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 10779/1
Permit type:	Area permit
Applicant name:	Ashley Hetaraka
Application received:	25 September 2024
Application area:	0.08 hectares of native vegetation
Purpose of clearing:	Hazard reduction
Method of clearing:	Mechanical
Property:	Lot 203 on Deposited Plan 412590
Location (LGA area/s):	Shire of Capel
Localities (suburb/s):	Gelorup

1.2. Description of clearing activities

The vegetation proposed to be cleared is distributed across 3 separate areas within the same property lot (see Figure 1, Section 1.5). The trees identified appears to be both *Eucalyptus marginata* (jarrah) and *Corymbia calophylla* (marri).

The proposed clearing is for hazard reduction and for construction of a shed. The applicant advised that the vegetation poses a fire risk to the property.

1.3. Decision on application

Decision:	Refused
Decision date:	12 September 2025
Decision area:	0.08 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 (the department) advertised the application for 21 days and no submissions were received.

In making this decision, the Delegated Officer had regard for the site characteristics (see Appendix A), relevant datasets (see Appendix E.1), the clearing principles set out in Schedule 5 of the EP Act (see Appendix B), relevant planning instruments and any other matters considered relevant to the assessment (see Section 3.3). The Delegated Officer also took into consideration that the Shire of Capel require development approval for clearing of trees outside of the approved development envelope for the shed construction and noted that the Shire are not supportive of this clearing without sufficient evidence to support the necessity of clearing (Shire of Capel, 2025). The three trees covered by the Development Approval are exempt from requiring a clearing permit under Regulation 5, item 1 of the *Environmental Protection (Clearing of Native Vegetation) Regulations 2004*.

The assessment identified that the proposed clearing will result in:

- the loss of native vegetation that is suitable roosting and foraging habitat for black cockatoos
- the loss of vegetation that is significant as a remnant of native vegetation in an area that has been extensively cleared
- the potential introduction and spread of weeds into adjacent vegetation, which could impact on the quality of the adjacent vegetation and its habitat values.

After consideration of the available information, as well as the applicant's minimisation and mitigation measures (see Section 3.1), the Delegated Officer determined the applicant has not suitably demonstrated the necessity of clearing, does not have the development approval from the Shire of Capel for part of the proposed clearing and that environmental impacts requiring management or further mitigation or offsetting are likely to result from the proposed clearing.

The Delegated Officer decided to refuse to grant a clearing permit based on the absence of the above planning approvals, as it would be unnecessarily harmful to the environment for the department to authorise native vegetation clearing when such clearing may not be required.

1.5. Site map

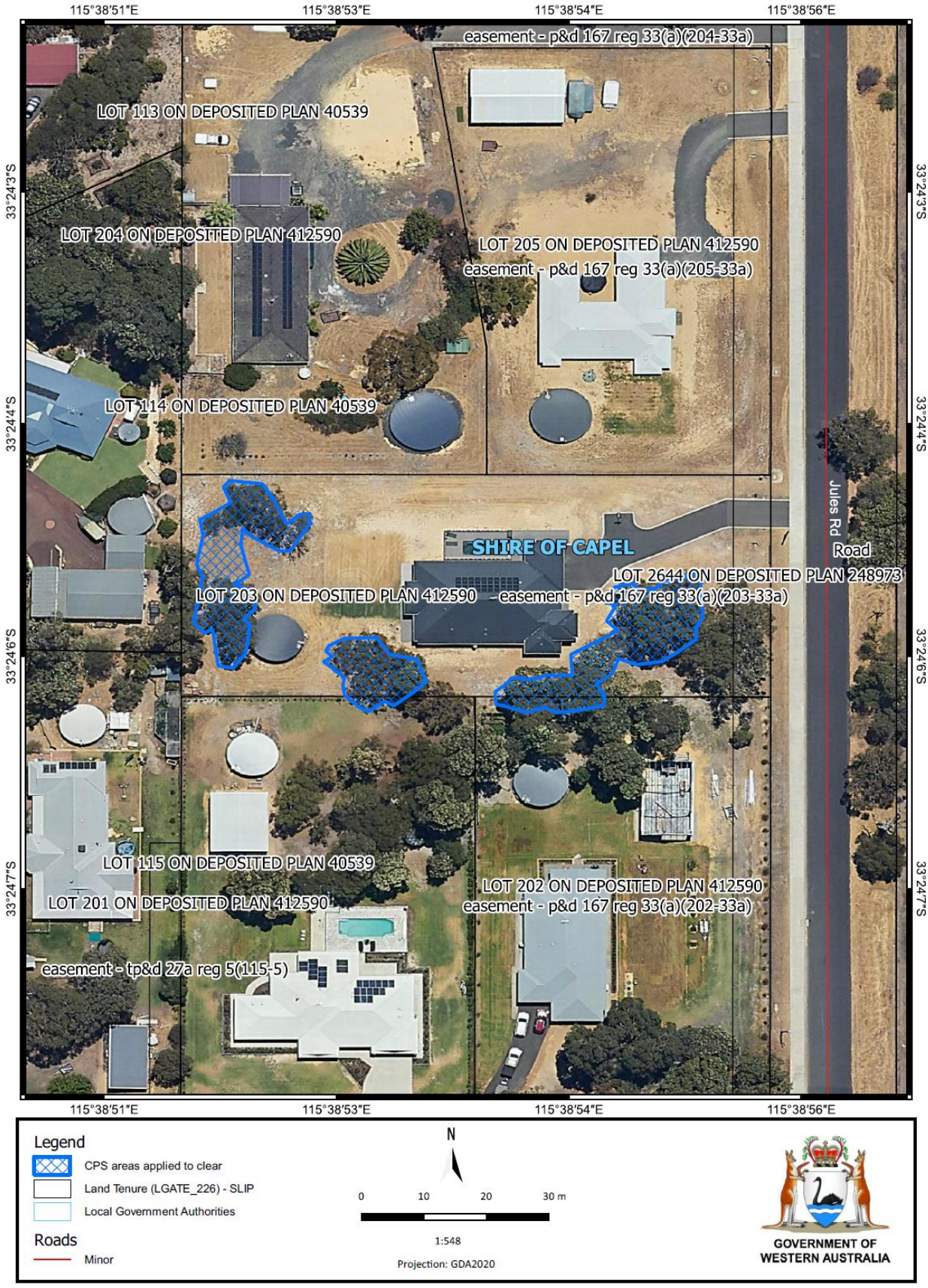

Figure 1: Areas applied to clear

The area cross hatched blue indicates the areas refused to be cleared. 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).

2 Legislative context

The clearing of native vegetation in Western Australia is regulated under the EP Act and the *Environmental Protection (Clearing of Native Vegetation) Regulations 2004* (Clearing Regulations).

In addition to the matters considered in accordance with section 51O of the EP Act (see Section 1.4), the Delegated Officer has also had regard to the objects and principles under section 4A of the EP Act, particularly:

- the precautionary principle
- the principle of intergenerational equity
- the principle of the conservation of biological diversity and ecological integrity.

Other legislation of relevance for this assessment include:

- *Biodiversity Conservation Act 2016* (WA) (BC Act)
- *Conservation and Land Management Act 1984* (WA) (CALM 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)

3 Detailed assessment of application

3.1. Avoidance and mitigation measures

Insufficient evidence was submitted by the applicant to demonstrate the necessity of clearing. Further, insufficient effort to avoid and mitigate the environmental impacts of the proposed clearing were provided.

The applicant advised that:
In planning the removal of trees on the property, we have prioritised minimising environmental impacts by strictly following the mitigation hierarchy, ensuring that avoidance and minimisation measures were fully considered and implemented.

The selected location and amount of clearing have been carefully chosen to serve the primary purpose of erecting a shed and increasing bushfire safety while preserving as much of the existing vegetation as possible. The trees marked for removal are situated in areas where they pose unavoidable constraints to the project (e.g. too close to structures, risk of falling, interference with development).

We have intentionally avoided clearing areas where vegetation can be retained without negatively impacting the project. In addition, we selected a layout that maximises the retention of mature trees and native species in non-essential project zones.

Several alternatives to tree removal were evaluated including:
- *Adjusting project design: We explored shifting the projects footprint or changing its configuration to reduce the number of trees affected. This resulted in minor realignments that allowed the retention of trees in the east side of the property.*
- *Pruning or selective thinning: In cases where ethe removal of trees was not essential, we opted for pruning or selective thinning allowing for partial retention of vegetation while meeting safety or development requirements.*

Based on this evaluation changes have been made to minimise the extent of clearing by:

- *Reducing clearing area: The original design called for the removal of 31 trees, but through design modifications and avoidance strategies, the number was reduced to 23 trees.*
- *Marking retention zones: trees that are not being clearing have been marked for retention and will be protected throughout the construction process. Additionally, trees outside the immediate work area will be safeguarded with protective barriers to prevent accidental damage.*

The project reflects a strong commitment to the principles of the mitigation hierarchy by prioritising avoidance and minimising the environmental footprint through thoughtful planning and alternative solutions.

To prevent the spread of invasive species following tree removal, we will implement the following management strategies:

To mitigate soil disturbance and reduce the risk of erosion:

- *Tree removal will be carried our with the least disturbance to the surrounding soil, avoiding large-scale excavation or unnecessary removal of ground layers.*
- *Schedule removal during dry season to prevent more loss of soil.*

Mulching and soil enhancement: organic mulch from cleared vegetation will be applied in the rehabilitation areas to promote soil health." (Heteraka, 2024)

The Shire of Capel have provided the following advice relating to the necessity of clearing:

"*A DA is not required for the trees at the rear of the property associated with the construction of a Shed, these three trees identified the Shire approves for the removal. The remaining trees highlighted on the plan that they have identified as Risk to home and lives are outside the building envelope, some are also greater than 500mm in diameter, and the Shire doesn't support the removal of these trees, as they are potential habitat and feeding trees for the three Black Cockatoos. If the proponent can provide a qualified arborist report (AQF level 5 Arborist) stating the trees are an imminent risk this is a different story, however without this report the Shire doesn't support the removal.*"

The department requested evidence from an arborist, or other suitably qualified person, as evidence of imminent risk from the vegetation (as requested by the Shire) however no additional information has been provided. The applicant has been afforded several opportunities to provide the requested information.

On this basis the department is not satisfied that the clearing for safety and hazard reduction has met the burden of proof to be necessary.

3.2. Assessment of impacts on environmental values

In assessing the application, the Delegated Officer has had regard for the site characteristics (see Appendix A) and the extent to which the impacts of the proposed clearing present a risk to biological, conservation, or land and water resource values.

The assessment against the clearing principles (see Appendix B) identified that the impacts of the proposed clearing present a risk to biological values (fauna) and comprises significant remnant vegetation in an extensively cleared area. 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.

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

Assessment

The application area is located within the Swan Coastal Plain interim biogeographic regionalisation for Australia (IBRA) region of Western Australia. According to available databases, 53 conservation significant fauna species have been recorded within the local area (10-kilometre radius of the application area).

Based on photographs provided by the applicant (see Appendix D), the vegetation within the application area is broadly consistent with the mapped vegetation type, being:

- Karrakatta Complex – Central and South, which is described as Predominantly open forest of *Eucalyptus gomphocephala* (Tuart) - *Eucalyptus marginata* (Jarrah) - *Corymbia calophylla* (Marri) and woodland of *Eucalyptus marginata* (Jarrah) - Banksia species. *Agonis flexuosa (*Peppermint) is co-dominant south of the Capel River.

Based on the date of each record, preferred habitat types, the proximity of records to the application area, the type and condition of the vegetation within the application area, it is considered that the application area may comprise suitable habitat for five conservation significant fauna species. These species include:

- *Phascogale tapoatafa wambenger* - South-western brush-tailed phascogale, wambenger
- *Pseudocheirus occidentalis* – Western Ringtail Possum, ngwayir
- *Calyptorhynchus banksii naso* – Forest Red-Tailed Black Cockatoo
- *Zanda baudinii* – Baudin's cockatoo
- *Zanda latirostris* – Carnaby's cockatoo

Black cockatoo

The application area is mapped within the known distribution zones of the endangered Baudin's cockatoos, Carnaby's cockatoos and the vulnerable forest red-tailed black cockatoos, together referred to as 'black cockatoos'. However, Baudin's cockatoo is more commonly associated with the forests of the Jarrah Forest Bioregion, with Carnaby's cockatoo more commonly associated with the Swan Coastal Plain region. The forest red-tailed black cockatoo has become more commonly sighted on the Swan Coastal Plain in recent decades.

Black cockatoo habitat can be considered in terms of breeding, roosting and foraging habitat. Suitable breeding habitat for black cockatoos 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 (DAWE, 2022).

No survey information is available for the application area however the Shire of Capel noted in their advice that "*The remaining trees highlighted on the plan that they have identified as risk to home and lives are outside the building envelope, some are also greater than 500mm in diameter, and the Shire doesn't support the removal of these trees, as they are potential habitat and feeding trees for the three Black Cockatoos*" (Shire of Capel, 2025)

Black cockatoos are known to forage on a range of plant species, with the primary foraging resources varying among the three species (DAWE, 2022). Carnaby's cockatoos forage on the seeds, nuts, and flowers of a variety of plants, including Proteaceous species (such as Banksia, Hakea, and Grevillea), as well as Allocasuarina, Eucalyptus, *Corymbia calophylla* (marri), and a range of introduced species (Valentine and Stock, 2008). Baudin's cockatoos primarily feed on the seeds of marri, but may also forage on the seeds of *Eucalyptus marginata* (jarrah) and proteaceous species (DEC, 2008). Forest red-tailed black cockatoos feed predominantly on the seeds of marri and jarrah, which comprise approximately 90 per cent of their diet (DEC, 2008).

Photographs of the vegetation provided by the applicant (Heteraka, 2024) identified the application area as comprising of jarrah and various eucalyptus species trees as the dominant species within the application area. Given that this is a primary food source for all three black cockatoo species and noting the proximity to permanent water sources and known roosting sites, the removal of 23 trees of suitable foraging habitat is likely to result contribute to the cumulative loss of the availability of black cockatoos foraging within the local area.

A key focus for the Swan Coastal Plain is the ongoing viability of foraging resources for black cockatoos, particularly Carnaby's cockatoo (DAWE, 2022). Due to the ongoing decline in foraging resources available to black cockatoos within the Swan Coastal Plain, it is likely there will be a significant residual impact from the proposed clearing and actions to mitigate or offset the potential impacts on the remaining foraging habitat would be required. No proposed mitigation or offsetting measures have been proposed by the applicant.

Black cockatoo night roosts are usually located in the tallest trees of an area, and in close proximity to both a food supply and surface water (DAWE, 2022). Known night roosting species include jarrah, marri, karri, flooded gum, blackbutt, tuart, salmon gum, wandoo and introduced eucalyptus (DAWE, 2022). Within the local area, there are several known roost sites, with the closest mapped approximately 1.5 kilometres north and 2 kilometres south from the application area. Tall native and non-native trees within the site represent suitable roosting habitat for species of black cockatoo.

Western Ringtail Possum

Western Ringtail Possum (WRP) is listed as Critically Endangered under the BC Act, as well as the EPBC Act. According to the WRP recovery plan (DPaW, 2017), habitat critical to survival for WRP is not well understood and is therefore, based on the habitat variables observed where WRP are most commonly recorded. These appear to vary between key management zones. The common findings however are high nutrient foliage, availability for food, suitable structure for protection/nesting and canopy continuity to avoid/escape predation and other threats. Vegetation communities critical to the species include long unburnt mature remnants of peppermint woodlands with high canopy continuity, *Eucalyptus marginata* and *Corymbia calophylla* forests and woodlands with limited anthropogenic disturbance (unlogged or lightly logged, and a low intensity and low frequency fire history), that are intensively fox-baited, have low indices of fragmentation, coastal heath, bullich (*Eucalyptus megacarpa*) dominated riparian zones and karri forest (DPaW, 2017). WRP resting sites include constructed dreys and tree hollows, with dreys constructed in the canopy when hollows are not available (Jones et al, 1994).

Within the local area there are 2923 records of WRP, with the nearest record mapped on the property boundary of the application area. All native vegetation within the site is likely to provide foraging, refuge and dispersal habitat for WRP. The linkage values that the vegetation within the site provides to WRP is significant in an extensively cleared landscape. The proposed clearing will remove 23 trees that are adjacent to and supporting vegetation mapped as having a high suitability for WRP.

South-western brush-tailed phascogale, wambenger
The desktop assessment identified 81 records of the south-western brush-tailed phascogale (phascogale) with the closest record identified 0.44 kilometres from the application area. In south-west WA, this species is known to occur in dry sclerophyll forests and open woodlands that contain hollow bearing trees, with records less common in higher rainfall areas. The phascogale is known to occur in highest densities in Perup/Kingston area, Collie River valley, Margaret River and Busselton (DEC, 2012). This species is known to occur in dry sclerophyll forests and open woodlands that contain hollow-bearing trees with sparse ground cover. Based on this habitat description, it is possible the application area will provide habitat for this species. Further information is required to determine the extent of suitable hollows within the trees proposed for clearing to determine the significance of this habitat for phascogale.

Conclusion
Based on the above assessment, the proposed clearing will result in removal of 23 trees which provide habitat for conservation significant species.

For the reasons set out above, it is considered that the impacts of the proposed clearing on black cockatoos and western ringtail possums constitutes a significant residual impact that has not been adequately avoided, mitigated or offset.

3.2.2. Significant remnant vegetation - Clearing Principles (e)

Assessment

The application area is located within the Swan Coastal Plain Interim Biogeographic Regionalisation for Australia (IBRA) region of Western Australia. The Swan Coastal Plain bioregion has approximately 38.6 per cent of its original extent of native vegetation remaining (Government of Western Australia, 2019a). The local area (10-kilometre radius) retains approximately 27 per cent of its original extent, additionally, the vegetation is mapped within the Karrakatta Complex – Central and South which retains approximately 23.49 per cent of its original extent (Government of Western Australia, 2019b).

The application area falls within the Karrakatta Complex – Central and South which is described as a Karrakatta Complex – Central and South, which is described as Predominantly open forest of *Eucalyptus gomphocephala* (Tuart) - *Eucalyptus marginata* (Jarrah) - *Corymbia calophylla* (Marri) and woodland of *Eucalyptus marginata* (Jarrah) - Banksia species. *Agonis flexuosa* (Peppermint) is co-dominant south of the Capel River. Karrakatta Complex – Central and South retains approximately 23.49 per cent of it its pre-European vegetation extent within the bioregion (Government of Western Australia, 2019b).

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

The department's assessment notes that the vegetation within the application area composed of parkland cleared areas with Jarrah and marri trees in 'degraded' or 'degraded-completely degraded' condition (Keighery, 1994). Based on photographs supplied by the applicant, the vegetation within the application area is broadly consistent with the mapped vegetation type. Furthermore, the application area is directly adjacent to a mapped tuart threatened ecological community (TEC), insufficient information has been provided to determine whether application area has vegetation consist with the Tuart TEC.

Noting the above, and despite the degraded (Keighery, 1994) condition of the proposed clearing area, the native vegetation within the local area is below the 30 per cent retention target. Additionally, the surrounding area is composed of largely cleared urban areas with patches of remnant vegetation scattered throughout. In this context, the proposed clearing contributes to the cumulative loss of native vegetation and is therefore, considered to have a significant impact on the remaining extent of remnant vegetation in the area. Reductions in native vegetation can lead to increased fragmentation, reduced habitat connectivity, and long-term declines in biodiversity. As a result, the significance of the proposed clearing is assessed not in isolation, but in conjunction with broader landscape-level vegetation loss.

Conclusion
Based on the above assessment, the proposed clearing will result in the loss of native vegetation which is significant in an extensively cleared area.

For the reasons set out above, it is considered that the impacts of the proposed clearing on extensively cleared vegetation types, in an extensively cleared area, constitutes a significant residual impact that has not been adequately avoided, mitigated or offset.

3.3. Relevant planning instruments and other matters

Other relevant authorisations required for the proposed land use include development approval under the *Planning and Development Act 2005* (issued by the Shire of Capel). The Shire of Capel advised DWER that local government approvals are required, and that the proposed clearing is partially covered by an existing Development Approval. The Shire objections to the proposed clearing, namely *the lack of necessity and the significance of the habitat for conservation significant black cockatoo species* (Shire of Capel, 2025). The Shire of Capel require additional development approval, and/or evidence that the trees outside the existing development approval envelope pose an imminent risk. No evidence that the applicant has address these requirements has been provided to the department. It is noted that the three trees covered by the Development Approval are exempt from requiring a clearing permit under Regulation 5, item 1 of the *Environmental Protection (Clearing of Native Vegetation) Regulations 2004.*

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. Site characteristics

A.1. Site characteristics

Characteristic	Details
Local context	The area proposed to be cleared is part of a 0.08 hectare isolated patch of native vegetation in the intensive land use zone of Western Australia. The proposed clearing area contributes to a small, isolated remnant patches of vegetation within a semi-rural residential area. Aerial imagery indicates the local area (10-kilometre radius from the centre of the area proposed to be cleared) retains approximately 27 per cent of the original native vegetation cover.
Ecological linkage	There are no ecological linkages that intersect the application area. There is however, a roadside conservation linkage 15 metres away from the application area
Conservation areas	There are no Conservation areas nearby. The closest being 1.7 kilometres away
Vegetation description	Photographs supplied by the applicant indicate the vegetation within the proposed clearing area consists of the Karrakatta Complex. Representative photos are available in Appendix D. This is consistent / inconsistent with the mapped vegetation type(s): • Karrakatta Complex – Central and South, which is described as Predominantly open forest of *Eucalyptus gomphocephala* (Tuart) - *Eucalyptus marginata* (Jarrah) - *Corymbia calophylla* (Marri) and woodland of *Eucalyptus marginata* (Jarrah) - Banksia species. *Agonis flexuosa* (Peppermint) is co-dominant south of the Capel River. The mapped vegetation types retain approximately 23.49 per cent of the original extent (Government of Western Australia, 2019).
Vegetation condition	Photographs supplied by the applicant indicate the vegetation within the proposed clearing area is in completely degraded (Keighery, 1994) condition, described as: • 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. The full Keighery (1994) condition rating scale is provided in Appendix C. Representative photos are available in Appendix D.
Climate and landform	The highest mean maximum temperatures are in January and February at 30^{O}C, while the lowest is in July at 17^{O}C. The average annual rainfall is 774mm.
Soil description	The soil is mapped as Bassendean B2 Phase which is described as: Flat to very gently undulating sandplain with well to moderately well drained deep bleached grey sands with a pale-yellow B horizon or a weak iron-organic hardpan 1-2 m.
Land degradation risk	The application area has an extreme risk level of subsurface acidification, Phosphorous export risk and water logging. The full table with land degradation risk table found below:
Waterbodies and Hydrogeography	No water courses are mapped within the application area however there is a mapped basin 50 metres away and a drain which intersects the same property.
Flora	There are a total of 39 threatened flora species within the local area. There are no records of threatened flora within a one-kilometre radius of the application area.

Characteristic	Details
	Of the flora found within the local area, two are found in the same soil and vegetation, with similar habitat features to the application area.
Ecological communities	There are no Threatened or Priority Ecological Communities (TEC and PEC) mapped within the application area. Banksia woodlands TEC is known from several locations within the local area, the closest of which is mapped 100 metres from the application area.
Fauna	There are 53 threatened species recorded in the local area. These include 32 birds, 14 mammals, 4 reptiles, 2 invertebrates and one fish species. There is a known black cockatoo roosting site one kilometre from the application area.

A.2. Vegetation extent

	Pre-European extent (ha)	Current extent (ha)	Extent remaining (%)	Current extent in all DBCA managed land (ha)	Current proportion (%) of pre-European extent in all DBCA managed land
IBRA bioregion*					
Swan Coastal Plain	15,691.63	4,926.97	31	2,294.43	14.62
Vegetation complex					
Karrakatta Complex – Central and South	53,080.99	12,467.20	23.49		
Local area					
10km radius	237189	65833	27.7	-	-

*Government of Western Australia (2019a)

**Government of Western Australia (2019b)

A.3. Fauna analysis table

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]
Calyptorhynchus banksii naso - forest red-tailed black cockatoo	VU	Y	Y	1.60	17	N/A
Phascogale tapoatafa wambenger - south-western brush-tailed phascogale, wambenger	CD	Y	Y	0.44	81	N/A
Pseudocheirus occidentalis - western ringtail possum, ngwayir	CR	Y	Y	0.01	2923	N/A
Zanda baudinii - Baudin's cockatoo	EN	Y	Y	1.24	9	N/A
Zanda latirostris - Carnaby's cockatoo	EN	Y	Y	1.17	79	N/A

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

A.5. Land degradation risk table

Risk categories	*Land Unit 1*
Wind erosion	M2: 30-50% of the map unit has a high to extreme hazard
Water erosion	L1: <3% of the map unit has a very high to extreme hazard
Salinity	L2: 3-10% of the map unit has a moderate or high hazard or is presently saline
Subsurface Acidification	H2: >70% of map unit has a high subsurface acidification risk or is presently acid
Water logging	L2: 3-10% of the map unit has a moderate to very high to risk
Phosphorus export risk	H2: >70% of the map unit has a high to extreme hazard
Water Repellence	H2: >70% of the map unit has a high water repellence risk

Appendix B. 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 locally significant fauna habitats for conservation significant fauna is an area that has been extensively cleared and therefore has significant cumulative loss of biodiversity.	At variance	Yes *Refer to Section 3.2.1, above.*
Principle (b): *"Native vegetation should not be cleared if it comprises the whole or a part of, or is necessary for the maintenance of, a significant habitat for fauna."* Assessment: The area proposed to be cleared contains foraging, roosting and potential breeding, habitat for conservation significant black cockatoos. The application area also provides significant habitat for western ringtail possums and may provide habitat for other conservation significant fauna occurring locally.	At variance	Yes *Refer to Section 3.2.1, above.*
Principle (c): *"Native vegetation should not be cleared if it includes, or is necessary for the continued existence of, threatened flora."* Assessment: The area proposed to be cleared is unlikely to contain habitat for flora species listed under the BC Act given the historical disturbance at the site and given that clearing of select individual trees is proposed.	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 area proposed to be cleared does contain species that can indicate a known threatened ecological community.	Not likely to be at variance	No
Environmental value: significant remnant vegetation and conservation areas		

Assessment against the clearing principles	Variance level	Is further consideration required?
Principle (e): *"Native vegetation should not be cleared if it is significant as a remnant of native vegetation in an area that has been extensively cleared."* Assessment: The extent of native vegetation in the local area is not consistent with the national objectives and targets for biodiversity conservation in Australia. The vegetation proposed to be cleared is part of an ecological linkage in the local area.	At variance	Yes *Refer to Section 3.2.2, above.*
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 is not likely to have an impact on the environmental values of nearby 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: Given no water courses or wetlands are recorded within the application area, the proposed clearing is unlikely to impact on riparian vegetation.	Not likely to be at variance	No
Principle (g): *"Native vegetation should not be cleared if the clearing of the vegetation is likely to cause appreciable land degradation."* Assessment: The mapped soils are highly susceptible to subsurface acidification, phosphorus export risk and water repellence. Noting the extent of the application area and the condition of the vegetation, the proposed clearing is not likely to have an appreciable impact on land degradation.	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: Given a no riparian vegetation or surface water expressions are recorded within the application area, and considering the extent of the proposed clearing, it is unlikely that the proposal will impact surface or ground water quality.	Not likely to be at variance	No
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 does not indicate the proposed clearing is likely to contribute to increased incidence or intensity of flooding.	Not likely to be at variance	No

Appendix C. Vegetation condition rating scale

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

Considering its location, the scale below was used to measure the condition of the vegetation proposed to be cleared. This scale has been extracted from Keighery, B.J. (1994) *Bushland Plant Survey: A Guide to Plant Community Survey for the Community*. Wildflower Society of WA (Inc). Nedlands, Western Australia.

Measuring vegetation condition for the South West and Interzone Botanical Province (Keighery, 1994)

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

Appendix D. Photographs of the vegetation supplied by the applicant

Figures 2-6: Photograph of native vegetation proposed to be clearing within the application area.

Appendix E. Sources of information

E.1. GIS databases

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

- 10 Metre Contours (DPIRD-073)
- Aboriginal Heritage Places (DPLH-001)
- Aboriginal Heritage Places (DPLH-001)
- Cadastre (LGATE-218)
- Cadastre Address (LGATE-002)
- Contours (DPIRD-073)
- DBCA – Lands of Interest (DBCA-012)
- DBCA Legislated Lands and Waters (DBCA-011)
- Directory of Important Wetlands in Australia – Western Australia (DBCA-045)
- Environmentally Sensitive Areas (DWER-046)
- Flood Risk (DPIRD-007)
- Groundwater Salinity Statewide (DWER-026)
- Hydrography – Inland Waters – Waterlines
- Hydrological Zones of Western Australia (DPIRD-069)
- IBRA Vegetation Statistics
- Imagery
- Local Planning Scheme – Zones and Reserves (DPLH-071)
- Native Title (ILUA) (LGATE-067)
- Offsets Register – Offsets (DWER-078)
- Pre-European Vegetation Statistics
- Public Drinking Water Source Areas (DWER-033)
- Ramsar Sites (DBCA-010)

- Regional Parks (DBCA-026)
- Remnant Vegetation, All Areas
- RIWI Act, Groundwater Areas (DWER-034)
- RIWI Act, Surface Water Areas and Irrigation Districts (DWER-037)
- Soil Landscape Land Quality – Flood Risk (DPIRD-007)
- Soil Landscape Land Quality – Phosphorus Export Risk (DPIRD-010)
- Soil Landscape Land Quality – Subsurface Acidification Risk (DPIRD-011)
- Soil Landscape Land Quality – Water Erosion Risk (DPIRD-013)
- Soil Landscape Land Quality – Water Repellence Risk (DPIRD-014)
- Soil Landscape Land Quality – Waterlogging Risk (DPIRD-015)
- Soil Landscape Land Quality – Wind Erosion Risk (DPIRD-016)
- Soil Landscape Mapping – Best Available
- Soil Landscape Mapping – Systems
- Wheatbelt Wetlands Stage 1 (DBCA-021)

Restricted GIS Databases used:

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

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