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 10889/1
Permit type:	Area permit
Applicant name:	Bryce Williams on behalf of Fire Lake Pastoral Pty Ltd
Application received:	12 December 2024
Application area:	1.6 hectares of native vegetation
Purpose of clearing:	Hay production
Method of clearing:	Mechanical removal and burning
Property:	Lot 19 on Deposited Plan 419248
Location (LGA area/s):	Shire of Capel
Localities (suburb/s):	North Boyanup

1.2. Description of clearing activities

The vegetation proposed to be cleared is contained within a single contiguous area (see Figure 1, Section 1.5). The proposed clearing is to facilitate the use of the land for hay crop production. Grass trees are scattered across the application area and native vegetation has regrown after historic clearing.

1.3. Decision on application

Decision:	Granted
Decision date:	15 April 2025
Decision area:	1.6 hectares of native vegetation, as depicted in Section 1.5, below.

1.4. Reasons for decision

This clearing permit application was submitted, accepted, assessed and determined in accordance with sections 51E and 51O of the *Environmental Protection Act 1986* (EP Act). The Department of Water and Environmental Regulation (DWER) advertised the application for 21 days and one submission was received. Consideration of matters raised in the public submission is summarised in Appendix A.

In making this decision, the Delegated Officer had regard for the site characteristics (see Appendix B), relevant datasets (see Appendix F.1), the clearing principles set out in Schedule 5 of the EP Act (see Appendix C), relevant planning instruments and any other matters considered relevant to the assessment (see Section 3).

The assessment identified that the proposed clearing:

- is not likely to impact upon significant habitat for conservation significant fauna, however, may result in direct impacts to fauna present within the application area during the clearing process;
- is unlikely to have a significant residual impact on conservation significant flora species;
- intersects a Multiple Use wetland, however no significant impacts to wetland environmental values or surface water quality are expected; and
- may result in potential land degradation in the form of wind erosion and waterlogging.

After consideration of the available information, as well as the applicant's minimisation and mitigation measures (see Section 3.1), the Delegated Officer determined the above impacts can be minimised and managed though conditions such that the clearing is unlikely to lead to an unacceptable risk to environmental values.

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

- avoid, minimise to reduce the impacts and extent of clearing
- take hygiene steps to minimise the risk of the introduction and spread of weeds
- undertake slow, progressive one-directional clearing to allow terrestrial fauna to move into adjacent habitat ahead of the clearing activity
- establish crops within three months of clearing to minimise wind erosion and waterlogging risk
- limit clearing to during the dry season to minimise impacts to water quality

1.5. Site map

Figure 1. Map of the application area. The area cross-hatched yellow indicates the area authorised to be cleared under the granted clearing permit.

2 Legislative context

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

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

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

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 assessed the project to determine opportunities to avoid clearing of native vegetation. An area of lighter sand soil in one portion of the original project area were excluded from the application area, this modification avoided clearing of 55 grass trees. The applicant has committed that areas that have been excluded from the application area will be no traffic/no graze areas, preventing degradation of remaining grass tress on the property.

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

3.2. Assessment of impacts on environmental values

In assessing the application, the Delegated Officer has had regard for the site characteristics (see Appendix B) 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 C) identified that the impacts of the proposed clearing may present a risk to biological values (fauna and flora), wetlands and water quality and land degradation and waterlogging. 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 (flora) - Clearing Principles (a)

Assessment

The available datasets indicate that eight threatened flora species and 28 Priority flora species have been recorded within the local area. The assessment identified that the following five Priority flora species have been found within the same soil and vegetation type as the application area:

- *Acacia flagelliformis* (Priority 4) is associated with marri-jarrah-*Banksia* woodland or *Melaleuca* wetland, usually with dense scrub mid- and understorey (Western Australian Herbarium, 1998-). It has been recorded within the Jarrah Forest and Swan Coastal Plain IBRA bioregions According to available databases, there are 36 records of this species within Western Australia. Nine records are present within the local area. This flora species is occasionally found in road reserves.
- *Acacia semitrullata* (Priority 4) is found in association with sandplains or swampy areas, typically in open woodland dominated by eucalypts, *Banksia* species and *Allocasuarina* species over heath or scrubland including *Kunzea* species, *Xanthorrhoea* species, *Calytrix* species, *Melaleuca* species and *Taxandria* species (Western Australian Herbarium, 1998-). It is found in the Jarrah Forest, Swan Coastal Plain and Warren IBRA bioregions. There are 90 known records of this species within WA, 11 of which are within the local area . This species is occasionally found in disturbed areas.
- *Aponogeton hexatepalus* (Priority 4) is found in Jarrah Forest and Swan Coastal IBRA bioregions and associated with freshwater ponds, rivers or claypans, usually found in association with riparian vegetation including *Melaleuca* dominated shrubland and heath (Western Australian Herbarium, 1998-). There are 31

known records of this species within WA, 2 of which are within the local area with the most recent record dating to 1990. Available databases indicate it is unlikely to be present in disturbed areas.

- *Stylidium longitubum* (Priority 4) is associated with wetland or seasonally wet vegetation; low shrubland of Melaleuca species, Acacia species and *Jacksonia* species over mixed sedgeland, herbland or grassland (Western Australian Herbarium, 1998-). Available databases indicate 52 records with two records found in the local area. All 52 records are distributed across the Geraldton Sandplains, Jarrah Forest and Swan Coastal Plain IBRA regions. Based on the current databases, this species is unlikely to occur in disturbed areas.
- *Verticordia attenuata* (Priority 3) can be found in the Swan Coastal Plain IBRA region associated with Eucalyptus woodland, usually marri and jarrah with *Melaleuca* species and *Banksia* species or low shrubland and heathland (Western Australian Herbarium, 1998-). Available databases indicate this species is likely to be present in disturbed areas such as road reserves and edges of tracks. There are 32 records of this species in Western Australia with five found within the local area. The most recent local record of *Verticordia attenuata* dates back to 1996.

Given the predominance of pasture within the application area, the above species are considered unlikely to occur, although noting *Acacia flagelliformis* (Priority 4), *Acacia semitrullata* (Priority 4) and *Verticordia attenuata* (Priority 3) have occasionally been recorded in disturbed areas, their presence cannot be ruled out. Given the extent of proposed clearing and distribution and numbers of records of these species, the proposed clearing is unlikely to have a significant residual impact on these flora species, should they be present within the application area.

Conclusion

Based on the above assessment, it is unlikely that priority flora species are present within the application area. Should these species be present within the application area, the proposed clearing is unlikely to have a significant residual impact on these species. It is considered that the impacts of the proposed clearing on any conservation significant flora present within adjacent vegetation can be managed through the below condition.

Conditions

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

- Take hygiene steps to minimise the risk of the introduction and spread of weeds and dieback to adjacent vegetation.

3.2.2. Biological values (fauna) - Clearing Principle (b)

According to available databases, a total of 46 fauna species of conservation significance have been recorded within the local area including 24 threatened, nine Priority, 12 Migratory and one other specially protected fauna species. The application area is located within a highly modified landscape of paddocks, historically cleared areas, and pockets of native vegetation. The vegetation proposed to be cleared consists predominantly of wetland dependent sedgelands. The desktop assessment identified that the vegetation within the application area is considered suitable habitat for migratory birds and quendas.

Quenda

Quenda are found within scrubby, often swampy, vegetation with dense cover up to 1 metre high, often feeding in adjacent forest and woodland that is burnt on a regular basis and in areas of pasture and cropland lying close to dense cover. On the Swan Coastal Plain, quenda are often associated with wetlands. Suitable habitat is present for this species within the application area, however, given the degraded (Keighery, 1994) condition of the application area, the proposed clearing is not likely to have an impact on significant habitat for this species. Fauna management practices will ensure no direct impacts occur to individuals of this species if present.

Migratory birds

The application area is likely to provide habitat for migratory birds. However, given the habitat for migratory species is widespread and varied and that the application area is highly disturbed and in a predominantly degraded (Keighery, 1994) condition, the clearing proposed is not likely to impact upon significant habitat for this species.

Vegetation within the application area is associated with a multiple use wetland, in degraded to completely degraded (Keighery, 1994) condition. Water source areas can provide significant resources for native fauna in highly cleared landscapes. The multiple use wetland is a dampland which provides short term, inconsistent access to water resources for fauna. Nearby wetland areas in better condition with longer term stands of water provide better, more consistent resources for fauna in the immediate vicinity of the application area.

Conclusion

Based on the above assessment, the proposed clearing is not likely to impact upon significant habitat for conservation significant fauna, however, the clearing may result in direct impacts to fauna present within the application area during the clearing process.

Conditions

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

- Slow, directional clearing from west towards east to allow fauna to escape ahead of the clearing activity.

3.2.3. Wetlands and water quality - Clearing Principles (f) and (i)

Assessment

The Department of Biodiversity, Conservation and Attractions (DBCA) Geomorphic Wetlands, Swan Coastal Plain dataset shows one Multiple Use Wetland (MUW) (UFI ID: 1115) intersects the application area. Noting this, and that the application area contains riparian vegetation (sedges), the vegetation within the application area is considered to be growing in association with a wetland.

For a Multiple Use management category wetland, the use, development and management should be considered in the context of ecologically sustainable development and best management practice catchment planning through land-care (Hill. et al, 1996). It is acknowledged that post-clearing, the applicant intends to plant oaten hay and commits to maintain drainage to ensure effective water flow and avoidance of waterlogging or ponding (Commissioner of Soil and Land Conservation, 2025).

Based on photographs of the vegetation provided by the applicant, the vegetation is determined to be in degraded to completely degraded condition. The landscape around the wetland is highly modified with limited native vegetation.

Considering the extent of clearing and the previous disturbances and the condition of vegetation within the application area, the proposed impacts of the clearing on wetland environmental values and water quality are not considered to be significant. A condition restricting clearing to the driest period of the year will decrease the likelihood of the clearing causing erosion and sedimentation, further reducing the likelihood of water quality impacts in the intersecting wetland.

Conclusion

Based on the above assessment, no significant impacts to wetland environmental values and surface water quality are expected.

Conditions

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

- Clearing is only to occur during the driest period of the year

3.2.4. Land degradation and waterlogging - Clearing Principles (g) and (j)

Assessment

Mapped soils within the majority of the proposed clearing footprint are highly susceptible to wind erosion and water logging.

Expert advice from the Commissioner of Soil and Land Conservation (CSLC) (2025) indicates that the risk of waterlogging in this location may be high due to the poorly drained soils. Maintaining ground cover and employing surface water control measures will reduce the risk of waterlogging. The applicant intends to maintain drainage to ensure effective water flow and avoidance of waterlogging or ponding (CSLC, 2025). A condition to require crops to be established within three months of clearing will further reduce the risk of waterlogging.

The risk of wind erosion causing land degradation is considered high to very high due to the presence of deep sands. CSLC (2025) advised that the clearing area is small, maintaining and monitoring ground cover will reduce the risk of wind erosion. A condition to require crops to be established within three months of clearing will reduce the risk of wind erosion.

Conclusion

While the clearing may result in potential land degradation in the form of wind erosion and waterlogging, management conditions will minimise land degradation impacts.

Conditions

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

- Crops are required to be established within three months of undertaking clearing
- Clearing is only to occur during the driest period of the year

3.3. Relevant planning instruments and other matters

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.

The department requested advice from the Shire of Capel, however no comments were received. The application area is zoned Rural under the Shire of Capel Local Planning Scheme (LPS) (DPLH, 2023). Under the LPS, agriculture is a permitted activity within Rural zoned areas if it complies with any relevant development standards and requirements of the LPS.

End

Appendix A. Details of public submissions

Summary of comments	Consideration of comment
Wetland is a habitat for opportunistic fauna species	Refer to section 3.2.2 and 3.2.3

Appendix B. Site characteristics

B.1. Site characteristics

Characteristic	Details
Local context	The area proposed to be cleared is a 1.6-hectare isolated patch of native vegetation in the intensive land use zone of Western Australia. The proposed clearing area is highly modified. Aerial imagery indicates the local area (10-kilometre radius from the centre of the area proposed to be cleared) retains approximately 25 per cent of the original native vegetation cover.
Ecological linkage	There are no formal ecological linkages mapped within the application area.
Conservation areas	There are no conservation areas mapped within the application area. The closest conservation area is Kalgulup Regional Park, which is 1.22 kilometres north of the application area.
Vegetation description	Photographs supplied by the applicant indicate the vegetation within the proposed clearing area consists predominately of sedgeland and open pasture with sporadic Eucalypts trees. Representative photos are available in Appendix E. The mapped vegetation types within the application area include: • Bassendean Complex-Central and South, which is described as vegetation ranging from woodland of *Eucalyptus marginata* (Jarrah) - *Allocasuarina fraseriana* (Sheoak) - Banksia species to low woodland of Melaleuca species, and sedgelands on the moister sites. This area includes the transition of *Eucalyptus marginata* (Jarrah) to *Eucalyptus todtiana* (Pricklybark) in the vicinity of Perth. • Southern River Complex, which is described as open woodland of *Corymbia calophylla* (Marri) - *Eucalyptus marginata* (Jarrah) - Banksia species with fringing woodland of *Eucalyptus rudis* (Flooded Gum) - *Melaleuca rhaphiophylla* (Swamp Paperbark) along creek beds. The vegetation within the application area is partially consistent with the Bassendean Complex-Central and South vegetation type.
Vegetation condition	Photographs supplied by the applicant indicate the vegetation within the proposed clearing area ranges from degraded to completely degraded (Keighery, 1994**)** condition, described as: • 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.

Characteristic	Details
	• 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. The full Keighery (1994) condition rating scale is provided in Appendix D. Representative photos are available in Appendix E.
Climate and landform	Pinjarra P1b phase (213Pj_P1b) Landform: Flat to very gently undulating plain. Imperfectly drained and moderately susceptible to salinity in limited areas. Pinjarra, B6 phase (213Pj_B6) Landform: Imperfectly drained sandplain and broad extremely low rise\ The climate experienced in the area is a Mediterranean climate, with dry, hot summers and cool, wet winters
Soil description	The soil is mapped as: • Pinjarra P1b Phase (213Pj__P1b): Deep acidic mottled yellow duplex (or "effective duplex") soils. Moderately deep pale sand to loamy sand over clay. • Pinjarra, B6 Phase (213Pj__B6): deep or very deep grey siliceous sands.
Land degradation risk	Wind erosion and waterlogging are the primary land degradation risks of the proposed clearing (CSLC, 2025).
Waterbodies	The desktop assessment and aerial imagery indicated that a multiple use wetland is mapped over the majority of the application area. Several wetlands are mapped within the 10-kilometre radius if the application area.
Hydrogeography	The application area is located within the Bunbury Groundwater Area which is proclaimed under the *Rights in Water and Irrigation Act 1914*. Groundwater salinity is mapped between 500 – 1000 milligrams per litre total dissolved solids.
Flora	Eight threatened flora species and 28 Priority flora species have been recorded within the local area. Five Priority flora species have been found within the same soil and vegetation type as the application area: • *Acacia flagelliformis* (Priority 4) • *Acacia semitrullata* (Priority 4) • *Aponogeton hexatepalus* (Priority 4) • *Stylidium longitubum* (Priority 4) • *Verticordia attenuata* (Priority 3) The nearest record is of a Priority 4 flora species *Pultenaea skinneri* located 1.07 kilometres from the application area.
Ecological communities	No ecological communities have been mapped within the application area. The vegetation within the application area is not representative of a known threatened or priority ecological community.
Fauna	There are records of 46 fauna of conservation significance within the local area and nine black cockatoo roosts within the local area. A confirmed black cockatoo breeding site is recorded one kilometre north of the application area, however, the vegetation within the application area does not support black cockatoo roosting and breeding.

B.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	1,501,221.93	579,813.47	38.62	222,916.97	14.85
Vegetation complex					
Bassendean Complex-Central and South **	87,476.26	23,508.66	26.87	4,377.36	5.00
Southern River Complex**	58,781.48	10,832.18	18.43	940.36	1.60
Local area					
10km radius	26,204.958	6,621.53	25.26	-	-

*Government of Western Australia (2019a)
**Government of Western Australia (2019b)

Appendix C. 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 is unlikely to contain significant flora, fauna, habitats, or assemblages of plants. Based on the vegetation condition, it is not likely to represent an area of high biodiversity value.	Not likely to be at variance	Yes *Refer to sections 3.2.1 and 3.2.2*
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: While multiple species of migratory birds and quenda may be transient visitors to the application area, given the size and condition of the application area, the better-quality habitat present within the local area, and that none of the migratory bird species have breeding habitat within Australia, clearing within the application area is unlikely to affect the conservation status of these species.	Not likely to be at variance	Yes *Refer to section 3.2.2*
Principle (c): *"Native vegetation should not be cleared if it includes, or is necessary for the continued existence of, threatened flora."* Assessment:	Not likely to be at variance	No

Assessment against the clearing principles	Variance level	Is further consideration required?
Considering the vegetation condition of the application area and the historic clearing, the area proposed to be cleared is unlikely to contain habitat for threatened flora species listed under the BC Act.		
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 not contain species indicative of a threatened ecological community.	Not at variance	No
Environmental value: significant remnant vegetation and conservation areas		
Principle (e): *"Native vegetation should not be cleared if it is significant as a remnant of native vegetation in an area that has been extensively cleared."* Assessment: The Environmental Protection Authority (EPA) recognises the Bunbury Region to be a constrained area within which a minimum 10 per cent representation threshold for ecological communities is recommended (EPA, 2008). The application area is located within the mapped extent of the Greater Bunbury Region Scheme constrained area. Given the vegetation representation outlined in Appendix B.2, the extent of the mapped vegetation type and native vegetation in the local area is consistent with the vegetation retention threshold in constrained areas. The vegetation proposed to be cleared is not considered to be part of a significant ecological linkage in the local area.	Not likely to be at variance	No
Principle (h): *"Native vegetation should not be cleared if the clearing of the vegetation is likely to have an impact on the environmental values of any adjacent or nearby conservation area."* Assessment: Given the distance to the nearest conservation area, the proposed clearing 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 the application area intersects a wetland and contains riparian vegetation, the vegetation within the application area is considered to be growing in association with a wetland. Given the extent of clearing, previous disturbances and the condition of vegetation within the application area and the applicant's proposed measures to avoid waterlogging and ponding, the proposed impacts of the clearing on wetland environmental values and water quality are not considered to be significant.	At variance	Yes *Refer to section 3.2.3*
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 susceptible to wind erosion and waterlogging. Noting the proposed clearing area is relatively small, appreciable land degradation is not expected provided the land degradation management actions are	May be at variance	Yes *Refer to section 3.2.4*

Assessment against the clearing principles	Variance level	Is further consideration required?
implemented. It is noted that post-clearing, the applicant intends to plant oaten hay and maintain drainage to mitigate waterlogging and ponding. The management measures will be conditioned in the permit.		
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: A wetland is mapped within the application area, however, given the predominantly degraded condition of vegetation present within the application area and the applicant's proposed measures to avoid waterlogging and ponding, the proposed clearing is unlikely to impact surface or ground water quality. A condition restricting clearing to the driest period of the year will further reduce the likelihood of impacts to 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 soil types within the application area are highly susceptible to waterlogging. The applicant intends to maintain drainage to ensure effective water flow and avoidance of waterlogging or ponding. A condition to require crops to be established within three months of clearing will further reduce the risk of waterlogging. The mapped soils and topographic contours indicate the proposed clearing is not likely to contribute to increased incidence or intensity of flooding.	May be at variance	No

Appendix D. 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.

Condition	Description
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 E. Photographs of the vegetation

Figure 2: Disturbed vegetation condition within the application area

Figure 3: Sedgelands vegetation within the application area

Appendix F. Sources of information

F.1. GIS databases

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

- 10 Metre Contours (DPIRD-073)
- Aboriginal Heritage Places (DPLH-001)
- Aboriginal Heritage Places (DPLH-001)
- Cadastre (LGATE-218)
- Cadastre Address (LGATE-002)
- Contours (DPIRD-073)
- DBCA – Lands of Interest (DBCA-012)
- DBCA Legislated Lands and Waters (DBCA-011)
- Directory of Important Wetlands in Australia – Western Australia (DBCA-045)
- Environmentally Sensitive Areas (DWER-046)
- Flood Risk (DPIRD-007)
- Groundwater Salinity Statewide (DWER-026)
- Hydrography – Inland Waters – Waterlines
- Hydrological Zones of Western Australia (DPIRD-069)
- IBRA Vegetation Statistics
- Imagery
- Local Planning Scheme – Zones and Reserves (DPLH-071)
- Native Title (ILUA) (LGATE-067)
- Offsets Register – Offsets (DWER-078)
- Pre-European Vegetation Statistics
- Public Drinking Water Source Areas (DWER-033)
- Ramsar Sites (DBCA-010)
- Regional Parks (DBCA-026)
- Remnant Vegetation, All Areas
- RIWI Act, Groundwater Areas (DWER-034)
- RIWI Act, Surface Water Areas and Irrigation Districts (DWER-037)
- Soil Landscape Land Quality – Flood Risk (DPIRD-007)
- Soil Landscape Land Quality – 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

Restricted GIS Databases used:

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

F.2. References

Bryce Williams on behalf of Fire Lake Pastoral Pty Ltd (2024). *Clearing permit application CPS 10889/1*, received 12 December 2024 (DWER Ref: DWERVT17395).

Commissioner of Soil and Land Conservation (CSLC) (2025). *Land Degradation Advice and Assessment Report for clearing permit application CPS 10889/1,* received 24 February 2025, Department of Primary Industries and Regional Development, Western Australia (DWER Ref: DWERDT1081826).

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Department of Environment Regulation (DER) (2013). *A guide to the assessment of applications to clear native vegetation*. Perth. Available from: https://www.der.wa.gov.au/images/documents/your-environment/native-vegetation/Guidelines/Guide2_assessment_native_veg.pdf.

Department of Planning, Lands and Heritage (DPLH) (2023). *Shire of Capel Local Planning Scheme No. 8.*

Department of Primary Industries and Regional Development (DPIRD) (2019). *NRInfo Digital Mapping. Department of Primary Industries and Regional Development.* Government of Western Australia. URL: https://maps.agric.wa.gov.au/nrm-info/

Department of Water and Environmental Regulation (DWER) (2019). *Procedure: Native vegetation clearing permits*. Joondalup. Available from: https://dwer.wa.gov.au/sites/default/files/Procedure_Native_vegetation_clearing_permits_v1.PDF.

Government of Western Australia (2019). *2018 South West Vegetation Complex Statistics. Current as of March 2019*. WA Department of Biodiversity, Conservation and Attractions, Perth, https://catalogue.data.wa.gov.au/dataset/dbca

Government of Western Australia. (2019). *2018 Statewide Vegetation Statistics incorporating the CAR Reserve Analysis (Full Report). Current as of March 2019.* WA Department of Biodiversity, Conservation and Attractions. https://catalogue.data.wa.gov.au/dataset/dbca-statewide-vegetation-statistics

Heddle, E. M., Loneragan, O. W., and Havel, J. J. (1980). *Vegetation Complexes of the Darling System, Western Australia*. In Department of Conservation and Environment, Atlas of Natural Resources, Darling System, Western Australia.

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