detailed groundwater drilling data) indicating that the clearing would not have an adverse effect on water resources.

Analysis of the clearing history for the original land holding (that included Lot 100 on Deposited Plan 411364) indicates that 10.25 ha of the pro-rata clearing allowance has been utilised to date (DWER, 2024a). Assuming that the pro-rata clearing allowance is apportioned across the original land holding, there is a conditional ~8.6 ha that may be able to be cleared within Lots 101 and 102 (DWER, 2024a).

No CAWS Act licence is required for the proposed clearing, and in relation to the CAWS Act this clearing is supported subject to:

- The landowner agreeing to apportioning the remaining 8.6 ha pro-rata clearing allowance across both Lots 101 and 102.
- The approval of CPS 10644/1 is made conditional upon the establishment of revegetation at a 2:1 ratio to mitigate impacts to salinity (DWER, 2024a).

AccordIngly, as a condition of the permit, the applicant is required to undertake revegetation of a 2.36 hectare area in accordance with a revegetation plan (SW Environmental, 2026). The 0.59 hectare area required to be revegetated as an offset for impacts to black cockatoo foraging habitat (discussed in Section 4) will be included within this area. A conservation covenant is required to be placed over this 2.36 hectare area. The revegetation species and methodology detailed in the revegetation plan (SW Environmental, 2026) is considered to be appropriate for salinity mitigation (DWER, 2024a).

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 impact remains after the application of the avoidance and mitigation measures summarised in Section 3.1:

- Loss of 0.42 hectares of native vegetation that provides suitable moderate to high quality foraging habitat for all three species of black cockatoos.

In determining the appropriateness of an offset, the Delegated Officer took into consideration the applicant's implementation of the mitigation hierarchy, that the Shire of Augusta- Margaret River has no objection for the proposed clearing and the proposed clearing is consistent with the Shire's Local Planning Scheme 4 zoning of "Priority Agriculture". The Delegated Officer determined that it was appropriate to grant the clearing permit in relation to the significant residual impacts, on the basis that a suitable environmental offset was proposed to counterbalance the impacts.

Offset

An offset calculation using the WA offset metric 'calculator' was undertaken by the department has identified that, revegetation with black cockatoo foraging species of 0.59 hectares from zero habitat value to moderate to good quality habitat, and placing this area under a *Soil and Lands Conservation Act 1945* Conservation Covenant to protect the vegetation in perpetuity, will counterbalance the significant residual impact of clearing to black cockatoo foraging habitat by 100 per cent. The justification for the values used in the offset calculations for impacts to black cockatoo foraging habitat is provided in Appendix F.

The applicant has agreed to a condition on the permit to revegetate the 2.36 hectare area within Lot 101 on Deposited Plan 411364 Wilgarrup shown on Figure 2 in Section 1.5 in accordance with a revegetation plan (SW Environmental, 2026) to satisfy CAWS Act requirements (refer to Section 3.3). This revegetation will include a tree canopy of *Corymbia calophylla* (marri), *Eucalyptus marginata* (jarrah) and *Eucalyptus patens* (blackbutt), all of which provide foraging habitat for black cockatoo species. A conservation covenant is also required to be placed over this area as a condition of the permit.

The proposed offset area is close to the applicatiopn area. It is adjacent to the Wilgarup River and is currently in a Completely Degraded (Keighery, 1994) condition, with no remnant native vegetation present, and dominated by introduced weeds.

The applicant also proposes to undertake the following measures within the proposed revegetation area (SW Environmental, 2026):

- Weeds: Initial and ongoing weed control will be undertaken before and after planting, with a focus on controlling blackberry and invasive grasses.
- Erosion: Soil ripping along contours will be used to improve water infiltration and reduce erosion risk on sloping ground.
- Grazing: Fencing will be installed to exclude grazing animals and protect establishing plants.
- Plant disease: Only accredited nursery stock will be used, and plant hygiene procedures will be applied.
- Success will be measured against vegetation density, species diversity, weed cover and vegetation condition targets.

Noting the above, the Delegated Officer considers that 0.59 hectares of the proposed revegetation and conservation covenant area can be attributed as an offset to suitably counterbalance the significant residual impacts to black cockatoo species, and this offset is consistent with the WA Environmental Offsets Policy (2011) and the WA Environmental Offsets Guidelines (2014).

End

Appendix A. Additional information provided by applicant

Summary of comments	Consideration of comment
The applicant provided the following additional supporting information between 25 November 2024 and 9 May 2025, in response to a formal Request for Further Information issued by DWER: • A reduction in the application area to remove the northernmost and southernmost clearing areas, and • A basic and targeted fauna survey (SW Environmental, 2025).	The additional information provided was considered as follows: • The reduction in the application area is considered in *Avoidance and mitigation measures* (see Section 3.1), and • The basic and targeted fauna survey is considered in *Assessment of impacts on environmental values* (see Section 3.2).
The applicant provided the Revegetation Management Plan for the proposed offset requirements (SW Environmental, 2026)	The revegetation management plan is considered during the assessment of suitability of offsets (see section 4)
The applicant provided the confirmation for the remaining 8.6-hectare pro-rata clearing allowance under the County Areas Water Supply Act 1947 (CAWS Act) policy and guidelines would be apportioned across both Lots 101 and 102, on 8 December 2025.	The information provided considered under the relevant planning instruments and other matters (see section 3.3)

Appendix B. Details of public submissions

One public submission was received in relation to the proposed clearing (Submission, 2025). DWER's consideration of the submission is summarised in the table below.

Summary of comments	Consideration of comment
Impacts to critical habitat for black cockatoos, including: -foraging habitat -habitat trees -cumulative impacts from other clearing	Considered in section 3.1 and 3.2.1 and Section 4. The applicant has provided an offset to mitigate impacts to this environmental value.

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

Characteristic	Details
Local context	The areas proposed to be cleared are broadly part of an expansive tract of native vegetation in the intensive land use zone of Western Australia, although they are separated from this vegetation to varying degrees. The northern portion (dam adjacent strip) is adjacent to riparian vegetation and a dam to the northeast and horticultural land to the southwest. The southern portion (south central strip) is adjacent to horticultural land to the northwest and native vegetation to the southeast. Spatial data indicates the local area (10-kilometre radius from the centre of the area proposed to be cleared) retains approximately 57 per cent of the original native vegetation cover.

Characteristic	Details
Ecological linkage	The application area is adjacent to axis line 162 within the mapped southwest regional ecological linkages (Molloy et. al., 2009). Due to historical clearing within the property, the mapped axis line is no longer a functional linkage, and it is unlikely that the vegetation within the application area is integral to regional linkage values. Further, as the application area is located on the edge of existing remnants that will be retained, the proposed clearing will not sever any linkages between the property and nearby remnant vegetation.
Conservation areas	The closest conservation area is Palgarup State Forest, approximately 30 metres to the north of the application area, separated by the dam and historically cleared horticultural land.
Vegetation description	A basic and targeted fauna survey (SW Environmental, 2025) indicates the vegetation within the proposed clearing area consists of two vegetation types: • Flooded Gum and Swan River Blackbutt woodland, consisting of *Eucalyptus rudis* subsp. *rudis*, *Eucalyptus patens* and *Corymbia calophylla* woodland over *Kunzea glabrescens* and *Melaleuca rhaphiophylla* open shrubland over **Rubus* spp. and introduced grasses (0.20 hectares); and • Jarrah and Marri woodland, consisting of *Eucalyptus marginata* subsp. *marginata* and *Corymbia calophylla* woodland over introduced grasses (0.22 hectares). The remainder of the application area is cleared but may contain juvenile regrowth (0.76 hectares). Representative photos and the full survey descriptions and maps are available in Appendix G. This is consistent with the mapped vegetation types: • Wheatley, WH2 (299), described as Woodland of *Eucalyptus marginata* subsp. *marginata-Eucalyptus wandoo* on slopes with woodland of *Eucalyptus rudis* on valley floors in the humid zone; and • Bevan 2, BE2 (15), described as Open Forest to woodland of *Eucalyptus marginata* subsp. *marginata* with some *Corymbia calophylla* on lateritic uplands in humid and subhumid zones (Mattiske and Havel, 1998). The mapped vegetation types retain approximately 56 and 88 per cent, respectively, of their original extents (Government of Western Australia, 2019b).
Vegetation condition	Photographs supplied by the applicant and available from the basic and targeted fauna survey (SW Environmental, 2025) indicate the vegetation within the proposed clearing area is in Degraded (Keighery, 1994) condition, described as: Basic vegetation structure severely impacted by disturbance. Scope for regeneration but not to a state approaching good condition without intensive management (Keighery, 1994). The full Keighery (1994) condition rating scale is provided in Appendix E. Representative photos are available in Appendix G.
Climate and landform	The application area is located on relatively flat topography. It has a mean annual maximum temperature of 20.5°C and a mean annual minimum temperature of 9.7°C (BoM, 2025). The mean annual rainfall recorded at the nearest Bureau of Meteorology weather station (Wilgarrup) is 910.5 millimetres (BoM, 2025).
Soil description and land degradation risk	The soil is mapped as: • Wheatley Subsystem (Dwalganup) (254DwWH), described as Shallow (20-40 m) minor valleys with low sideslopes (5-20%). and narrow swampy floors with a slightly incise stream channel. Soils are loamy gravels, sandy gravels and loamy earths; and

Characteristic	Details
	• Bevan Subsystem (Manjimup) (254MpBE), described as Broad, gently sloping (3-15%) divides on laterite, soils are sandy gravels and loamy gravels (DPIRD, 2024). The mapped soils have a high risk of wind erosion and subsurface acidification, moderate risk of phosphorus export and water erosion, and low risk of other land degradation issues CSLC (2024) provided the following advice in regards to the proposed clearing of the original 4.66 hectare application area, following an inspection of this area: • The application area has a high-risk wind erosion when cleared of vegetation. • Evidence of erosion was not found on the property. • Once cleared, re-establishing and maintaining ground cover will significantly reduce the risk of wind erosion. • Land degradation is unlikely to increase with the clearing of native vegetation on this site - provided that good management is continued to protect the surface against wind erosion.
Waterbodies and hydrogeography	The Wilgarup River, a non-perennial watercourse, runs adjacent to the northern portion of the application area and is encompassed by an earth dam. The application area is within Zone B of the Warren River Water Reserve proclaimed under the CAWS Act. The application area is within the Warren River and Tributaries Surface Water Area proclaimed under the RIWI Act. Groundwater salinity within the application area is mapped at 500-1000 milligrams per litre total dissolved solids. This level of salinity is classified as marginal by Mayer et al. (2005).
Flora	The desktop assessment identified that a total of 12 conservation significant flora species have been recorded within the local area, comprising two Priority 1 (P1) flora, one Priority 2 (P2) flora, two Priority 3 (P3) flora, four Priority 4 (P4) flora, and three threatened flora species (Western Australian Herbarium, 1998-). None of these existing records occur within the application area, with the closest record being an occurrence of *Schoenus natans* (P4) approximately 1.6 kilometres from the application area. Given the habitat preferences of these species, the condition of the application area, lack of native mid- and understorey species in most areas, and high weed load evident from photographs supplied by the applicant, no threatened or priority flora species are considered likely to occur within the application area and impacts to flora did not require further consideration.
Ecological communities	There are no records of conservation significant ecological communities within the local area. It is unlikely that the application area is representative of any threatened or priority ecological community and these impacts did not require further consideration.
Fauna	The desktop assessment identified that a total of 18 conservation significant fauna species have been recorded within the local area, including seven threatened fauna species, seven priority fauna species, two conservation dependent species, one other specially protected fauna species, and one fauna species protected under international agreement (DBCA, 2007-). The closest is records of *Isoodon fusciventer* (quenda), *Phascogale tapoatafa wambenger* (south-western brush-tailed phascogale), and *Pseudocheirus occidentalis* (western ringtail possum) approximately 0.82, 0.92 and 0.99 kilometres from the application area, respectively. With consideration for the site characteristics set out above, relevant datasets (see Appendix G.1), the habitat preferences of the aforementioned species, and the findings of a basic and targeted fauna survey (SW Environmental, 2025), the application area

Characteristic	Details
	provides suitable habitat for nine conservation significant fauna species and impacts to these species required further consideration (see Appendix B.3.).

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*					
Jarrah Forest	4,506,660.25	2,399,838.15	53.25	69.74	37.14
Vegetation complex**					
Wheatley	6,443.50	3,614.78	56.10	2,820.41	43.77
Bevan 2	45,828.05	40,360.14	88.07	38,982.75	85.06
Local area					
10km radius	35,373.68	20,318.20	57.44	-	-

*Government of Western Australia (2019a)

**Government of Western Australia (2019b)

C.3. Fauna analysis table

With consideration for the site characteristics set out above, relevant datasets (see Appendix H.1), the habitat preferences of the aforementioned species, and biological survey information (SW Environmental, 2025), 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]
Cacatua pastinator pastinator (Muir's corella)	CD	Y	Y	5.8	1	Y
Calyptorhynchus banksii naso (forest red-tailed black cockatoo)	VU	Y	Y	0.99	28	Y
Falco peregrinus (peregrine falcon)	OS	Y	Y	3.85	2	Y
Falsistrellus mackenziei (western false pipistrelle)	P4	Y	Y	4.65	1	Y
Isoodon fusciventer (quenda, southwestern brown bandicoot)	P4	Y	Y	0.82	19	Y
Phascogale tapoatafa wambenger (south-western brush-tailed phascogale)	CD	Y	Y	0.92	16	Y
Pseudocheirus occidentalis (western ringtail possum)	CR	Y	Y	0.99	49	Y
Tyto novaehollandiae novaehollandiae (masked owl (southwest))	P3	Y	Y	9.64	1	Y
Zanda baudinii (Baudin's cockatoo)/* Zanda Sp.	EN	Y	Y	4.75	10	Y
Zanda latirostris (Carnaby's Cockatoo)	EN	Y	Y	-	-	Y

CR: critically endangered, EN: endangered, VU: vulnerable, P: priority, CD: conservation dependent, OS: Other specially protected fauna

Appendix D. Assessment against the clearing principles

Assessment against the clearing principles	Variance level	Is further consideration required?
Environmental value: biological values		
Principle (a): *"Native vegetation should not be cleared if it comprises a high level of biodiversity."* Assessment: The area proposed to be cleared contains suitable habitat for fauna, however noting the Degraded condition of the vegetation and the lack of native mid- and understorey species, it is considered unlikely to contain conservation significant or regionally significant flora or ecological communities and is otherwise unlikely to be biodiverse. Therefore, the application area does not comprise a high level of biodiversity.	Not likely to be at variance	No
Principle (b): *"Native vegetation should not be cleared if it comprises the whole or a part of, or is necessary for the maintenance of, a significant habitat for fauna."* Assessment: The area proposed to be cleared contains significant habitat for black cockatoo species. However, it is unlikely to provide significant habitat for other conservation significant fauna species.	At variance	Yes *Refer to Section 3.2.1, above.*
Principle (c): *"Native vegetation should not be cleared if it includes, or is necessary for the continued existence of, threatened flora."* Assessment: The area proposed to be cleared is unlikely to contain suitable habitat for flora species listed under the BC Act, given the lack of native mid- and understorey species and high weed load.	Not likely to be at variance	No
Principle (d): *"Native vegetation should not be cleared if it comprises the whole or a part of, or is necessary for the maintenance of, a threatened ecological community."* Assessment: The application area does not contain vegetation representative of a TEC given the species present within the application area and the lack of native mid- and understorey species.	Not likely to be at variance	No
Environmental value: significant remnant vegetation and conservation areas		
Principle (e): *"Native vegetation should not be cleared if it is significant as a remnant of native vegetation in an area that has been extensively cleared."* Assessment: The extent of the mapped vegetation types and native vegetation in the local area is consistent with the national objectives and targets for biodiversity conservation in Australia (Commonwealth of Australia, 2001). The vegetation proposed to be cleared is not considered to be part of a significant ecological linkage in the local area.	Not 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 and separation from the nearest conservation area, the proposed clearing is not likely to have an impact on the environmental values of any conservation areas.	Not likely to be at variance	No
Environmental value: land and water resources		
Principle (f): *"Native vegetation should not be cleared if it is growing in, or in association with, an environment associated with a watercourse or wetland."* Assessment: The vegetation within the portion of the application area adjacent to the dammed portion of the Wilgarup River is considered to be growing in	At variance	No

Assessment against the clearing principles	Variance level	Is further consideration required?
association with this watercourse. However, noting the extent, the linear shape and Degraded condition of the vegetation to be cleared, and the highly modified nature of this portion of the Wilgarup River, impacts to ecological values or hydrology of this watercourse are considered unlikely.		
Principle (g): *"Native vegetation should not be cleared if the clearing of the vegetation is likely to cause appreciable land degradation."* Assessment: The mapped soil types are highly susceptible to wind erosion and subsurface acidification. The advice from CSLC (2024), advising that erosion can be managed through re-establishment of groundcover, is acknowledged, however this advice pertains to the original 4.66 hectare application area which contained larger areas compared to the final application area. Noting the proposed end land use, the application areas will likely remain clear of all vegetation post clearing. Despite this, given the extent and the linear nature of the clearing areas, the proposed clearing is considered unlikely to result in appreciable land degradation.	Not likely to be at variance	No
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 application area lies within the CAWS act Warren River Water Reserve area marked as zone B catchment. This is a high salinity risk area. As such, the proposed clearing could result in increased salinity to the catchment without appropriate mitigation. Although a portion of the proposed clearing area is adjacent to a dammed portion of the Wilgarup River, noting this portion of the Wilgarup River has already been highly modified through the construction of this dam, and that there is also a dam immediately downstream of this, it is considered unlikely that the proposed clearing will not have other impacts upon surface water quality in the Wilgarup River.	At variance	Yes *Refer to Section 3.2.3, above*
Principle (j): *"Native vegetation should not be cleared if the clearing of the vegetation is likely to cause, or exacerbate, the incidence or intensity of flooding."* Assessment: The mapped soils and topographic contours in the surrounding area do not indicate the proposed clearing is likely to contribute to increased incidence or intensity of flooding or cause waterlogging.	Not likely to be at variance	No

Appendix E. Vegetation condition rating scale

Vegetation condition is a rating given to a defined area of vegetation to categorise and rank disturbance related to human activities. The rating refers to the degree of change in the vegetation structure, density and species present in relation to undisturbed vegetation of the same type. The degree of disturbance impacts upon the vegetation's ability to regenerate. Disturbance at a site can be a cumulative effect from a number of interacting disturbance types.

Considering its location, the scale below was used to measure the condition of the vegetation proposed to be cleared. This scale has been extracted from Keighery (1994).

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.

Condition	Description
Very good	Vegetation structure altered, with obvious signs of disturbance. For example, disturbance to vegetation structure caused by repeated fires, the presence of some more aggressive weeds, dieback, logging and/or grazing.
Good	Vegetation structure significantly altered by very obvious signs of multiple disturbances. Retains basic vegetation structure or ability to regenerate it. For example, disturbance to vegetation structure caused by very frequent fires, the presence of some very aggressive weeds at high density, partial clearing, dieback and/or grazing.
Degraded	Basic vegetation structure severely impacted by disturbance. Scope for regeneration but not to a state approaching good condition without intensive management. For example, disturbance to vegetation structure caused by very frequent fires, the presence of very aggressive weeds, partial clearing, dieback and/or grazing.
Completely degraded	The structure of the vegetation is no longer intact and the area is completely or almost completely without native species. These areas are often described as 'parkland cleared' with the flora comprising weed or crop species with isolated native trees or shrubs.

Appendix F. Offset calculator value justification

WA Environmental Offsets Calculator Rationale for scores used in the offset calculator – Black cockatoo foraging habitat

Calculation	Score (Area)	Rationale
Conservation Significance		
Description	Black cockatoo foraging habitats	The proposed clearing will impact on 0.42 hectares of native vegetation that provide significant foraging habitat for Baudin's cockatoo, Carnaby's cockatoo and forest red-tailed black cockatoo.
Type of environmental value	Species (flora/fauna)	Baudin's cockatoo, Carnaby's cockatoo, and forest red-tailed black cockatoo are listed as threatened fauna species under the Commonwealth EPBC Act and state BC Act.
Conservation significance of environmental value	Rare/threatened species - endangered	Baudin's cockatoo and Carnaby's cockatoo are listed as Endangered under both the EPBC Act and BC Act. Forest red-tailed black cockatoo is listed as Vulnerable under both the Commonwealth EPBC Act and state BC Act. The highest level of conservation significance is applied.
Landscape level value impacted	Yes/No	The impact is to foraging habitat in hectares.
Significant impact		
Description	Black cockatoo foraging habitat	0.42 hectares of native vegetation that provides significant foraging habitat for Baudin's cockatoo, Carnaby's cockatoo and forest red-tailed black cockatoo is proposed to be cleared for horticulture and associated purposes
Significant impact (hectares)	0.42	Based on the basic and targeted fauna survey (SW Environmental, 2025), the application area contains a total of 0.42 hectares of native vegetation (0.22 hectares of jarrah and marri woodland and 0.2 hectares of flooded gum and blackbutt

		woodland) that provides primary and/or secondary foraging habitat for all three black cockatoo species.
Quality (scale)	5	Based on the basic and targeted fauna survey (SW Environmental, 2025), the application area contains 0.22 hectares of jarrah and marri woodland that provide primary foraging habitat for black cockatoo species, as well as 0.2 hectares of flooded gum and blackbutt woodland that provide primary and secondary foraging habitat. Based on the photographs available from the survey, the vegetation is in Degraded (Keighery, 1994) condition. There are no confirmed roosting sites within 6 kilometres of the application area and no confirmed breeding sites within 12km. However, evidence of foraging by forest red-tailed black cockatoos were observed during the fauna survey, indicating that the site is currently utilised by foraging individuals in the local area.
Rehabilitation Credit		
N/A		
Offset		
Description	Revegetation of native vegetation that provides foraging habitats for all three species of black cockatoos	Assuming planting of marri and jarrah trees within 101 on Deposited Plan 411364 will be undertaken as an offset for the proposed clearing.
proposed offset (area in hectares)	0.59	The area of native vegetation to be revegetated to counterbalance 100% the residual impacts to black cockatoo foraging habitat.
Current quality of offset site	0	Noting the site is currently dense grassy/woody weeds with no identification of recruitment of foraging species for black cockatoos, current quality would be zero value
Future quality WITHOUT offset	0	Noting the current condition of the proposed revegetation area, it is unlikely the quality of black cockatoo foraging habitat will occur without proposed revegetation
Future quality WITH offset	5	Assuming planting will increase the quality of black cockatoo foraging habitat to a similar quality to the proposed clearing area, noting site context.
Time until ecological benefit (years)	17	Assuming that it will take approximately 15 years for the marri and jarrah trees to be established and mature enough to provide black cockatoo foraging value. An extra two years have been allowed to account for the delay in commencement of the revegetation (assumed to commence within 2 years of permit start date).
Confidence in offset result (%)	0.9	High level of confidence that the trees will be planted successfully and the quality within the rehabilitated area will improve with best practice revegetation techniques and remedial actions.
Duration of offset implementation (maximum 20 years)	20	The revegetation area will be established and conserved in perpetuity. Therefore, the maximum of 20 years is applied.

Time until offset site secured (years)	5	It is assumed that the revegetation area will be placed under a conservation covenant once native vegetation has been established, within 5 years of the proposed clearing commencing.
Risk of future loss WITHOUT offset (%)	15%	The revegetation area is within 101 on Deposited Plan 411364 which is zoned Priority agriculture under the Shire of Manjimup Local Planning Scheme 4 and is not subject to any existing planning approvals.
Risk of future loss WITH offset (%)	5%	The revegetation area will be placed under a conservation covenant pursuant to the Soil and Land Conservation Act 1945, which will substantially reduce the risk of loss.

Appendix G. Biological survey information excerpts

Table G.1: Fauna habitat types within the survey area (SW Environmental, 2025)

Code	Fauna habitat type	Fauna habitat quality	Area (ha)	Photo
1.	Flooded Gum and Swan River Blackbutt woodland - *Eucalyptus rudis* subsp. *rudis, Eucalyptus patens* and *Corymbia calophylla* woodland over *Kunzea glabrescens* and *Melaleuca rhaphiophylla* open shrubland over **Rubus* spp. and introduced grasses	Low to Moderate	0.20 ha	
2.	Jarrah and Marri woodland - *Eucalyptus marginata* subsp. *marginata* and *Corymbia calophylla* woodland over introduced grasses	Low to moderate	0.22 ha	

Table G.2: Foraging plants within the Survey Areas and importance to different black cockatoo species (SW Environmental, 2025)

Species	Common name	Present in fauna habitat type (area Ha in Survey Area)	Baudin's cockatoo (ha)	Carnaby's cockatoo (ha)	FRTBC (ha)
Corymbia calophylla	Marri	Jarrah and Marri woodland (0.22 ha) Flooded Gum and Swan River Blackbutt woodland (0.20 ha)	Primary (0.42 ha)	Primary (0.42 ha)	Primary (0.42 ha)
Eucalyptus patens	Swan River Blackbutt	Flooded Gum and Swan River Blackbutt woodland (0.20 ha)	Not known	Primary (0.20 ha)	Primary (0.20 ha)
Eucalyptus marginata	Jarrah	Jarrah and Marri woodland (0.22 ha) Flooded Gum and Swan River Blackbutt woodland (0.20 ha)	Secondary (0.42 ha)	Primary (0.42 ha)	Primary (0.42 ha)

Table G.3: Areas of foraging habitat quality within the Survey Areas for each black cockatoo species (SW Environmental, 2025)

	Primary Foraging Species	Secondary Foraging Species	Habitat Quality
Habitat Type 1 – •Jarrah and Marri woodland (0.22 ha, Degraded vegetation condition)			
Baudin's cockatoo	*Corymbia calophylla*	*Eucalyptus marginata*	**High**
Carnaby's cockatoo	*Corymbia calophylla* *Eucalyptus marginata*		**High**
FRTBC	*Corymbia calophylla* *Eucalyptus marginata*	–	**High**
Habitat Type 2 – • Flooded Gum and Swan River Blackbutt woodland (0.20 ha, Degraded vegetation condition)			
Baudin's cockatoo	*Corymbia calophylla*		**Moderate**
Carnaby's cockatoo	*Corymbia calophylla* *Eucalyptus patens*		**Moderate**
FRTBC	*Corymbia calophylla* *Eucalyptus patens*		**Moderate**

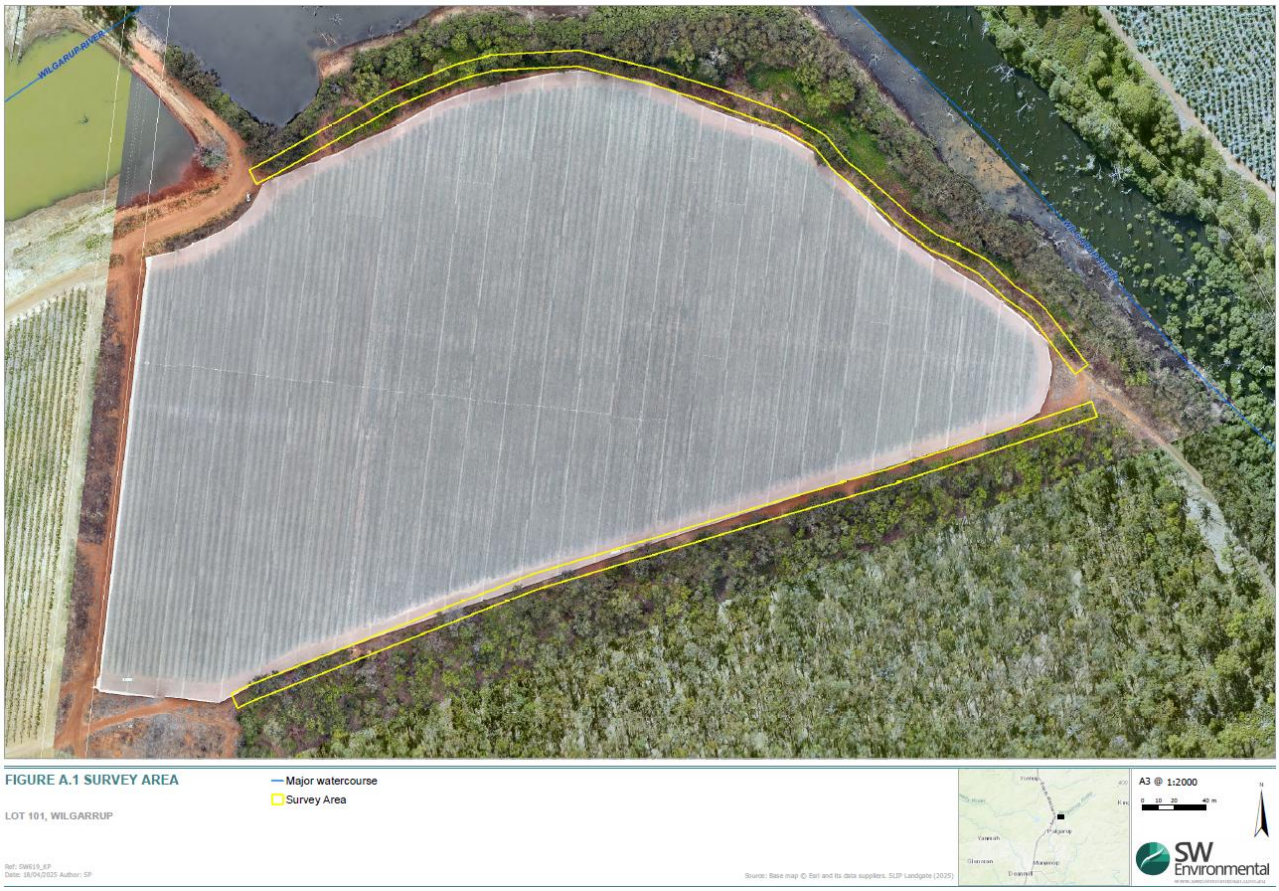

Figure G.1: Survey Area (SW Environmental, 2025)

Figure G.2: Fauna habitats and suitable DBH trees (SW Environmental, 2025)

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)
- Cadastre (LGATE-218)
- Cadastre Address (LGATE-002)
- CAWSA Part 2A Clearing Control Catchments (DWER-004)
- Consanguineous Wetlands Suites (DBCA-020)
- Contours (DPIRD-073)
- DBCA – Lands of Interest (DBCA-012)
- DBCA Legislated Lands and Waters (DBCA-011)
- DBCA Statewide Vegetation Statistics
- Directory of Important Wetlands in Australia – Western Australia (DBCA-045)
- Environmentally Sensitive Areas (DWER-046)
- Flood Risk (DPIRD-007)
- Geomorphic Wetlands Manjimup to Northcliffe - Unreviewed (DBCA-044)
- Geomorphic Wetlands, South West - Unreviewed (DBCA-040)
- Groundwater Salinity Statewide (DWER-026)
- Hydrographic Catchments - Catchments (DWER-028)
- Hydrographic Catchments - Divisions (DWER-029)
- Hydrography, Linear (Hierarchy) (DWER-031)
- 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 (DPIRD-006)
- 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 (DPIRD-027)
- Soil Landscape Mapping – Systems (DPIRD-064)
- South Coast Significant Wetlands (DBCA-018)
- Vegetation Complexes - South West forest region of Western Australia (DBCA-047)

Restricted GIS Databases used:

- ICMS (Incident Complaints Management System) – Points and Polygons
- Threatened Flora (TPFL)
- Threatened Flora (WAHerb)
- Threatened Fauna
- Threatened Ecological Communities and Priority Ecological Communities
- Threatened Ecological Communities and Priority Ecological Communities (Buffers)

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