LOT 751 BEELERUP

TARGETED FLORA AND VEGETATION SURVEY

August 2025

Prepared for:

DBCEC (W.A. Pty. Ltd.) EARTHMOVING CONTRACTORS

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Executive Summary

DBCEC Earthmoving Contractors (DBCEC) is planning sand extraction at Lot 751 Beelerup. DBCEC has been liaising with the Department of Water and Environmental Regulation (DWER) regarding native vegetation clearing application number: CPS 10852/1. DWER has issued a request for further information (RFI) that indicates that due to the age of the previous flora and vegetation survey, an updated flora and vegetation survey is required.

A targeted *Acacia semitrullata* (Priority 4) and vegetation condition survey was undertaken of Lot 751 (totalling 37.33 ha) on 27 May 2025. The survey area was systematically covered on foot using transects and was thoroughly searched for individuals of *A. semitrullata*. The targeted survey identified 60 individuals of *A. semitrullata* from 33 locations, occurring across a range of vegetation condition.

Native vegetation condition ranged from Excellent to Completely Degraded reflecting the long history of clearing and various degrading processes. There was 6.04 ha of regrowth in previously cleared areas and 14.67 ha of cleared areas. The effects of dieback on vegetation condition were noted throughout the site, likely spread through historic land use including equestrian activities but also through natural processes.

CONTENTS

1. INTRODUCTION 1
1.1 Project Background 1
2. EXISTING ENVIRONMENT 5
2.1 Climate 5
2.2 Bioregion Values 5
2.4 Soil Systems 6
2.5.1 Vegetation Associations 8
2.5.2 Vegetation Complexes 8
2.6 Surface Hydrology 8
3. METHODOLOGY 9
4. RESULTS 10
4.1 Desktop Review 10
4.1.1 Flora 10
4.1.2 Vegetation Condition 10
4.2 Field Assessment 10
4.2.1 General Site Description 10
4.2.2 *Acacia semitrullata* Abundance 10
4.2.3 Declared Pest 11
5. LIMITATIONS 16
6. DISCUSSION AND CONCLUSION 17
7. REFERENCES 18

TABLES

Table 1: Vegetation Association Extents 8
Table 2: Vegetation Condition in Survey Area 13
Table 3: Constraints and Limitations Summary 16

FIGURES

Figure 1: Project Location 2
Figure 2: Survey Area 4
Figure 3: Soil Landscape and Landform Mapping 7
Figure 4: Flora Records 12
Figure 5: Vegetation Condition 15

PLATES

Plate 1: *Acacia semitrullata* recorded at Lot 751 Beelerup. 11
Plate 2: Historic Imagery (1964) of Lot 751 boundary (blue) 14

CHARTS

Chart 1: Climate statistics for Donnybrook No. #009534 5

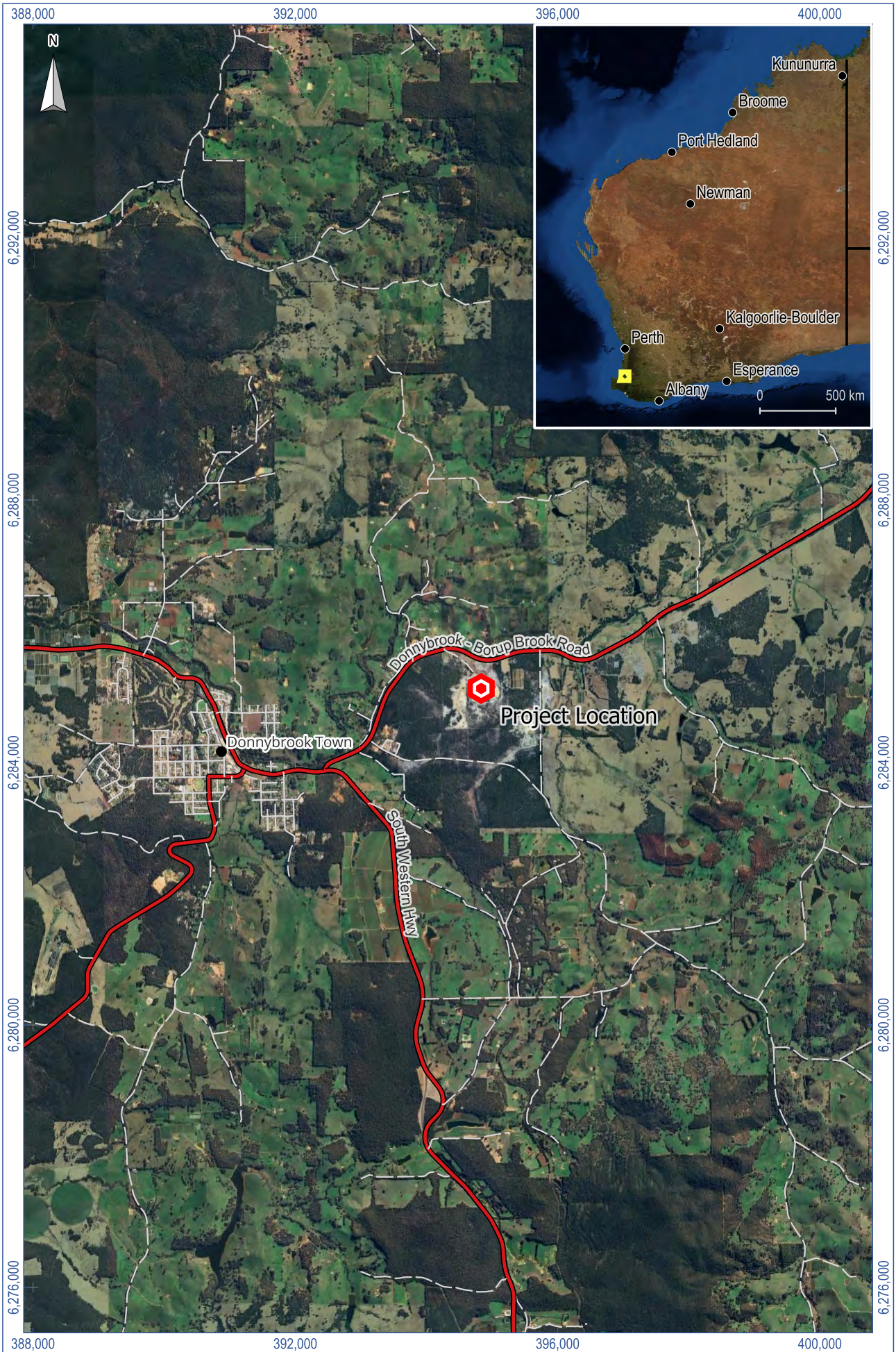
APPENDICES

Appendix A : Relevant State Conservation Codes
Appendix B : Acacia Semitrullata Records Within The Survey Area
Appendix C : EPA (2016) Vegetation Condition Rating

1. Introduction

1.1 Project Background

MBS Environmental (MBS) was engaged by Donnybrook Civil Earthmoving Contractors (DBCEC) in May 2025 to undertake a Flora and Vegetation survey comprising a targeted survey for Priority four (P4) *Acacia semitrullata* and updated vegetation condition mapping within Lot 751 Beelerup (Certificate of Title Volume 2648 as Lot 751 on Diagram 49008) (Figure 1). The landowner is Smith Sands Pty Ltd with development of the resource being managed by DBCEC.



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Legend

State Road
Local Road

Figure 1

Project Location

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\\MBSSVR\working\DBCEC - WA\GIS\DBCEC_Location Plan.qgz 18/06/2025 Location A4P 2024

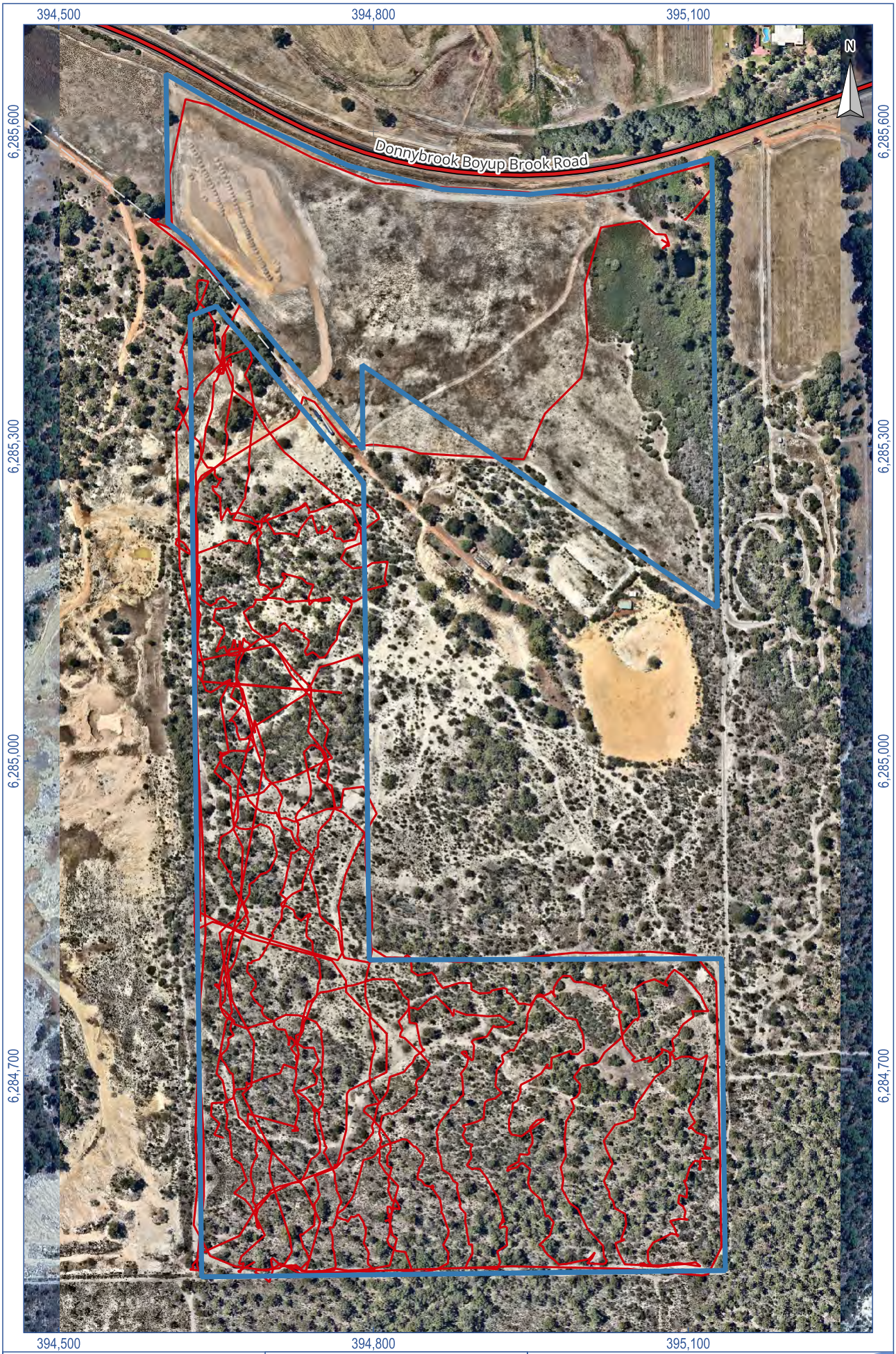
1.2 Survey Scope and Objectives

DBCEC has been liaising with the Department of Water and Environmental Regulation (DWER) regarding native vegetation clearing application number: CPS 10852/1. DWER has issued a request for further information (RFI) that indicates that due to the age of the previous flora and vegetation survey, an updated flora and vegetation survey is required.

Subsequent communication between the DBCEC and DWER has confirmed that a targeted *Acacia semitrullata* survey and an updated vegetation condition mapping will meet DWER's regulatory requirements. Formal advice has been provided by DWER that these surveys can be undertaken outside the usual spring survey season, as soon as possible in May/June.

The scope of the assessment was to conduct vegetation condition mapping and a targeted survey for *Acacia semitrullata* over the property extent (Figure 2). The survey area totalled 37.33 ha.

The survey and report have been completed in alignment with the Technical Guidance – Flora and Vegetation Surveys for Environmental Impact Assessment (EPA 2016a).



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Legend

- Survey Area
- Track logs 2025/05/27
- State Road

Figure 2

Survey Area

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\\MBSSVR\working\DBCEC - WA\GIS\DBCEC Flora Veg Mapping v2.qgz 18/06/2025 F2 Survey Area

2. Existing Environment

2.1 Climate

The climate of the survey area is Mediterranean, with cool wet winters and hot dry summers. The long-term climate data presented in Chart 1 was obtained from the Bureau of Meteorology weather station Donnybrook (No. #009534), located approximately 3 km south west of the survey area. The average annual rainfall is 967.7 mm, mean minimum temperatures between 5.7°C and 14.5°C and mean maximum temperatures between 16.6°C and 30.6°C (Bureau of Meteorology 2025).

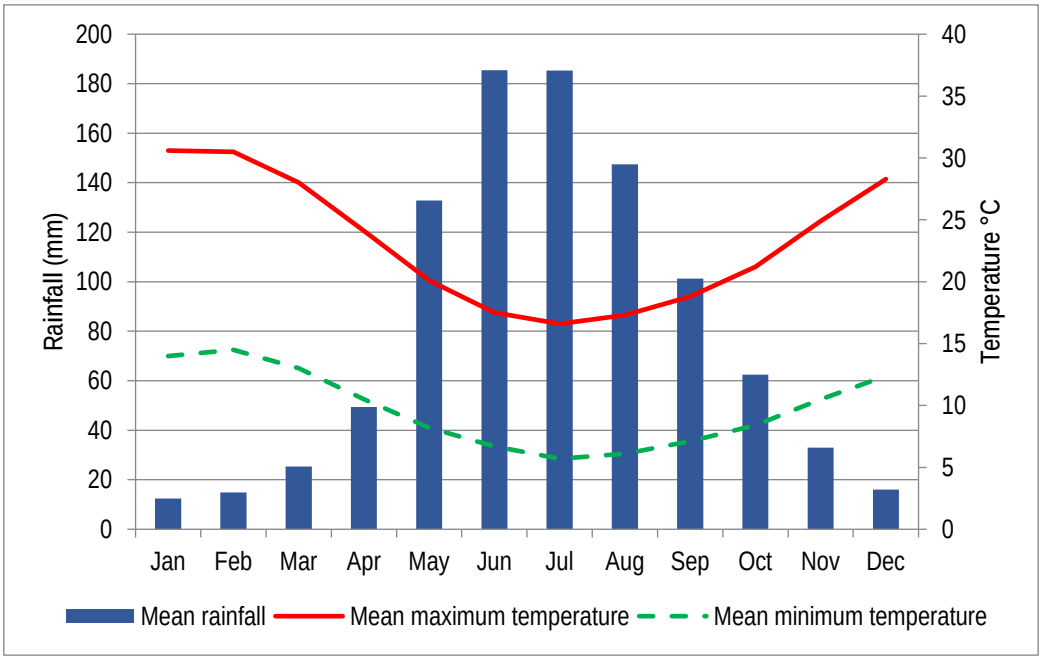

Chart 1: Climate statistics for Donnybrook No. #009534

Climate conditions in Donnybrook in the six (6) months prior to the survey were generally dryer than the long term average, including the month of May 2025 which only recorded 44 mm of rain, in comparison to the 132.8 mm recorded from long term averages. Temperatures were on average hotter than the long term averages for Donnybrook, recording maximum temperatures of up to 3°C hotter and minimums of up to 4°C hotter than the long term averages.

2.2 Bioregion Values

The survey area lies within the Jarrah Forest bioregion, one of 89 bioregions as defined by the Interim Biogeographic Regionalisation for Australia (IBRA) dataset (DSEWPaC 2012). This bioregion is on the duricrusted plateau of Yilgarn Craton, characterised by Jarrah-Marri forest on laterite gravels and, in the eastern part, by Marri-Wandoo woodlands on clayey soils (Thackway and Cresswell 1995). Areas of eluvial and alluvial deposits support Agonis shrublands. In areas of Mesozoic sediments, Jarrah forests occur in a mosaic with a variety of species-rich shrublands (Thackway and Cresswell 1995).

2.3 Landform

The highest point in the survey area is situated on the western boundary of Lot 751 and has an elevation of approximately 116 m Australian Height Datum (mAHD). From this point the land slopes to the east/ north east at gradients of approximately 1:20 on the western side of the property and closer to 1:50 in the south eastern section of the property. There are steeper undulating areas in the north eastern extent and central to the western portion, which are reflective of the site's extractive history and land use Figure 3. Natural landform within the survey area ranges from 116 mAHD in the west to 80 mAHD in the north.

2.4 Soil Systems

Soil-landscape mapping by Department of Primary Industries and Regional Development (DPIRD) is a compilation of various surveys at differing scales between 1:20,000 and 1:3,000,000 (DPIRD-027). More than 95% of the survey area is situated within Kirup sandy slopes phase (255Lv) (Figure 3) described as having deep sands and sandy earths, with a relief of 20 m and slopes of 2-15% (DPIRD-027). The remaining area in the north western corner is mapped as the Kirup low slopes phase, duplex sandy or loamy gravels and yellow deep sands over conglomerate over granite rock with a relief of 20-60 m and slopes of 5-20% (DPIRD-027).

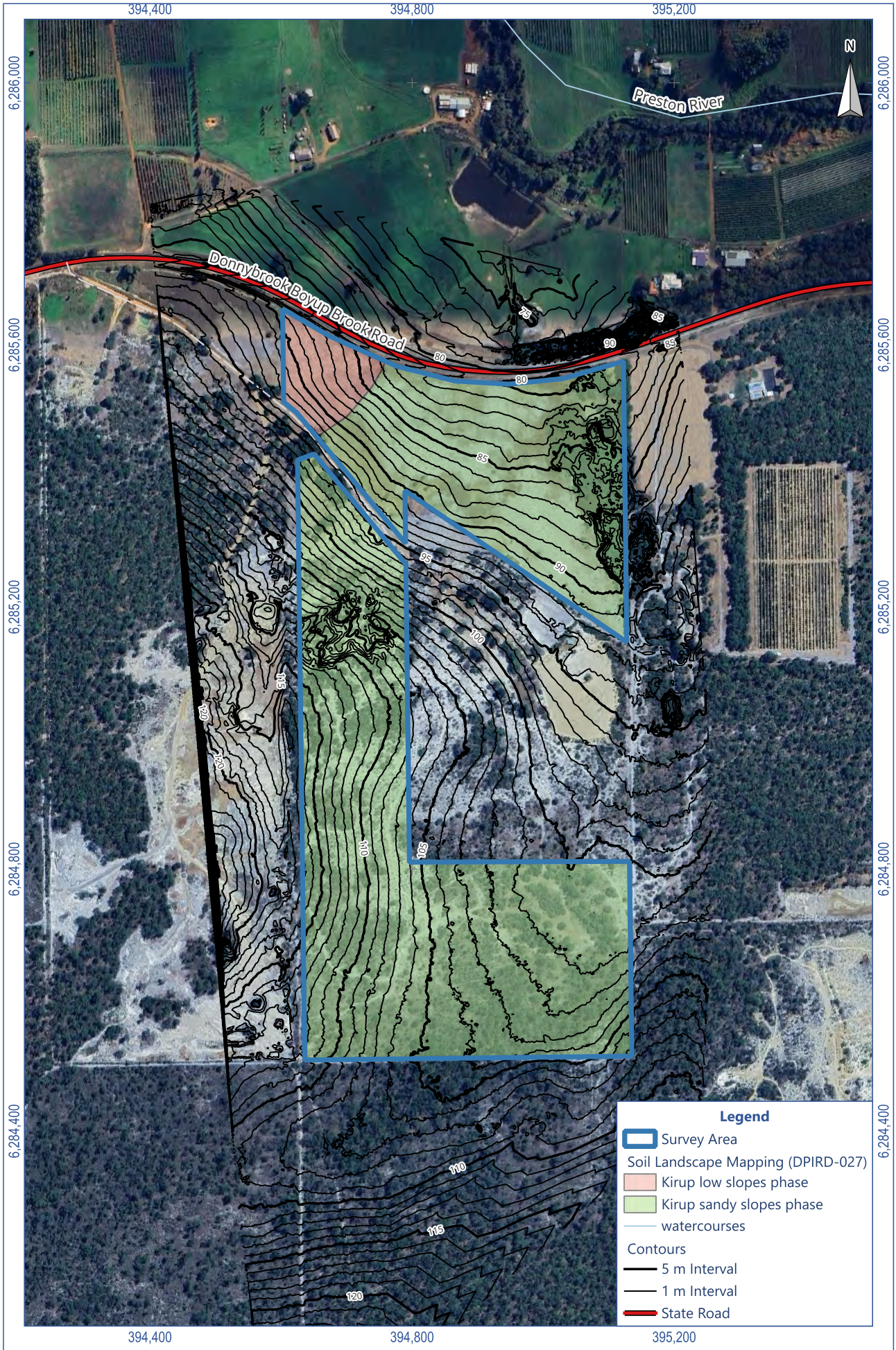

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Figure 3

Soil Landscape and Landform Mapping

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2.5 Vegetation Mapping

2.5.1 Vegetation Associations

According to broadscale vegetation mapping, the survey area has been mapped within Pre-European Vegetation Associations 3: Medium forest; jarrah-marri (DPIRD-006).

Vegetation Association extents are detailed below in Table 1.

Table 1: Vegetation Association Extents

Area Type	Pre-European Extent (ha)	Current Extent (ha)	% Remaining	Current Extent in DBCA Managed Lands (%)
IBRA Bioregion: Jarrah Forest	4,506,660.25	2,399,838.15	53.25	69.74
IBRA Sub-Region: Southern Jarrah Forest (JAF02)	2,607,879.52	1,291,457.94	49.52	70.00
Vegetation Association 3 in JAF02:	1,482,491.85	880,655.65	59.40	78.50
LGA: Shire of Donnybrook Balingup	156,003.95	87,641.36	56.18	83.31

2.5.2 Vegetation Complexes

Mattiske and Havel (1998) mapping of the vegetation complexes of this region has been completed at a scale of 1:250000. The survey area is located in an area mapped as the Kirup complex on depressions and swamps on uplands. The Kirup complex is described as Open forest to woodland of *Eucalyptus marginata* subsp. *marginata* - *Corymbia calophylla* - *Banksia attenuata* - *Xylomelum occidentale* on sandy slopes in the humid zone.

2.6 Surface Hydrology

At its nearest point, the Preston River is located 680 m north of the survey area, beyond the Donnybrook - Boyup Brook Road (Figure 3). The river and an associated tributary Thomson Brook, spans from the western to eastern side of Lot 751 in distances between 2 km to 680 m from property boundary. There are no other mapped watercourses within the Property boundary.

The north eastern corner of the property contains a small dam in a natural low point on the property. Regrowth vegetation surrounding the dam include species such as *Eucalyptus rudis* and *Melaleuca preissii* that may indicate higher soil moisture, potentially seasonal waterlogging at depth. Aerial imagery does not indicate any natural surface inundation, and the area has not been formally mapped as a wetland in the available government datasets.

3. Methodology

The targeted *Acacia semitrullata* survey was conducted by Dr. Kirsi Kauhanen (Principal Environmental Scientist, flora licence FB62000265-2) and Emily Cranstoun (Senior Environmental Scientist). The field work was undertaken over one day, 27 May 2025. A known location of *Acacia semitrullata* on the property was visited prior to commencement of the survey to familiarise the team with the species and ensure that individuals were able to be identified given the early survey timing.

The property boundary was initially traversed by vehicle to familiarise the team with the site and observe the overall vegetation condition. The survey area was subsequently traversed on foot in transects that were generally in a north/ south alignment. Track logs are presented in Figure 2. The cleared northern part of the property was not covered with transects as no suitable habitat for *Acacia semitrullata* was present. Locations and abundance of *Acacia semitrullata* and Declared Pest (s22) plants occurring within the survey area were recorded, including individuals noted immediately outside the survey area. Vegetation condition was mapped concurrently and was based on the EPA (2016) adaptation of vegetation condition scale from Keighery 1994 and Trudgen 1988.

The survey was undertaken in accordance with Technical Guidance - Flora and Vegetation Survey for Environmental Impacts Assessment (EPA 2016).

4. Results

4.1 Desktop Review

4.1.1 Flora

Acacia semitrullata is a slender, erect, pungent shrub approximately 0.2-0.7 m high, growing on white/grey sand, sometimes over laterite and clay, across sandplains and swampy areas. Individuals produce cream-white flowers in May to October. The species had been previous recorded in the study area from three (3) individuals across three (3) locations (Daniel Marsh Botanical Consulting 2013).

Previous survey (Daniel Marsh Botanical Consulting 2013) also identified one (1) record of *Asparagus asparagoides*, Declared Pest under the *Biosecurity and Agriculture Management Act 2007*.

4.1.2 Vegetation Condition

Vegetation condition within the survey area has previously been mapped by Daniel Marsh Botanical Consulting (2013), and ranged from Excellent to Completely Degraded, noting signs of dieback, weed abundance and disturbance from equestrian activities.

4.2 Field Assessment

4.2.1 General Site Description

The landform with the survey area was described as sloping sands. Surface soils were largely white/ grey sands with limited leaf litter - an obvious sign of historic clearing activities. The northern portion of the survey area was highly modified, with extensive clearing and a man made dam in the low lying north eastern corner. Disturbances were noted in the form of past vegetation clearing, old extractive pits, weeds, selective logging, equestrian facilities and extensive dieback.

4.2.2 *Acacia semitrullata* Abundance

The survey recorded 60 individuals of *Acacia semitrullata* from 33 locations (Figure 4). The records were spread throughout the site, both in intact Excellent condition vegetation and in degraded areas. The species was frequently observed to be growing in previously cleared areas. Representative individuals of *Acacia semitrullata* recorded in the survey area are presented in Plate 1. The species was close to flowering on the property at the time of the survey.

Left: Mature Acacia semitrullata, Top right: A. semitrullata juvenile and Bottom right: A. semitrullata growing amongst Xanthorrhoea sp.

Plate 1: *Acacia semitrullata* recorded at Lot 751 Beelerup.

4.2.3 Declared Pest

One Declared Pest species *Asparagus asparagoides* was abundant throughout the Property, with more than 360 records from 17 locations (Figure 4).

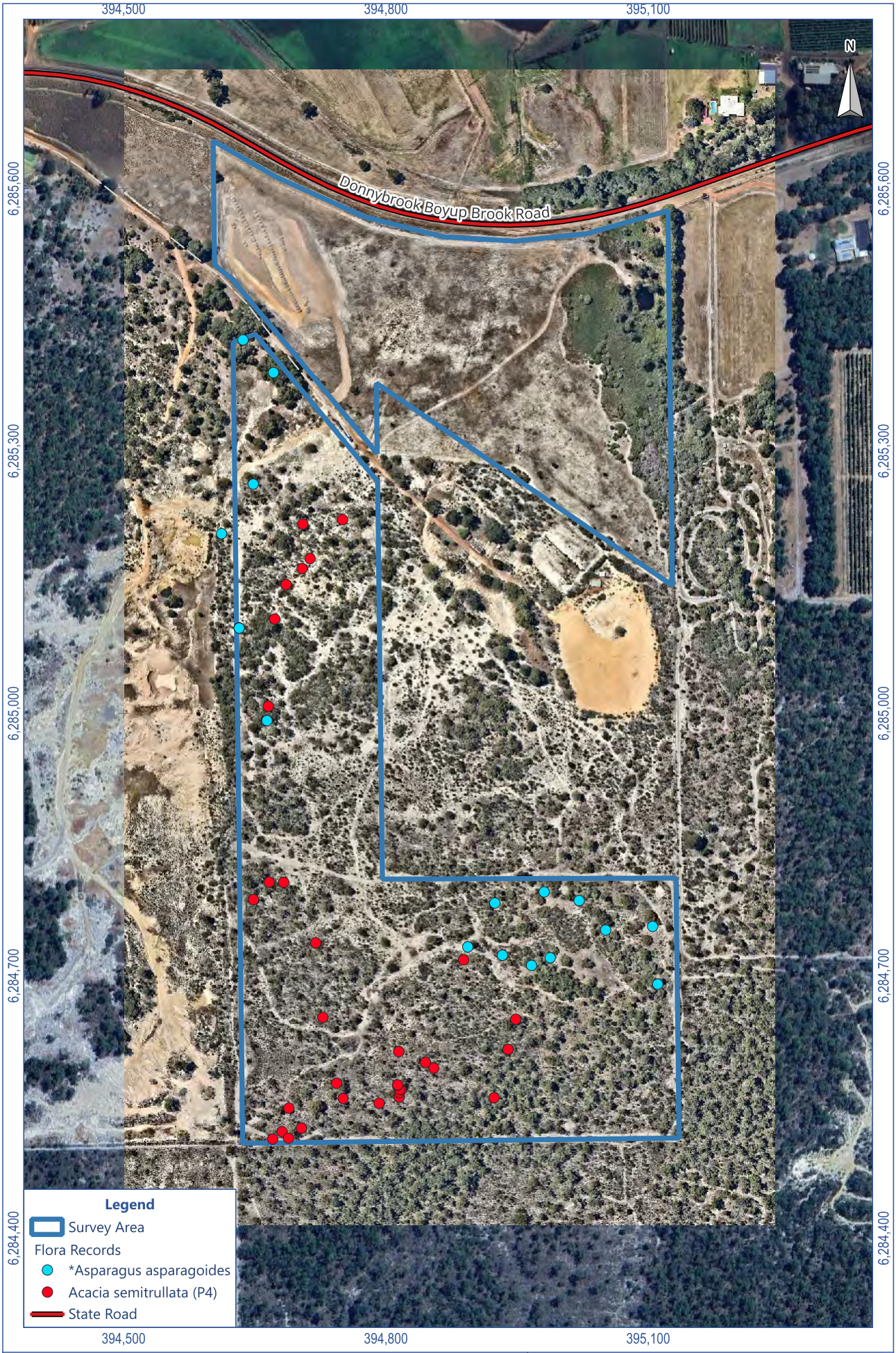

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Figure 4

Flora Records

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4.2.4 Vegetation Condition

Native vegetation was recorded across 16.62 ha of the site and ranged from Excellent to Completely Degraded condition (EPA 2016), with a further 6.04 ha recorded of regrowth/planted vegetation and 14.67 ha of cleared areas (Figure 5 and Table 2). Vegetation was most intact in the south to south east of the survey area.

Disturbance on the site was largely attributed to historic land uses involving extensive clearing, sand extraction and equestrian activities. Landform in the past extractive areas had not been finalised nor rehabilitated, with steep-sided excavations supporting varying stages of scattered natural regrowth and potential plantings. Natural regrowth was also observed in areas previously cleared but not yet extracted where landform remained mostly natural. Weeds and evidence of dieback, spread through historic landuses but also through ongoing natural processes, were observed throughout the site apart from patches of the highest vegetation condition areas in the south. Aerial imagery from 1964 (Plate 2) depicts historic clearing within Lot 751 and has been utilised in the identification of regrowth areas.

Table 2: Vegetation Condition in Survey Area

Vegetation Condition	Area (ha)
Cleared	14.67
Completely Degraded	0.45
Degraded	3.59
Good	9.21
Very Good	2.3
Excellent	1.07
Regrowth/ Planted	6.04
Total	**37.33**

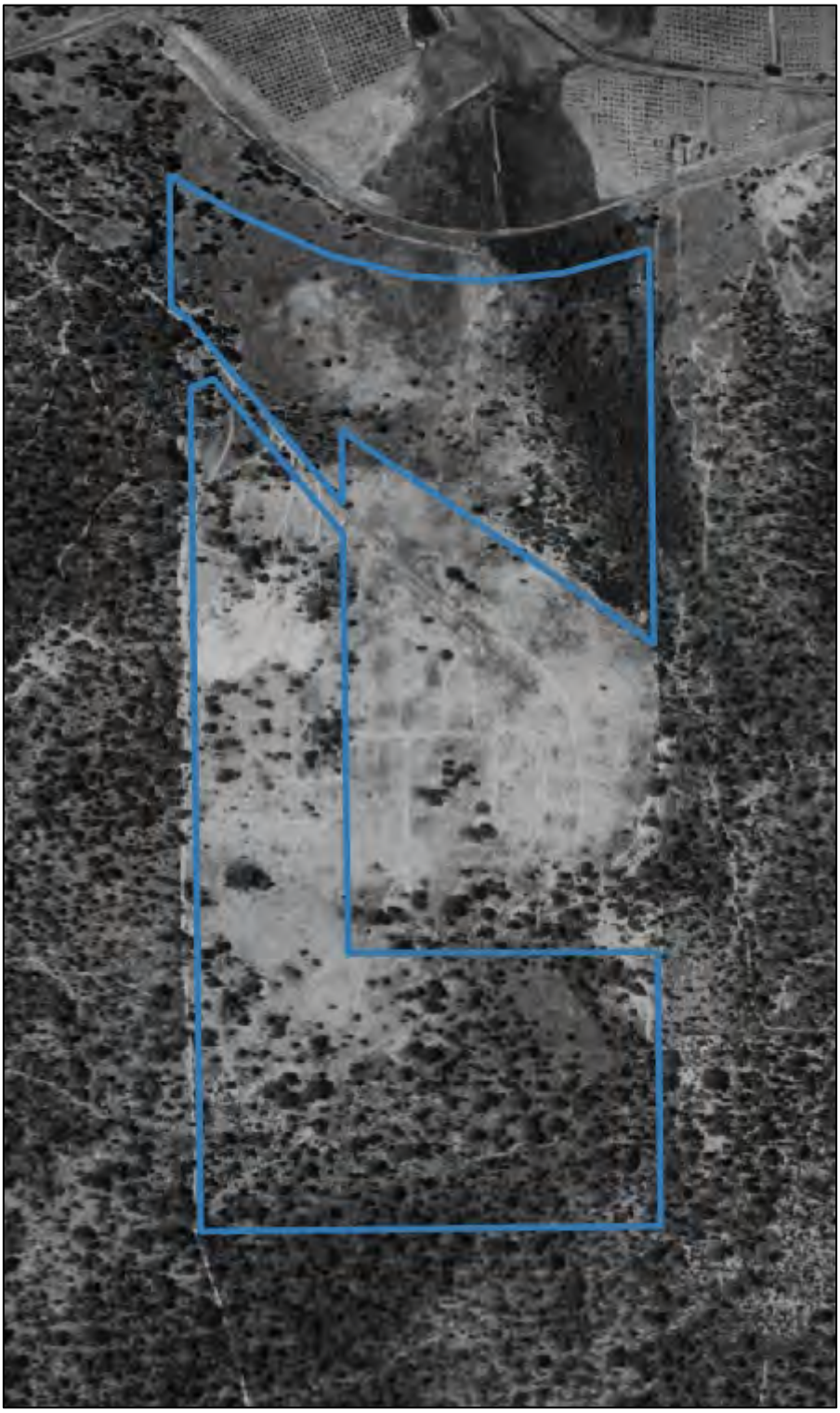

Plate 2: Historic Imagery (1964) of Lot 751 boundary (blue)

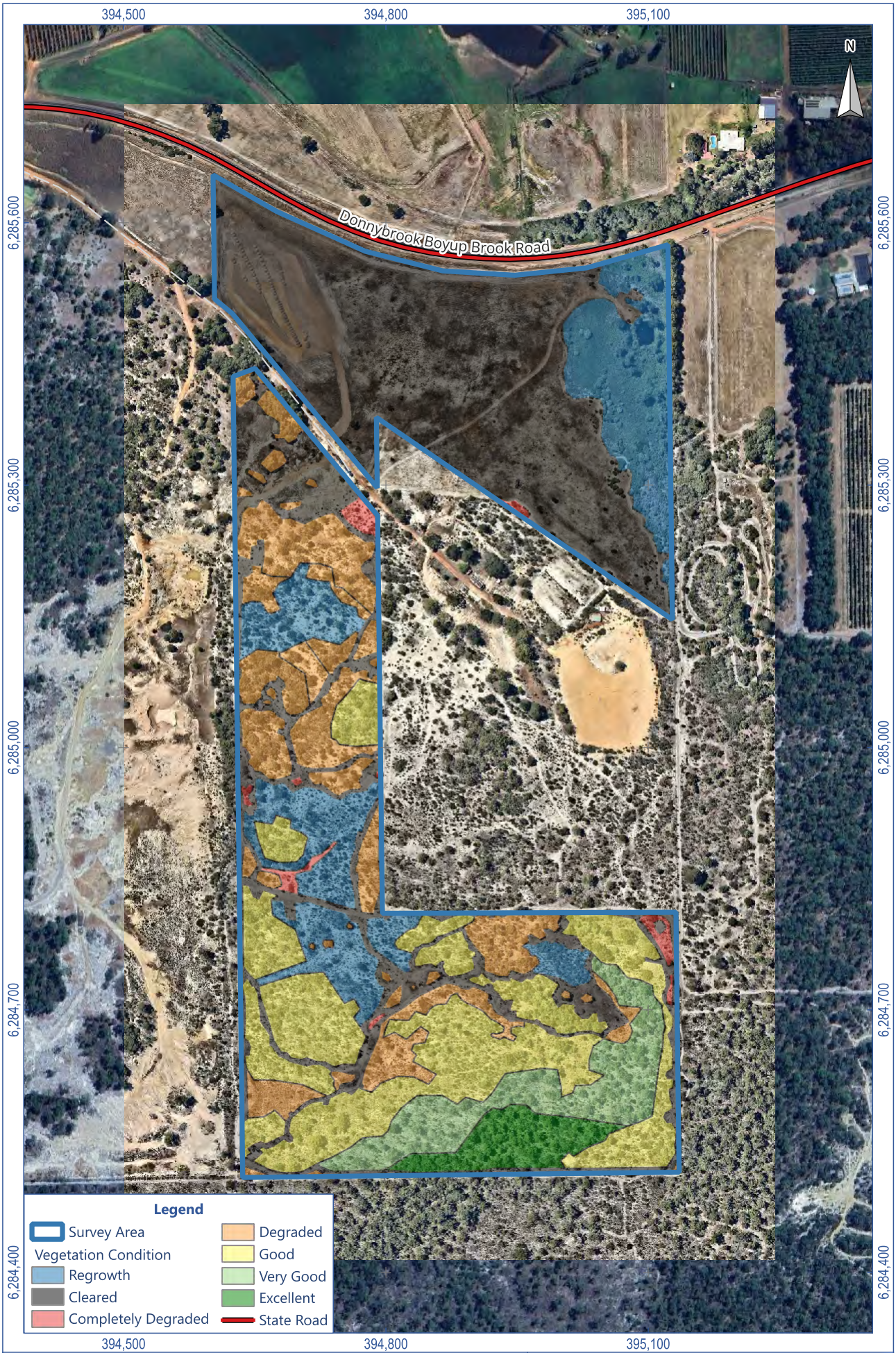

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Figure 5

Vegetation Condition

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5. Limitations

Table 3: Constraints and Limitations Summary

Aspect	Constraint	Commentary
Availability of contextual data	No	Contextual data was readily available given the survey effort historically undertaken at Lot 751 and extensive information available for the southwest of Western Australia.
Competency/ experience of personnel	No	Dr Kirsi Kauhanen has more than 15 years' experience in undertaking flora and vegetation surveys, particularly in the southwest of Western Australia.
Accuracy of Identification	No	The survey team reported a high level of certainty in the identification of *Acacia semitrullata*, with no other species present on site likely to result in misidentification.
Scope/ Level of Survey	No	Targeted survey for *Acacia semitrullata* along with updated vegetation condition mapping was determined to be the optimal scope of the survey by DWER.
Seasonal timing and climate conditions	Minor	Weather on the 27 May 2025 was fine, with a maximum temperature of 19.5°C in Donnybrook. Conditions on site were mild, with no rain, light wind and sunny conditions. Climate in the six (6) months prior to the survey were on average drier and hotter than long term averages for Donnybrook, however it is suspected that this would have had limited impacted on the outcomes of the survey, Acacia semitrullata is known to flower from May to October (Florabase 1998-). During the survey mature individuals had the beginnings of creamy yellow flowers, and were one of few species beginning to flower and were therefore relatively easy to identify.
Survey effort/ intensity	No	There is a high level of confidence that all suitable habitat for *Acacia semitrullata* was surveyed during the field assessment (tracks logs in Figure 2).
Disturbances	No	No disturbances were considered likely to have impacted survey results.
Access	No	Lot 751 was fully accessible, with vehicular tracks on the perimeter of the property, along with a number of minor tracks throughout.
Mapping reliability	No	Standard GPS accuracy was experienced during the field assessment (accuracy within ±5 m) and is not considered to be a limitation to the accurate mapping of individuals.
Survey completeness	No	The targeted *Acacia semitrullata* survey and vegetation condition mapping was completed across the entirety of the survey area in sufficient detail and accordance with EPA's *Technical Guidance Flora and Vegetation Surveys for Environmental Impact Assessment* (EPA 2016).

6. Discussion and Conclusion

Acacia semitrullata (Priority 4) was recorded from 60 records at 33 locations throughout the site, both in intact vegetation ranging from Excellent to Good condition, and in previously cleared areas that were naturally regenerating. The species showed resilience to disturbance, particularly in the capacity to regenerate in disturbed areas either resulting from the mechanical movement of topsoil and seed throughout the site or through natural regeneration processes. The species has been noted in at least one other technical report as a disturbance response species (GHD 2005).

During the targeted survey, populations of *Acacia semitrullata* were observed to contain plants in various stages from juvenile to mature. The recruitment and general health of plants recorded demonstrate a healthy, self-recruiting population, with a level of stability.

The extensive coverage of the survey area allowed vegetation condition to be mapped in more detail than in the previous survey by Daniel Marsh Botanical Consulting (2013). Additional historical aerial photography has become available since the previous survey and the review of this photography allowed for a better understanding of the past extent of clearing and disturbance history on the property compared to the previous 2013 survey. Evidence of dieback was extensive with key indicator species e.g. Banksia, Jarrah, grass trees noted as dead, dying or completely missing is large parts of the property. The progress of dieback across the property has resulted in a general decline of vegetation condition since the 2013 survey.

7. References

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APPENDIX A:

RELEVANT STATE CONSERVATION CODES

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Table Appendix 1: Department of Biodiversity Conservation and Attractions Priority Definitions for Flora

Category	Definition
Priority 1 (P1)	Poorly-known Species: Species that are known from one or a few locations (generally five or less) which are potentially at risk. All occurrences are either: very small; or on lands not managed for conservation, e.g. agricultural or pastoral lands, urban areas, road and rail reserves, gravel reserves and active mineral leases; or otherwise under threat of habitat destruction or degradation. Species may be included if they are comparatively well known from one or more locations but do not meet adequacy of survey requirements and appear to be under immediate threat from known threatening processes. Such species are in urgent need of further survey.
Priority 2 (P2)	Poorly-known Species: Species that are known from one or a few locations (generally five or less), some of which are on lands managed primarily for nature conservation, e.g. national parks, conservation parks, nature reserves and other lands with secure tenure being managed for conservation. Species may be included if they are comparatively well known from one or more locations but do not meet adequacy of survey requirements and appear to be under threat from known threatening processes. Such species are in urgent need of further survey.
Priority 3 (P3)	Poorly-known Species: Species that are known from several locations, and the species does not appear to be under imminent threat, or from few but widespread locations with either large population size or significant remaining areas of apparently suitable habitat, much of it not under imminent threat. Species may be included if they are comparatively well known from several locations but do not meet adequacy of survey requirements and known threatening processes exist that could affect them. Such species are in need of further survey.
Priority 4 (P4)	Rare, Near Threatened and other species in need of monitoring: (a) Rare. Species that are considered to have been adequately surveyed, or for which sufficient knowledge is available, and that are considered not currently threatened or in need of special protection but could be if present circumstances change. These species are usually represented on conservation lands. (b) Near Threatened. Species that are considered to have been adequately surveyed and that are close to qualifying for vulnerable but are not listed as Conservation Dependent. (c) Species that have been removed from the list of threatened species during the past five years for reasons other than taxonomy.

APPENDIX B:

ACACIA SEMITRULLATA RECORDS WITHIN THE SURVEY AREA

GPS Waypoint	Taxo Name	Abundance	WAConStat	Easting	Northing
2	Acacia semitrullata	2	P4	394664.5	6285006
7	Acacia semitrullata	2	P4	394669.4	6284511
8	Acacia semitrullata	1	P4	394680.3	6284520
9	Acacia semitrullata	2	P4	394749.4	6285220
9	Acacia semitrullata	1	P4	394688.1	6284547
10	Acacia semitrullata	1	P4	394647.4	6284785
11	Acacia semitrullata	1	P4	394704	6285215
12	Acacia semitrullata	4	P4	394665.6	6284805
13	Acacia semitrullata	1	P4	394687.6	6284512
14	Acacia semitrullata	2	P4	394702.4	6284524
15	Acacia semitrullata	1	P4	394750.1	6284558
16	Acacia semitrullata	2	P4	394726.9	6284651
17	Acacia semitrullata	1	P4	394718.7	6284736
18	Acacia semitrullata	8	P4	394671.8	6285106
19	Acacia semitrullata	1	P4	394682.1	6284805
21	Acacia semitrullata	1	P4	394791.3	6284552
22	Acacia semitrullata	5	P4	394814.3	6284559
23	Acacia semitrullata	1	P4	394814.6	6284565
24	Acacia semitrullata	1	P4	394816.7	6284568
25	Acacia semitrullata	1	P4	394814.8	6284568
26	Acacia semitrullata	1	P4	394812.3	6284573
27	Acacia semitrullata	1	P4	394812.5	6284573
28	Acacia semitrullata	1	P4	394813.8	6284611
57	Acacia semitrullata	1	P4	394938.7	6284614
58	Acacia semitrullata	3	P4	394947.5	6284648
68	Acacia semitrullata	1	P4	394922.7	6284559
73	Acacia semitrullata	3	P4	394887.9	6284716
81	Acacia semitrullata	3	P4	394853.8	6284593
82	Acacia semitrullata	1	P4	394844.2	6284599
85	Acacia semitrullata	1	P4	394742.5	6284575
106	Acacia semitrullata	1	P4	394684.8	6285146
107	Acacia semitrullata	2	P4	394703.1	6285164
108	Acacia semitrullata	2	P4	394712.2	6285175

APPENDIX C:

EPA (2016) VEGETATION CONDITION RATING

Vegetation Condition	South West and Interzone Botanical Provinces
Pristine	Pristine or nearly so, no obvious signs of disturbance or damage caused by human activities since European settlement.
Excellent	Vegetation structure intact, disturbance affecting individual species and weeds are non-aggressive species. Damage to trees caused by fire, the presence of non-aggressive weeds and occasional vehicle tracks.
Very Good	Vegetation structure altered, obvious signs of disturbance. Disturbance to vegetation structure caused by repeated fires, the presence of some more aggressive weeds, dieback, logging and grazing.
Good	Vegetation structure significantly altered by very obvious signs of multiple disturbances. Retains basic vegetation structure or ability to regenerate it. Disturbance to vegetation structure caused by very frequent fires, the presence of very aggressive weeds, partial clearing, dieback and grazing.
Degraded	Basic vegetation structure severely impacted by disturbance. Scope for regeneration but not to a state approaching good condition without intensive management. Disturbance to vegetation structure caused by very frequent fires, the presence of very aggressive weeds at high density, partial clearing, dieback and 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 and shrubs.