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 10879/1
Permit type:	Area permit
Applicant name:	Mr Benjamin Wright
Application received:	9 December 2024
Application area:	3.0 hectares of native vegetation (revised)
Purpose of clearing:	Grazing and pasture
Method of clearing:	Mechanical
Property:	Lot 2 on Diagram 66471
Location (LGA area/s):	Youngs Siding
Localities (suburb/s):	City of Albany

1.2. Description of clearing activities

The vegetation proposed to be cleared is distributed across six separate areas totalling 3.0 hectares on Lot 2 on Diagram 66471, Youngs Siding (see Figure 1, Section 1.5). The purpose of the clearing is for pasture for sheep (Wright, 2024).

The application was revised during the assessment process, in response to an intent to refuse letter sent by the Department. The changes included a reduction in the amount of clearing from 3.41 hectares to 3.0 hectares to avoid and minimise the clearing impacts (see Section 3.1 for further details).

1.3. Decision on application

Decision:	Refused
Decision date:	28 November 2025
Decision area:	3.0 hectares

1.4. Reasons for decision

This clearing permit application was submitted, accepted, assessed and determined in accordance with sections 51E and 51O of the *Environmental Protection Act 1986* (EP Act). The Department of Water and Environmental Regulation (DWER) advertised the application for 21 days and 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 G.1), a Department of Primary Industries and Regional Development (DPIRD) site inspection, the clearing principles set out in Schedule 5 of the EP Act (see Appendix D), relevant planning instruments and any other matters considered relevant to the assessment (see Section 3). The Delegated Officer also took into consideration advice given by DPIRD via the Office of the Commissioner of Soil and Land Conservation (CLSC).

In particular, the Delegated Officer considered the CLSC's (2025a) advice that:

- The application area appeared to be swampland and consistent with the Blackwater gleyed duplex phase (wet soils, semi-wet soils and pale deep sands),
- An assessment for the land capability for the application area identified as the Blackwater gleyed duplex phase (254BrBWo) and the Keystone brown duplex phase (254WhKYb) suggests that, for the proposed land use of grazing, they contain a high degree of physical limitation not easily overcome by standard development techniques, the main limitations identified are waterlogging and phosphorus export risk,
- The risk of waterlogging and inundation is high due to poor drainage characteristics associated with the soils and location in the landscape of the proposed clearing sites. Additionally, the soils have poor nutrient retention properties, increasing the risk of eutrophication,
- The likelihood of land degradation on site may increase with the clearing of native vegetation, and
- A Nutrient and Irrigation Management Plan (NIMP) should be developed to determine if the proposed clearing and end land use of pasture and grazing can be appropriately management to reduce land degradation risks.

The Delegated Officer also considered the following:

- Clearing may impact on significant habitat for conservation significant fauna species including Carnaby's cockatoo *(Zanda latirostis*), Baudin's cockatoo (*Zanda baudinii),* forest red-tailed black cockatoo *(Calyptorhynchus banksii naso*), chuditch (*Dasyurus geoffroii*), western ringtail possum (*Pseudocheirus occidentalis*) and quenda (*Isoodon fusciventer).* The application area exhibits habitat characteristics preferred by these fauna species. A fauna survey over the application area was requested to inform the assessment. The required information was not provided to DWER. Given the circumstances, the Delegated Officer determined that the extent of impacts on the fauna species remained unclear and therefore the precautionary principle should be applied.
- The potential introduction and spread of weeds and dieback into adjacent vegetation, which could impact on the quality of the adjacent vegetation and its habitat values. A weed and dieback management condition would have been imposed to mitigate this impact.

After consideration of the available information and expert advice, the Delegated Officer determined the proposed clearing is likely to have long-term adverse impacts on land degradation in the form of waterlogging and eutrophication as well as impacts to conservation significant fauna species. The Delegated Officer determined that the risk of appreciable land degradation and impacts to biological values resulting from the proposed clearing represents an unacceptable risk to the environment and that it would not be appropriate to manage this environmental impact through conditions on a clearing permit. Given that the applicant did not provide the additional information that was requested during assessment to accurately determine the impacts of the proposed clearing, the Delegated Officer determined to refuse to grant a clearing permit.

1.5. Site map

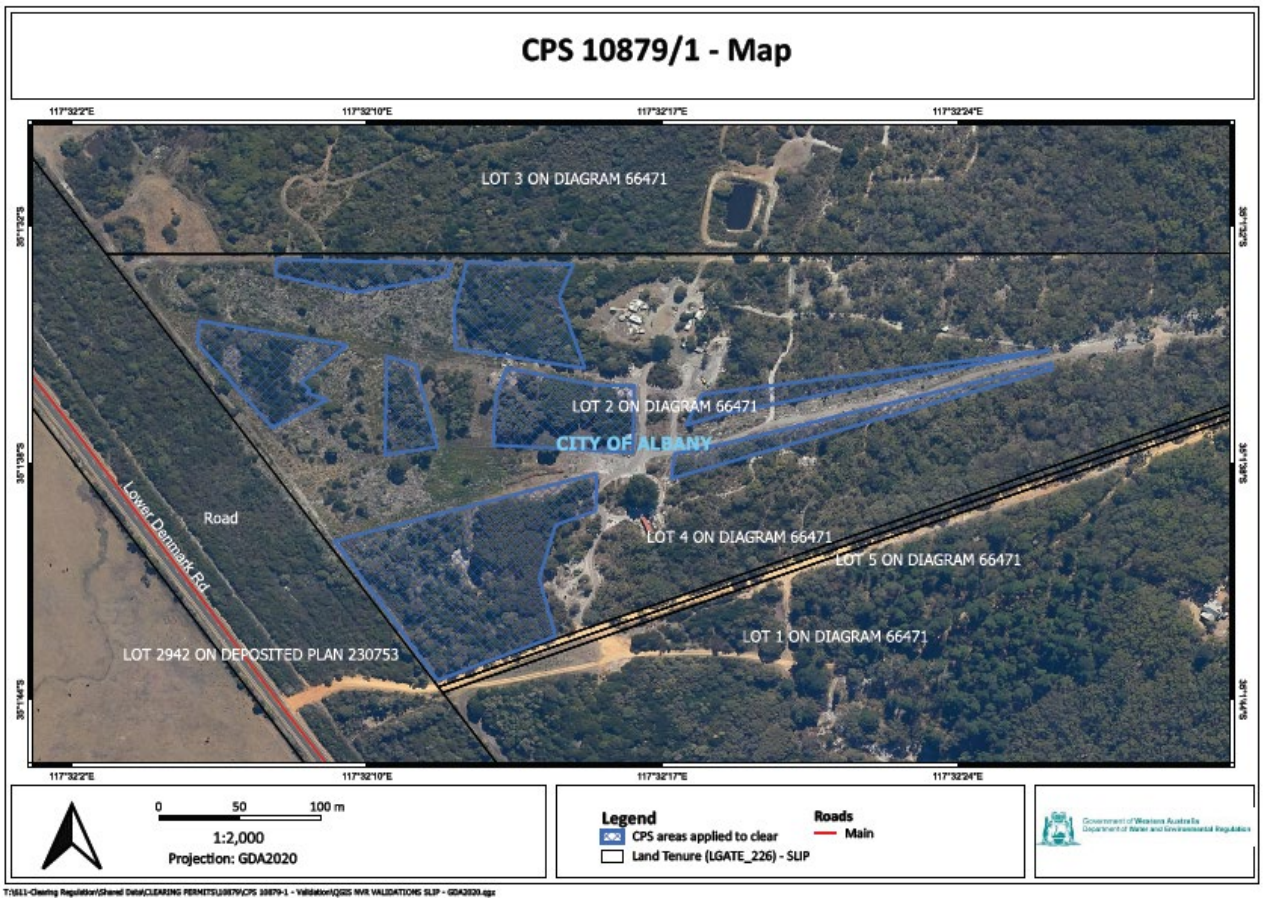

Figure 1. Map of the application area

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)
- *Environment Protection and Biodiversity Conservation Act 1999* (Cth) (EPBC Act)
- *Soil and Land Conservation Act 1945* (WA)

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

The applicant did not submit information regarding consideration of avoidance and mitigation measures with the original application.

Following a request for further information, the applicant proposed to reduce the amount of clearing from 3.41 to 3.0 hectares (Figure 2) to avoid and minimise the clearing impacts on land degradation (See Section 3.2.2). The proposed reduction included the following considerations (Wright, 2025):

- No large trees will be removed with the majority of clearance areas containing shrubbery,
- Pasture will not be mechanically fertilized or irrigated, if required organic additives will be utilised,
- End land use will not be for commercial use, no large herd numbers on property,
- Drainage channel will be installed to divert surface water that occurs during wetter months;
- No clearing of areas containing black cockatoo or western ringtail possum food sources,
- As part of the erosion plan, additional food sources will be planted along the boundary areas, and
- The risk of waterlogging and eutrophication should be reduced with the revised application area.

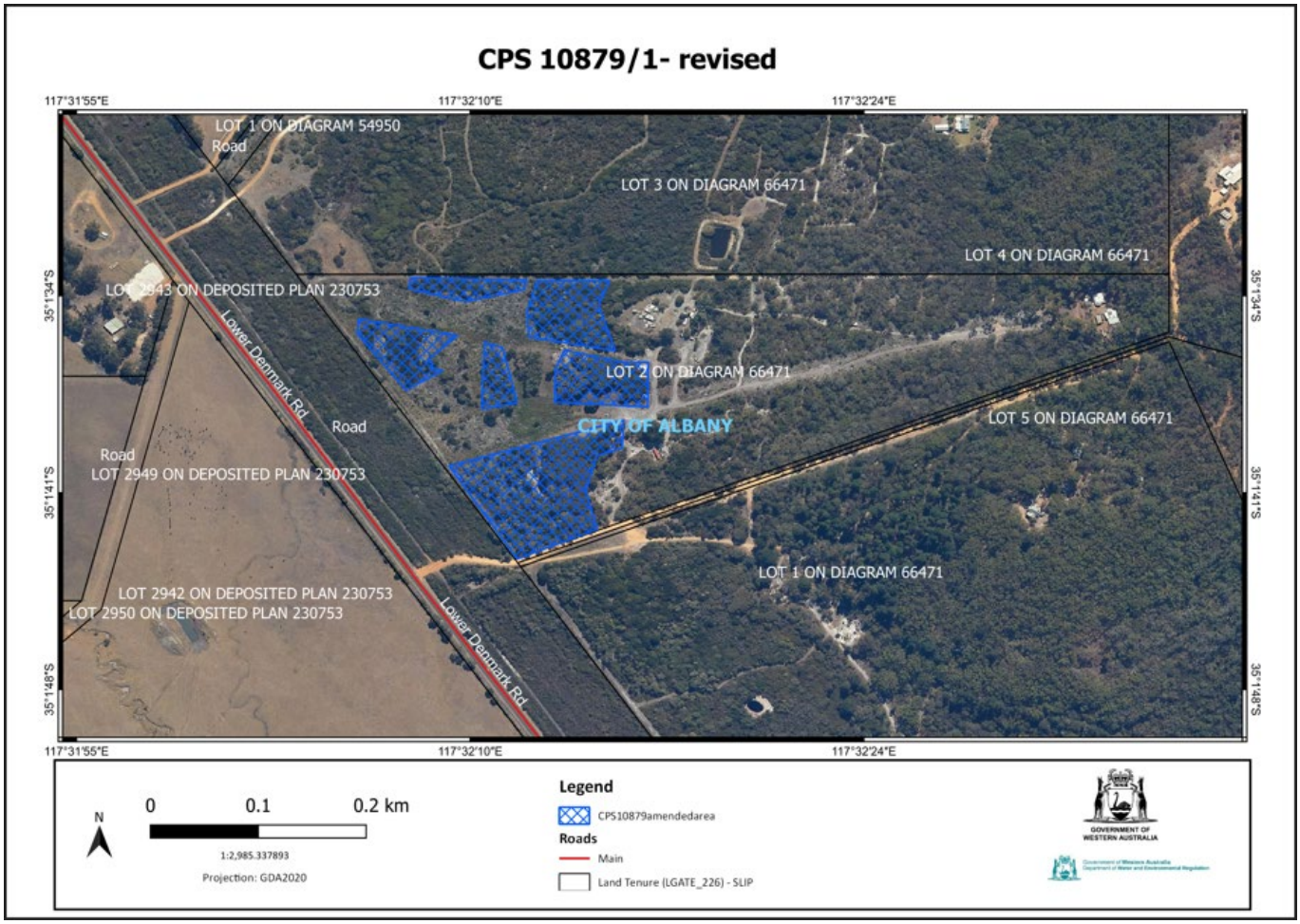

Figure 2. Map of the revised application area.

To date, the NIMP has not been provided. Based on the above response and advice received from CSLC (2025b) (see Section 3.2.2), the Delegated Officer was not satisfied that the applicant has made a reasonable effort to avoid and minimise potential impacts of the proposed clearing on land degradation and biological values (fauna and biodiversity). The above information did not adequately demonstrate that all reasonable efforts has been taken to avoid and minimise potential impacts of the proposed clearing on environmental values.

3.2. Assessment of impacts on environmental values

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

The assessment against the clearing principles (see Appendix D) identified that the impacts of the proposed clearing will significantly impact land and water resources and biological values (fauna and biodiversity). 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 and biodiversity) - Clearing Principles (a) and (b)

Assessment

The application area is located within the Jarrah Forest and Warren Bioregion. According to available databases, a total of 57 conservation significant fauna species have been recorded in the local area (10-kilometre radius of the application area). Of the conservation significant fauna species recorded in the local area, the application area is likely to provide suitable and potentially significant habitat for the following species:

- Carnaby's cockatoo (*Zanda latirostris*),
- Baudin's cockatoo (*Zanda baudinii*),
- forest red-tailed black cockatoo (*Calyptorhynchus banksii naso*),
- chuditch (*Dasyurus geoffroii),*
- quenda (*Isoodon fusciventer)*, and
- western ringtail possum (*Pseudocheirus occidentalis)*.

Black cockatoos

Collectively known as black cockatoo species, the forest red-tailed black-cockatoo, Baudin's cockatoo and Carnaby's cockatoo are known to nest in hollows of live and dead trees, including marri (*Corymbia calophylla)*, jarrah (*Eucalyptus marginata*), karri (*Eucalyptus diversicolor*), wandoo (*Eucalyptus wandoo*), tuart (*Eucalyptus gomphocephala*), flooded gum (*Eucalyptus rudis*), and other *Eucalyptus* spp. (DAWE, 2022). 'Breeding habitat' for black cockatoos includes trees of these species that either have a suitable nest hollow or are of a suitable diameter at breast height (DBH) to develop a nest hollow, where suitable DBH for nest hollows is 500 millimetres for most tree species (DAWE, 2022). While breeding, black cockatoos generally forage within a six to 12-kilometre radius of their nesting site (DAWE, 2022). According to available datasets, mapped potential black cockatoo feeding habitat is recorded within 12 kilometres of the application area, making it a suitable location for breeding if appropriate hollows are present. Given the above, and that the application area is predominantly sedgeland with peppermint trees, *Melaleuca* trees, dead trees and occasional jarrah trees and occurs within the predicted breeding range of all three black cockatoo species, the proposed clearing area may provide suitable breeding habitat for these species, if suitable breeding hollows are present.

Food resources within the range of breeding sites are important to sustain populations of black cockatoos, and foraging resources should therefore be viewed in the context of the proximity to the known roosting and breeding sites to the application area. Available databases show that there are seven records of black cockatoo roost sites, within the local area with the closest being approximately 3.4 kilometres from the application area. Following breeding, they will flock in search of food, usually within six kilometres of a night roost (DAWE, 2022), but may range up to 20 kilometres. It has been demonstrated that the proximity of foraging habitat and water is critical to support roosting and breeding sites, where individual night roosts for black cockatoo species require more food and water resources within six kilometres (Le Roux, 2017). Noting that the application area includes peppermint trees, *Melaleuca* trees and occasional jarrah trees and is in close proximity to suitable foraging and water resources, the application area may represent suitable roosting habitat for black cockatoo species.

Black cockatoo species are noted to forage on a range of plant species, with the primary foraging resources varying between species (DAWE, 2022). Carnaby's cockatoos forage on the seeds, nuts, and flowers of a variety of plants, including Proteaceous species (*Banksia spp., Hakea spp., and Grevillea spp*.), as well as *Allocasuarina* and *Eucalyptus* species, marri, and a range of introduced species (Valentine and Stock, 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). Baudin's cockatoos primarily feed on the seeds of marri but may also forage on the seeds of jarrah and Proteaceous species (DEC, 2008). Given the application area contains occasional jarrah trees and occurs within the predicted occurrence range for all the black cockatoo species, the application area may provide suitable foraging habitat for black cockatoos.

A black cockatoo habitat assessment is required to determine the presence and extent of breeding, roosting and foraging habitat within the application area. No habitat assessment has been provided to support this assessment, to date.

Based on the above assessment and in the absence of requested surveys, the application area may consist of significant foraging, roosting and breeding habitat for black cockatoo species.

Chuditch
Chuditch are ground dwelling marsupials, typically associated with riparian jarrah forest or other forest, woodland or shrubland habitats that contain suitable den sites, including hollow logs and tree hollows, and sufficient prey biomass that are usually associated with watercourses (DEC, 2012). According to available databases, there is one record of chuditch in the local area, being approximately 2.9 kilometres from the application area. Given that the application area comprises sedgeland with peppermint trees, *Melaleuca* trees, dead trees and occasional jarrah trees, the application area may contain suitable habitat for chuditch.

Western ringtail possum (WRP)
The WRP is an arboreal folivore and significant habitat to WRP survival is described as long unburnt mature remnants of Peppermint *(Agonis flexuosa*) woodlands with high canopy continuity and high foliage nutrients. Other habitats comprise Jarrah (*Eucalyptus marginata*) and Marri (*Corymbia calophylla*) forests and woodlands with adequate hollows (DPAW, 2017). WRP is active between dusk and dawn and typically avoids moving over bare ground, foraging almost exclusively within tree canopies. Tree hollows are important across the range of the WRP, and hollow abundance has been positively correlated with possum abundance in peppermint/tuart associations which constitutes more than 70 per cent of the refuges used by WRP in the jarrah forest (Wayne *et al.* 2000). According to available databases, there are nine records of WRP in the local area, the nearest being 3.05 kilometres from the application area. Given the habitat requirements, the application area is likely to provide significant habitat for the WRP.

Quenda
Quenda are a small ground dwelling marsupial endemic to the South West of Western Australia. Quenda require a dense understorey for cover and are often found digging in leaf litter for invertebrates, earthworms, beetles and plant material, generally inhabiting dense understorey vegetation of forests, woodlands, shrubland and heathland (DBCA, 2017). According to available databases, there are four records of quenda in the local area, the nearest being 4.3 kilometres from the application area. Given the vegetation contains sedgeland with peppermint trees, *Melaleuca* trees, dead trees and occasional jarrah trees, it is considered likely to contain suitable habitat for the quenda.

Conclusion
Based on the above assessment, significant impacts are likely to occur for conservation significant fauna species as a result of the clearing, and that in the absence of further clarifying information, it is not possible to have confidence that these impacts can be mitigated and managed to an acceptable level.

Proposed clearing may facilitate the introduction or spread of weed species and/or dieback disease that may compromise the condition of adjacent fauna habitat in better condition than that of the application area. Actions to minimise the risk of the introduction and/or spread of weeds and dieback will assist to mitigate this potential impact.

3.2.2. Land and water resources (land degradation)- Clearing Principle (g), (f) (i)and (j)

Assessment
According to available databases, the soils in the application area are mapped as Blackwater Gleyed Duplex Phase (254BrBWo) which is described as shallow gleyed duplex soils; paperbark woodland. Podzols on dunes; *banksia-sheoak* woodland and Keystone Brown Duplex Phase (254WhKYb) which is described as brown gravelly duplex soils and red of yellow earths; much laterite, Marri-Karri-Red Tingle-Yellow Tingle forest.

A site inspection was undertaken by officers from DPIRD on 22 January 2025 to assess land degradation impacts of the proposed clearing and to support land degradation advice for the CLSC.

The site inspection (CLSC, 2025a) noted the following:

- Vegetation:
  - The vegetation identified for clearing generally consists of sedgeland, with reeds, tea trees, peppermint trees and melaleuca (paperbarks) in varying condition ranging from fair to good. Occasional dead trees were present throughout. The density and understory vegetation was varied, as too was the level of disturbance. The soil types generally appeared to be white and grey sands at the surface. The area appeared to be a swampland, consistent with the Blackwater gleyed duplex phase map unit descriptions. A large hill with steep slopes is located to the immediate east of the property.

- Land degradation risk:
  - The risk of waterlogging and inundation is high due to the poor drainage characteristics associated with the soils and location in the landscape of the proposed clearing sites. Additionally, the soils have poor nutrient retention properties, increasing the risk of eutrophication. soil surface is undulating, and areas of water ponding and water flow are evident through the application area.

The CSLC (2025a) noted that poorly drained wet and semi wet soils in the application area have a high to very high risk of waterlogging when cleared of vegetation. Additionally, there is risk of eutrophication due to the soils poor nutrient retention properties.

Further advice received from CSLC (2025b) stated that a NIMP is required to determine if the proposed clearing and end land use of pasture and grazing can be appropriately managed to reduce land degradation risks. A management plan has not been provided to support this application, to date.

Conclusion

Based on the above assessment, the proposed clearing will result in a high risk of land degradation resulting from waterlogging and eutrophication. As such, a request for further information inviting the applicant to address the impacts of land degradation and to provide a NIMP for the application area. The applicant did not provide sufficient detail to mitigate the impacts of land degradation. For the reasons set out above, it is considered that the risk of appreciable land degradation is unlikely to be reduced through permit conditioning. Given this, the Delegated Officer determined that the risk of appreciable land degradation resulting from the proposed clearing represents an unacceptable risk to the environment.

3.3. Relevant planning instruments and other matters

The clearing permit application was advertised on DWER's website on 15 January 2025, inviting submissions from the public within a 21-day period. One submission was received. Considerations of the submission can be found in Appendix B.

The CSLC (2025a) advised that an assessment of the land capability of the soils within the application area, identified as the Blackwater gleyed duplex phase (254BrBWo) and the Keystone brown duplex phase (254WhKYb), indicate that, there is a high degree of physical limitation not easily overcome by standard development techniques for the purpose of the end land use of pasture and grazing. The main limitations identified are waterlogging and phosphorus export risk.

The City of Albany advised DWER that local government approvals are not required, and that the proposed clearing is consistent with the City's Local Planning Scheme.

No Aboriginal sites of significance have been mapped within the application area. It is the permit holder's responsibility to comply with the *Aboriginal Heritage Act 1972* (WA) and ensure that no Aboriginal Sites of Significance are damaged through the clearing process.

End

Appendix A. Additional information provided by applicant

Summary of comments	Consideration of comment
Applicants response to DWER's letter advising of intent to refuse the application (Wright, 2025): • No large trees will be removed with the majority of clearance areas containing shrubbery, • Pasture will not be mechanically fertilized or irrigated, if required organic additives will be utilised, • End land use will not be for commercial use, no large herd numbers on property, • No clearing of areas containing black cockatoo or western ringtail possum food sources,	See Section 3.1

Summary of comments	Consideration of comment
• As part of the erosion plan, additional food sources will be planted along the boundary areas, and • The risk of waterlogging and eutrophication should be reduced with the revised application area.	

Appendix B. Details of public submissions

One submission was received raising three grounds in total, with supporting information provided as comments under each ground of submission. Where the comments within the grounds of submission raised similar concerns, they have been combined in the summary table below to provide a streamlined approach.

Summary of comments	Consideration of comment
No habitat or biodiversity assessment has been provided. There is also no proposed offset or revegetation plan. The clearing cannot be quantified with no surveys.	DWER requested additional information in the form of a fauna survey, with no surveys provided to date (See Section 3.2.1).
Clearing will further fragment the landscape and have cumulative impacts beyond the application area.	DWER's assessment identified that the proposed clearing may impact significant fauna habitat which will lead to unacceptable impacts on those environmental values (See Section 3.2.1). Impacts to a ecological linkage may occur (Appendix C).
There is no benefit to the public or no social need for additional pastural land.	It is outside of the scope of DWER's clearing permit assessment to evaluate the feasibility of the public/social needs of pastural land.

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 application area is 3.41 hectares of native vegetation in the intensive land use zone of Western Australia. It is surrounded by agricultural land and intact remnant vegetation. Spatial data indicates the local area (10-kilometre radius from the centre of the application area) retains approximately 34.85 per cent of the original native vegetation cover.
Ecological linkage	South Coast Macro Corridor 9317 intersects the application area. It is considered for the proposed clearing to contribute to the fragmentation of this linkage.
Conservation areas	No conservation areas are mapped within the application area. The closest conservation area is the Tennessee North Nature Reserve which is located approximately 2.3 kilometres south east of the application area.
Vegetation description	Photographs supplied by the applicant indicate the vegetation within the application area consists of sedgeland, tea trees, stands of *Agonis flexuosa* (peppermint trees) and *Melaleuca* shrubs and trees over grey loamy sands. Representative photos are available in Appendix F.

Characteristic	Details
	This is consistent with the mapped vegetation types: • Denmark 51 complex, which is described as sedgeland; reed swamps, occasionally with heath, and • Hay 969 complex, which is described as mosaic: medium forest; jarrah-marri/low forest; jarrah. The mapped vegetation types retain approximately 55.97 and 32.5 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 Good to Degraded (Keighery, 1994 –) condition. The full Keighery (1994) condition rating scale is provided in Appendix E. Representative photos are available in Appendix F.
Climate and landform	The region experiences a Mediterranean climate with cool winters and hot summers with a mean annual rainfall of 950-980 millimetres. The eastern end of the application area has a high point of 88 AHD, declining to the west to a low point of 16 AHD at the north west corner of the application area.
Soil description	The soils within the application area are mapped as: • Blackwater Gleyed Duplex Phase (254BrBWo) which is described as shallow gleyed duplex soils; paperbark woodland. Podzols on dunes; *banksia-sheoak* woodland, • Keystone Brown Duplex Phase (254WhKYb) which is described as brown gravelly duplex soils and red of yellow earths; much laterite. Marri-Karri-Red Tingle-Yellow Tingle forest.
Land degradation risk	On the 22 January 2025, the application area was inspected by the office of the CSLC. A high waterlogging and eutrophication risk was identified (CLSC, 2025a).
Waterbodies and hydrogeography	The desktop assessment and aerial imagery indicated that no wetlands or waterbodies transect the application area. There are multiple waterbodies within the local area, with the closest being a non-perennial tributary approximately 114 metres from the application area. The application area does not transect any water resources proclaimed under either the *Rights in Water and Irrigation Act 1914* (RIWI Act) or *Country Areas Water Supply Act 1947* (CAWS Act). Groundwater salinity within the application area is mapped at 500-1000 milligrams per total dissolved solids.
Flora	The desktop assessment identified that a total of 13 conservation significant flora species have been recorded within the local area, comprising two threatened flora species and 11 priority flora species (Western Australian Herbarium, 1998-). None of these existing records occur within the application area, with the closest record being an occurrence of *Isopogon buxifolius* var. *buxifolius* (T) approximately 3.2 kilometres from the application area. With consideration for the relevant datasets (see Appendix G.1), the habitat preferences and conservation statuses of the aforementioned species, the distribution and extent of existing records, the application area is unlikely to provide significant habitat for threatened or priority flora species.
Ecological communities	The desktop assessment identified that there are no conservation significant ecological communities within the application area. The closest mapped ecological community is the *Melaleuca spathulata/Melaleuca viminea* swamp heath which is listed as a Priority 1 ecological community (PEC) by DBCA in Western Australia, which is located 1.8

Characteristic	Details
	kilometres north west of the application area. The application area consists of swampland vegetation and may provide suitable habitat for the PEC.
Fauna	The desktop assessment identified that a total of 57 conservation significant fauna species have been recorded in the local area, including 26 threatened fauna species, six priority fauna species, one other specially protected fauna species, and 24 migratory fauna species (DBCA, 2007-). None of these existing records occur within the application area, with the closest record being an occurrence of *Zanda* sp. 'white-tailed black cockatoo' approximately 0.9 kilometres from the application area. With consideration for the site characteristics set out above, relevant datasets (see Appendix G.1) and the habitat preferences of the aforementioned species, the application area is likely to provide significant habitat for conservation significant fauna species and impacts to these species required further consideration (see Section 3.2.1).

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	4506660.25	2399838.15	53.25	1673614.25	37.14
Warren	833985.56	659432.21	79.07	558485.38	66.97
Vegetation complex					
Denmark 51 *	59067.86	33057.98	55.97	22747.30	38.51
Hay 969 *	27711.96	9005.14	32.50	953.36	3.44
Vegetation complex in IBRA bioregion					
Denmark 51 * (Jarrah Forest)	19962.06	7187.97	36.01	2318.61	11.62
Hay 969 * (Warren)	19159.43	7591.06	39.62	719.96	3.76
Local area					
10km radius	26644.20	9284.69	34.85	-	-

*Government of Western Australia (2019)

C.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]
Carnaby's cockatoo (*Zanda latirostris)*	EN	Y	Y	1.6	45	N/A
Baudin's cockatoo (*Zanda baudinii)*	EN	Y	Y	3.6	69	N/A
forest red-tailed black cockatoo (*Calyptorhynchus banksii naso*)	VU	Y	Y	1.6	2	N/A
chuditch (*Dasyurus geoffroii)*	VU	Y	Y	2.9	1	N/A
quenda (*Isoodon fusciventer)*	P4	Y	Y	4.3	4	N/A
western ringtail possum (*Pseudocheirus occidentalis)*	CR	Y	Y	3.0	9	N/A

Species name	Conservation status	Suitable habitat features? [Y/N]	Suitable vegetation type? [Y/N]	Distance of closest record to application area (km)	Number of known records (total)	Are surveys adequate to identify? [Y, N, N/A]

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

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 application area may contain habitat for conservation significant fauna species. In the absence of a fauna survey, it is considered likely that the proposed clearing may be at variance with this principle. The closest mapped ecological community is the *Melaleuca spathulata/Melaleuca viminea* swamp heath which is listed as a Priority 1 ecological community PEC by DBCA, which is located 1.8 kilometres northwest of the application area. The application area consists of swampland vegetation and may provide suitable habitat for the PEC.	May be 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: Desktop analysis indicates that conservation significant fauna species are likely to be present at the application area. In the absence of a fauna survey, the proposed clearing may be at variance to this principle.	May be at variance	Yes *Refer to Section 3.2.1, above.*
Principle (c): *"Native vegetation should not be cleared if it includes, or is necessary for the continued existence of, threatened flora."* Assessment: The application area is unlikely to contain habitat for threatened flora species.	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 is unlikely to contain species that can indicate a threatened ecological community.	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 native vegetation in the local area is consistent with the national objectives and targets for biodiversity conservation in Australia. 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."*	Not likely to be at variance	No

Assessment against the clearing principles	Variance level	Is further consideration required?
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.		
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: According to available databases, no water courses or wetlands are mapped within the application area. However, wetland flora species have been observed within the application area. Given this the proposed clearing is considered to impact on vegetation that is growing in association within a wetland. The proposed clearing is likely to impact off-site hydrology and water quality.	At variance	Yes *Refer to Section 3.2.1, above.*
Principle (g): *"Native vegetation should not be cleared if the clearing of the vegetation is likely to cause appreciable land degradation."* Assessment: The CSLC (2025a) advised that the removal of native vegetation is expected to facilitate inundation of the application area due to the poor drainage properties of the soils and location of the application area. Additionally, the soils have poor nutrient retention properties, and clearing is expected to increase the risk of eutrophication.	At variance	Yes *Refer to Section 3.2.2, above.*
Principle (i): *"Native vegetation should not be cleared if the clearing of the vegetation is likely to cause deterioration in the quality of surface or underground water."* Assessment: The application area contains swampland vegetation and expert advice has advised that the proposed clearing is likely to cause eutrophication of local surface water.	At variance	Yes *Refer to Section 3.2.2, 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: Advice from the CSLC (2025a) is that the removal of native vegetation is expected to facilitate inundation of the application area due to the poor drainage properties of the soils and location of the application area.	At variance	Yes *Refer to Section 3.2.2, above.*

Appendix E. Vegetation condition rating scale

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

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

Keighery, B.J. (1994) *Bushland Plant Survey: A Guide to Plant Community Survey for the Community*. Wildflower Society of WA (Inc). Nedlands, Western Australia.

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

Condition	Description
Pristine	Pristine or nearly so, no obvious signs of disturbance.

Condition	Description
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 F. Photographs of the vegetation (Wright, 2024)

Figure 3. Photograph of vegetation proposed to be cleared (Wright, 2024)

Figure 4. Photograph of vegetation proposed to be cleared (Wright, 2024)

Figure 5. Photograph of vegetation proposed to be cleared (Wright, 2024)

Figure 6. Photograph of vegetation proposed to be cleared (Wright, 2024)

Figure 7. Photograph of vegetation proposed to be cleared (Wright, 2024)

Figure 8. Photograph of vegetation proposed to be cleared (Wright, 2024)

Appendix G. Sources of information

G.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)
- 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)
- 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

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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