GOVERNMENT OF
WESTERN AUSTRALIA

CLEARING PERMIT

Granted under section 51E of the Environmental Protection Act 1986

PERMIT DETAILS

Area Permit Number: CPS 10897/1

File Number: DWERVT17457

Duration of Permit: From 21 December 2025 to 21 December 2027

PERMIT HOLDER

Western Meat Processors Pty Ltd

LAND ON WHICH CLEARING IS TO BE DONE

Lot 1 on Diagram 76638, Cowaramup

AUTHORISED ACTIVITY

The permit holder must not clear more than 1.06 hectares of *native vegetation* within the area cross-hatched yellow in Figure 1 of Schedule 1.

CONDITIONS

1. Avoid, minimise, and reduce impacts and extent of clearing

In determining the *native vegetation* authorised to be cleared under this permit, the permit holder must apply the following principles, set out in descending order of preference:

(a) avoid the clearing of *native vegetation*;

(b) minimise the amount of *native vegetation* to be cleared; and

(c) reduce the impact of clearing on any environmental value.

2. Weed and dieback management

When undertaking any clearing authorised under this permit, the permit holder must take the following measures to minimise the risk of introduction and spread of *weeds* and *dieback*:

(a) clean earth-moving machinery of soil and vegetation prior to entering and leaving the area to be cleared;

(b) ensure that no known *dieback* or *weed*-affected soil, *mulch*, *fill*, or other material is brought into the area to be cleared; and

(c) restrict the movement of machines and other vehicles to the limits of the areas to be cleared.

3. Directional clearing

The permit holder must conduct clearing activities in a slow, progressive manner from southwest to northeast to allow fauna to move into adjacent *native vegetation* ahead of the clearing activity.

4. Records that must be kept

The permit holder must maintain records relating to the listed relevant matters in accordance with the specifications detailed in Table 1.

Table 1: Records that must be kept

No.	Relevant matter	Specifications
1.	In relation to the authorised clearing activities generally	(a) the species composition, structure, and density of the cleared area; (b) the location where the clearing occurred, recorded using a Global Positioning System (GPS) unit set to GDA2020, expressing the geographical coordinates in Eastings and Northings; (c) the date that the area was cleared; (d) the size of the area cleared (in hectares); (e) actions taken to avoid, minimise, and reduce the impacts and extent of clearing in accordance with condition 1; (f) actions taken to minimise the risk of the introduction and spread of *weeds* and *dieback* in accordance with condition 2; and (g) actions taken in accordance with condition 3.

5. Reporting

The permit holder must provide to the *CEO* the records required under condition 4 of this permit when requested by the *CEO*.

DEFINITIONS

In this permit, the terms in Table 2 have the meanings defined.

Table 2: Definitions

Term	Definition
CEO	Chief Executive Officer of the department responsible for the administration of the clearing provisions under the *Environmental Protection Act 1986*.
clearing	has the meaning given under section 3(1) of the EP Act.
condition	a condition to which this clearing permit is subject under section 51H of the EP Act.
dieback	means the effect of *Phytophthora* species on native vegetation.
department	means the department established under section 35 of the *Public Sector Management Act 1994* (WA) and designated as responsible for the administration of the EP Act, which includes Part V Division 3.
EP Act	*Environmental Protection Act 1986* (WA)
fill	means material used to increase the ground level, or to fill a depression.
mulch	means the use of organic matter, wood chips or rocks to slow the movement of water across the soil surface and to reduce evaporation.
native vegetation	has the meaning given under section 3(1) and section 51A of the EP Act.
weeds	means any plant – (a) that is a declared pest under section 22 of the *Biosecurity and Agriculture Management Act 2007*; or (b) published in a Department of Biodiversity, Conservation and Attractions species-led ecological impact and invasiveness ranking summary, regardless of ranking; or (c) not indigenous to the area concerned.

END OF CONDITIONS

Meenu Vitarana
Manager
NATIVE VEGETATION REGULATION

Officer delegated under Section 20
of the Environmental Protection Act 1986

27 November 2025

SCHEDULE 1

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

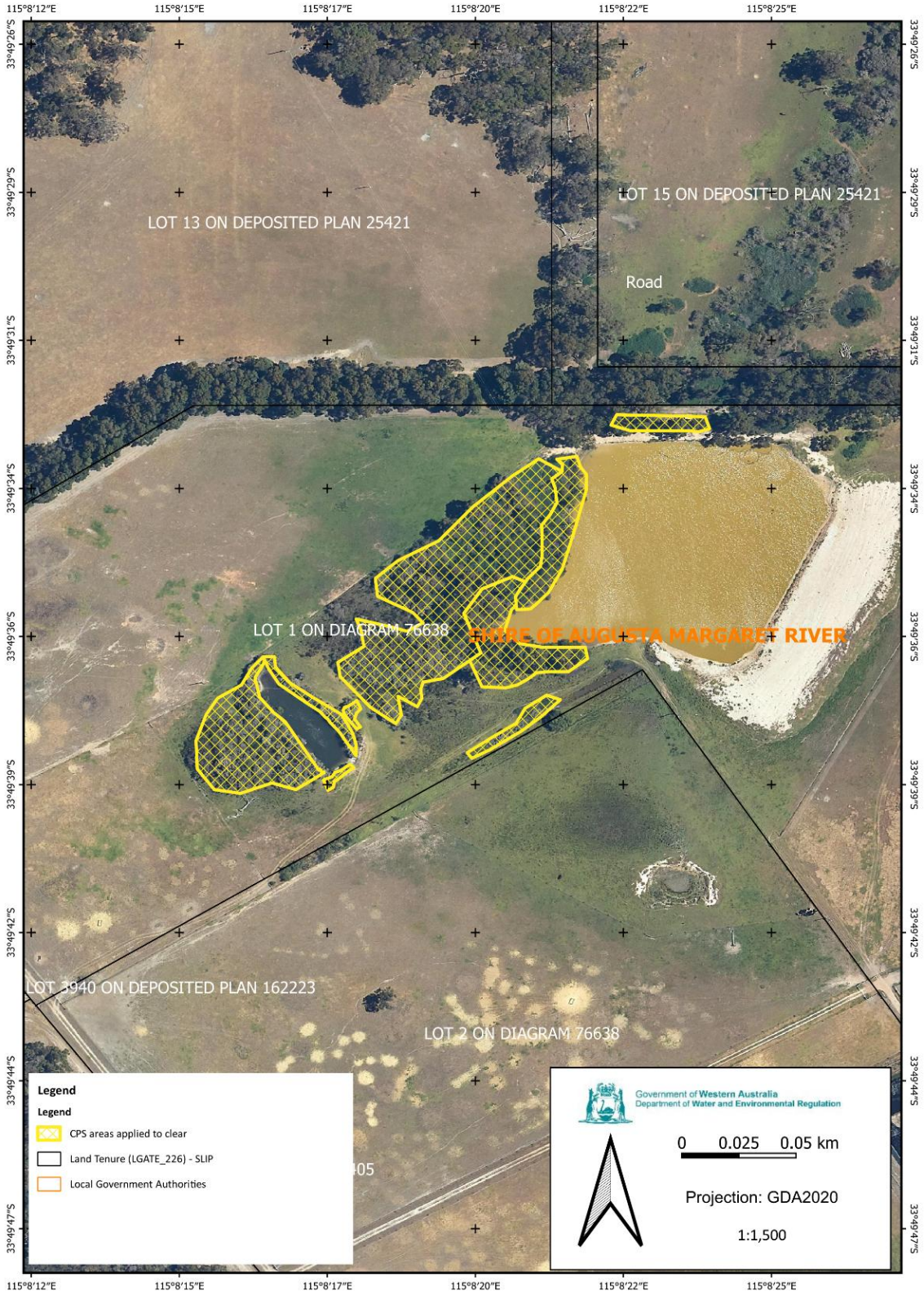

Figure 1: Map of the boundary of the area within which clearing may occur

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 10897/1
Permit type:	Area permit
Applicant name:	Western Meat Processors Pty Ltd
Application received:	17 December 2024
Application area:	1.06 hectares of native vegetation
Purpose of clearing:	Dam repair and expansion
Method of clearing:	Mechanical clearing
Property:	Lot 1 on Diagram 76638
Location (LGA area/s):	Shire of Augusta-Margret River
Localities (suburb/s):	Cowaramup

1.2. Description of clearing activities

The vegetation proposed to be cleared is 1.06 hectares of vegetation adjacent to an existing dam within the Shire of Augusta-Margaret River (see Figure 1, Section 1.5). The application is to construct a new dam within the existing dam and expand an existing soak to increase the water supplies required for the operation of Western Meat Processors Pty Ltd (Western Meat Processors Pty Ltd, 2024).

Western Meat Processors Pty Ltd operates a commercial abattoir in the region and the largest private employer in the Shire of Augusta Margaret River, employing over 100 staff. The abattoir requires large volumes of water for washdown and processing purposes. The existing water supplies are insufficient to meet the annual water demand resulting in the company having to truck potable water to site during the summer and autumn periods to maintain production at a significant cost which significantly impacting profitability and productivity. To obtain sufficient water supplies the applicant is proposing to construct a new 85,920kL dam at the site of the existing 22,115kL dam and expand an existing soak (Western Meat Processors Pty Ltd, 2024).

1.3. Decision on application

Decision:	Granted
Decision date:	27 November 2025
Decision area:	1.06 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 no submissions were received.

In making this decision, the Delegated Officer had regard for;

- the site characteristics (see Appendix A),

- relevant datasets (see Appendix E.1),
- the findings of a biological survey (see Appendix D),
- a site inspection (see Appendix D),
- the hydrological report and detailed dam design
- the clearing principles set out in Schedule 5 of the EP Act (see Appendix B),
- relevant planning instruments and any other matters considered relevant to the assessment (see Section 3).

The Delegated Officer also took into consideration that the proposed clearing is to construct a new dam within the existing dam and expand the existing soak to increase the water supplies required for the operation of the Western Meat Processors Pty Ltd, which is a significant job generating operator in the local region.

The assessment identified that the proposed clearing would result in:

- the potential introduction and spread of weeds into adjacent vegetation, which could impact on the quality of the adjacent vegetation and its habitat values, and
- the loss of scattered native riparian vegetation that may be utilised by fauna at the time of clearing.

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 proposed clearing is unlikely to have long-term adverse impacts on environmental values and can be minimised and managed to unlikely 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, and
- undertake slow, progressive one directional clearing to allow terrestrial fauna to move into adjacent habitat ahead of the clearing activity.

1.5. Site map

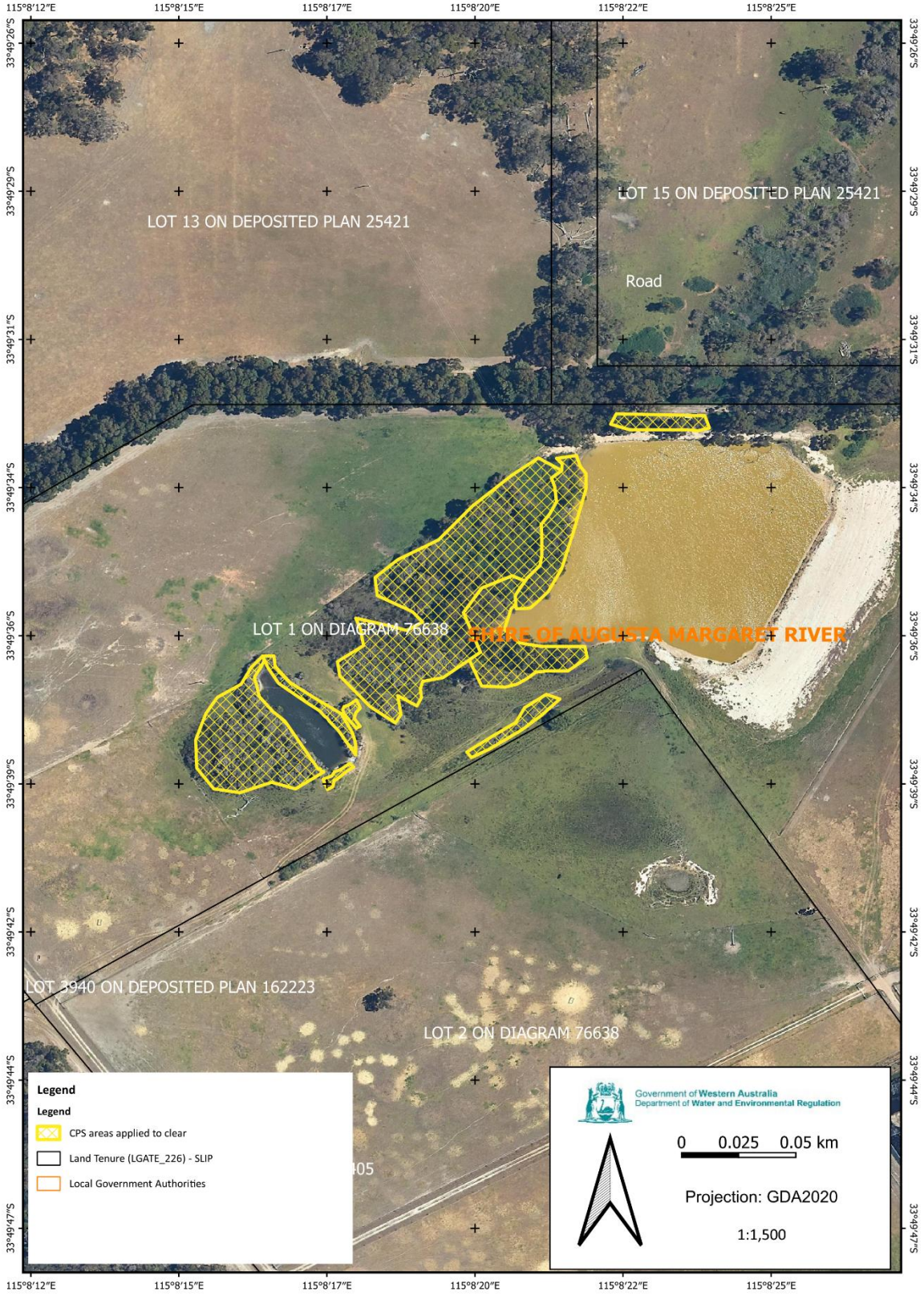

Figure 1 Map of the application area

The areas crosshatched yellow indicate the areas authorised to be cleared under the granted clearing permit.

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)
- *Rights in Water and Irrigation Act 1914 (RIWI Act)*
- *Environment Protection and Biodiversity Conservation Act 1999* (Cth) (EPBC Act)

The key guidance documents which inform this assessment are:

- *A guide to the assessment of applications to clear native vegetation* (DER, December 2013)
- *Procedure: Native vegetation clearing permits* (DWER, October 2019)
- Technical guidance – *Flora and Vegetation Surveys for Environmental Impact Assessment* (EPA, 2016)
- Technical guidance – *Terrestrial Fauna Surveys for Environmental Impact Assessment* (EPA, 2016)

3 Detailed assessment of application

3.1. Avoidance and mitigation measures

The applicant submitted the following measures to demonstrate evidence of avoidance and mitigation consideration to minimise the impacts to native vegetation in relation to clearing of 1.06 ha of riparian remnant vegetation. These measures included:

- Ensure an experienced fauna observer is onsite throughout dam construction.
- Excavate any sword sedge within the clearing area and transplant to re-created dam banks.
- Revegetate a portion of the dam margins using locally indigenous plants to improve habitat values.
- Modify fence arrangements to exclude cattle and thereby improve water quality downstream.
- Undertake regular weed control to eradicate blackberry and serious environmental weeds from all waterways within the property.

Additionally, Applicant has mentioned that prior to the dam and soak expansion, weeds will be sprayed to prevent further seed set. Also, topsoil will be stockpiled to retain any native seed bank and respread around the new facility to facilitate regeneration. Cleared vegetation will be mulched and used to cover topsoil to assist with revegetation (Western Meat Processors Pty Ltd, 2024).

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

3.2. Assessment of impacts on environmental values

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

The assessment against the clearing principles (see Appendix B) identified that the impacts of the proposed clearing present a risk to biological values (fauna), significant remnant vegetation and land and water resources. The consideration of these impacts, and the extent to which they can be managed through conditions applied in line with sections 51H and 51I of the EP Act, is set out below.

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

Assessment

The flora, vegetation and targeted fauna surveys (NSA PL, 2024) identified the application area is in degraded to completely degraded (Keighery, 1994) condition and vegetation pockets within the application area is considered as regeneration following the original construction of the dams. The area is included in cattle paddock and has been

heavily grazed for an extended period with the ground heavily pugged. The dominant shrub layer is *Taxandria linearifolia* (Common teatree) which is heavily infected with sooty mould and borers, over a weed assemblage dominated by Kikuyu (*Cenchrus clandestinus*), Pennyroyal (*Mentha pulegium*), *Isolepis prolifera* and *Juncus microcephalus* including an extensive stand of Blackberry (*Rubus fruticosus*). Occasional *Juncus pauciflorus* (Loose flowered rush) and *Juncus pallidus* (Pale rush) persist (NSA Pl, 2024).

Additional flora and targeted fauna, focusing on habitat requirements of Western Ring tail possum and black cockatoo was undertaken on 20 January 2025. Which mainly focused on the row of planted eucalyptus species on the existing dam wall. There are 11 threes with diameter at breast height (DBH) less than 150 mm and five trees ranging in size from 400 – 680 mm DBH, of which the largest is a karri.

The findings of the DWER site inspection are consistent with the survey findings. The findings of the site inspection confirmed that the area is highly degraded by cattle grazing and that plant communities are no longer recognizable due to species loss. There were three isolated peppermint trees (*Agonis flexuosa*) in the north-eastern corner of the main dam, and they are not connected with the remaining canopy of the area. None of the trees were identified as habitat trees that may contain breeding habitat for black cockatoos.

The desktop assessment identified a total of 26 conservation significant fauna species that had previously recorded within the local area. Noting the habitat requirements, distribution of the recorded species, the mapped vegetation type and the condition of the vegetation within the application area, the application area is likely to comprise suitable habitat for following species.

- Carnaby's cockatoo (*Calyptorhynchus latirostris*) (endangered)
- Baudin's black cockatoo (*Zanda baudinii*)((Endangered)
- Forest red-tailed black cockatoo (*Calyptorhynchus banksii naso*) (vulnerable)
- Western ringtail possum (*Pseudocheirus occidentalis*) (Critically endangered)
- Quenda (*Isoodon obesulus subsp. fusciventer*) (Priority 4)

Black cockatoos

The proposed clearing is located within the mapped distribution areas of three black cockatoo species, and 11 roost sites are located within the local area. Within a 10-kilometre radius of the application area, there are 32 records of Carnaby's cockatoo, 32 records of Baudin's cockatoo and 16 records of forest-red tailed black cockatoos. While habitat requirements for these species of black cockatoo differ, the requirements in general can be categorised as breeding habitat, foraging habitat and night roosting habitat.

Breeding habitat

Suitable breeding habitat for black cockatoos includes trees which either have a suitable nest hollow or are of a suitable Diameter Breast Height (DBH) to develop a nest hollow. For most tree species a suitable DBH is 500 millimetres (Commonwealth of Australia, 2012). Flora, vegetation and targeted fauna assessment (NSA Pl, 2024) and the DWER site inspection (DWER,2025) did not identify any trees containing hollows that were potentially suitable for use by breeding black cockatoos within the application area.

Roosting habitat

Night-roosts are usually located in the tallest trees of an area, and in close proximity to both a food supply and a water source (DAFF,2024). According to the available databases, the application area is not mapped as a known roost site. Tall Eucalyptus trees near a permanent watercourse within close proximity to high quality foraging habitat are identified as the trees that provide preferable roosting habitat for the black cockatoos (DAFF,2024).

The closest known roost site is located 2.9 kilometres to the northwest of the application area. As the vegetation is in completely degraded condition and the presence of planted vegetation, the application area is unlikely to provide good quality breeding and roosting habitat due to the lack of foraging habitat. While the fauna survey observed red tailed black cockatoos flying over the site, the survey also noted that no significant droppings accumulation beneath any karri. These species may use the application area as transient visitors, however would prefer taller trees in the landscape for roosting.

Foraging habitat

Food resources within the range of breeding sites and roost sites are important to sustain black cockatoo populations. Foraging resources are therefore, viewed in the context of known breeding and night roosting sites. It is considered that foraging habitat within 6 to 12 kilometres of a known roosting and a breeding site are a significant food source (DAFF,2024). According to the available databases, 11 known black cockatoo roosting sites are mapped within the 10-kilometre radius buffer of the application area. However, there are no breeding sites within close proximity of the application area, with the closest site 20 km away from the application area. Noting absence of breeding sites and

close roosting sites within the application area, it is unlikely that these species will utilise the application area. Further, there are enough good quality foraging habitat upstream of the application area.

Western ringtail possum

The western ringtail possum (WRP) is a medium sized, nocturnal species that roams through the trees at night, feeding on leaves of eucalypt, marri and peppermint trees and other fruits and flowers. It has a long, thin tail with a white tip that helps it to move through the trees and carry nesting material (DCCEEW, 2023). The current distribution of the western ringtail possum is patchy and largely restricted to the moister south-western corner of Western Australia (de Tores, 2008), especially near coastal areas of peppermint woodland and peppermint/tuart associations from the Australind/Eaton area to the Waychinicup National Park (DEC, 2012). The main identified threats to the western ringtail possum are habitat loss and fragmentation, predation, especially by introduced predators and changing fire regimes. Potential threats include climate change, competition with brushtail possum, road traffic, loss of coastal peppermint trees from dieback caused by Phytophthora cinnamomi, insect attack, and myrtle rust (Puccinia psidii) (DoEE, 2013).

There are 263 records of the WRP within the local area with the closest 2.24 kilometres from the application. The application area is 812 meters away from the areas which is mapped as high-quality habitat for the WRP. DWER site inspection determined that three isolated juvenile peppermint trees are not likely to provide significant habitat for WRP given that they are not connected to the remaining remnant vegetation within the local area. Fauna assessment does not indicate any evidence of these trees being used by WRP.

Quenda

Quenda prefers dense scrubby, often swampy, vegetation with dense cover up to one metre high. It also occurs in woodlands and may use less ideal habitat where this habitat occur adjacent to the thicker, more desirable vegetation (Department of Environment and Conservation (DEC), 2012).

This species has previously been recorded approximately 2.21 kilometres from application area. The fauna survey notes that this species is likely a transient feeder within the site noting a lack of good quality dense understorey to provide permanent habitat. Noting the lack of preferred dense riparian habitat within the application area and extent of potentially suitable habitat within the local area, the proposed clearing is unlikely to impact on significant habitat for this species. While the proposed clearing is not likely to impact on significant habitat for quenda, the species may be subject to individual harm should they be present at the time of clearing.

Conclusion

Based on the above assessment, the proposed clearing is likely to impact individuals of quenda and other potential fauna if present at the time of clearing.

Conditions

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

- directional clearing, to allow fauna present at the time of clearing, to move into adjacent vegetation.

3.2.2. Significant remnant vegetation - Clearing Principles (e)

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

The mapped vegetation communities over the application area are the Blackwood Plateau and Plain and the Margaret River Plateau, which are described as open forest of *Eucalyptus patens-Corymbia calophylla-Eucalyptus marginata* subsp. *marginata* on lower slopes and on floors of minor valleys in the perhumid zone and open forest of *Eucalyptus marginata* subsp. *marginata-Corymbia calophylla-Banksia grandis* on lateritic uplands in perhumid and humid zones respectively. These complexes retain 33.73 percent and 32 .45 percent respectively (Table B.2.).

The local area (10-kilometre radius from the centre of the area proposed to be cleared) retains 28.47 per cent native vegetation. Noting that the vegetation within the proposed clearing area is from regrowth from previous clearing and it is in highly degraded condition with invasive weed species, it is unlikely to be significant as a remanent in the local area. Therefore, the removal of the proposed vegetation would not be considered significant.

Conclusion

Based on the above assessment, the proposed clearing will not have a significant impact on the remaining remnant native vegetation in the local area.

Conditions

- No condition required.

3.2.3. water resources - Clearing Principles (f) and (i)

Vegetation within the application area is growing in association with a watercourse, noting it transects a natural non-perennial minor tributary of the Carbunup river. If the tributary contains water at the time of clearing, the clearing of vegetation has the potential to cause water quality impacts such as turbidity and sedimentation by mobilising sediments and silt. Therefore, the proposed clearing will result in the loss of vegetation growing in association with a watercourse and may result in impacts to surface water quality.

However, given the extent of the proposed clearing, the Completely Degraded (Keighery, 1994) condition of the vegetation, and the isolated nature of the vegetation, it is unlikely that the clearing will result in significant impacts to waterflow within the tributary or to riparian communities within the Cardunup River System. Potential downstream impacts to riparian vegetation can be managed through the implementation of hygiene protocols. Impacts to surface water are also likely to be minor and short-term during clearing activities but should resolve following dam construction. To avoid any potential downstream impacts an automated low flow bypass capable of bypassing 150kL/day (22,869kL) has been incorporated into the dam designs (Western Meat Processors Pty Ltd, 2024).

It is acknowledged that the end land-use may impact water resources during dam construction through bed and bank works and water diversion or capture. However, these impacts have been considered through the assessment of a surface water Permit under section 17 of the RIWI Act and are outside the scope of the clearing permit (see Section 3.3).

Conclusion

Based on the above assessment, the potential impacts of the proposed clearing on water resources are likely to be minimal and short-term. Any potential impacts can be managed through implementation of hygiene protocols.

Proposed sediment management measures during construction

The proposed dam development will be limited to the months March – May, prior to any modelled overland flow occurring. During dam construction topsoil will be removed and stockpiled outside the full supply level (FSL) so it can be respread around the sides of the dam above FSL to aid in revegetation post dam development. The existing dam will be drained during February to ensure the site is sufficiently dry for machinery to operate.

The primary works will be focussed on the dam construction followed by de-silt and enlargement of the existing soak. Square hay bales, geotextile fabric and star pickets will be stored on-site during dam construction. If rainfall is forecast to exceed 10mm within a 12-hour period three days ahead of existing works, the hay bales and geotextile cloth will be installed below potential erosion areas and re-enforced with star pickets. The benefits include their quick installation and having geotextile cloth overlying the packed hay creates additional filtration of sediment and nutrients, to minimise downstream export during summer and autumn thunderstorm events.

All material associated with the proposed dam works will be stockpiled in areas where the risk of erosion is minimised. Topsoil will be stored in a specific point for re-use to assist revegetation, provide planting medium and to retain native seed bank Cleared vegetation will be mulched and stockpiled ready to provide a soil cover to minimise weed generation and moisture retention, to assist with revegetation. Prior to dam development all weeds will be sprayed with selective herbicide, so their seed set does not impact revegetation (Western Meat Processors Pty Ltd, 2024).

Conditions

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

- undertake avoid and minimise measures to reduce the impacts and extent of clearing,
- take hygiene steps to minimise the risk of the introduction and spread of weeds and dieback.

3.3. Relevant planning instruments and other matters

Other relevant authorisations required for the proposed land use include:

- Licence to abstract water under the *Rights in Water and Irrigation Act 1914*.
- Permit to interfere with bed and banks under the *Rights in Water and Irrigation Act 1914*.
- Development approval under the *Planning and Development Act 2005* (issued by the Shire of Augusta Margaret River)

The Shire of Augusta-Margeret River has issued development approval (Planning Approval No. P224975) for the proposed works (Western Meat Processors Pty Ltd, 2025).

The property is zoned as priority agriculture under the current Augusta Margaret River Local Planning Scheme No 21, with dam development and general agriculture being an approved land use. The abattoir is also an approved land use (Western Meat Processors Pty Ltd, 2024).

DWER's Water Licencing branch advised a Section 17 permit to interfere with bed and banks and section 5c licence to take water under the RIWI Act is required (DWER, 2024a). The s17 permit is proposed to be approved subject to confirmation a clearing permit for the dam upgrades has been granted (DWER, 2025b).

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

End

Appendix A. Site characteristics

A.1. Site characteristics

Characteristic	Details
Local context	The area proposed to be cleared is part of a 1.06-hectare isolated patches of native vegetation in the intensive land use zone of Western Australia. It is surrounded by the highly cleared agricultural lands within the priority agricultural zone and located approximately 3.6 kilometres northeast of the township of Cowaramup. The proposed clearing area is a small, isolated remnant in a highly cleared landscape. Spatial data indicates the local area (10-kilometre radius from the centre of the area proposed to be cleared) retains approximately 28.47 per cent of the original native vegetation cover.
Ecological linkage	The application area is not within a formally mapped ecological linkages. It is two to three kilometres from the Southwest Regional Ecological linkages.
Conservation areas	The application area is not mapped within a conservation area. The closest conservation area is DBCA Covenants, located approximately 968 metres away from the application area.
Vegetation description	Vegetation survey supplied by the applicant and the DWER site inspection indicate the vegetation within the proposed clearing area consists of a mosaic of open forest adjacent pockets of tall open scrub over a very open sedgeland/herbland. The open forest comprises a narrow band of *Eucalyptus diversicolor* (karri), which would not have occurred locally in the pre-European vegetation communities and as such is assumed that they are planted (NSA PI, 2024). Representative photographs and the full survey descriptions and maps are available in Appendix D. This is inconsistent with the mapped vegetation types within the application area. The mapped vegetation types are; • Blackwood Plateau and plain, which is described as the Open forest of *Corymbia calophylla-Eucalyptus marginata* subsp. *marginata* on slopes, woodland of *Eucalyptus rudis-Banksia littoralis-Melaleuca rhaphiophylla-Agonis flexuosa* on lower slopes and valley floors in hyperhumid and perhumid zones. (Shepherd et al, 2001) • Margaret River Plateau, which is described as the mixture of open forest to woodland of *Eucalyptus diversicolor-Corymbia calophylla* and woodland of *Eucalyptus marginata* subsp. *marginata -Corymbia calophylla* on slopes and low woodland of *Melaleuca preissiana-Banksia littoralis* on depressions in the hyperhumid The mapped vegetation types retain approximately 33.73 per cent and 32.45 per cent respectively of the original extent (Government of Western Australia, 2019).
Vegetation condition	The vegetation survey and the DWER site inspection indicate the vegetation within the proposed clearing area is in degraded to completely degraded (Keighery, 1994) condition, described as: Poor-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. 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
	The full Keighery (1994) condition rating scale is provided in Appendix C. Representative photographs and the full survey descriptions and mapping are available in Appendix D.
Climate and landform	The climate is classified as Mediterranean, with dry hot summers and cool wet winters. The average annual rainfall is 1124.2 mm to October this year., the majority falling between June and September. The mean annual maximum temperature is 30.6°C and mean annual minimum temperature is 16.5°C.
Soil description and land degradation risk	The following soil systems are mapped with the application area: • Treeton wet valley phase • Cowaramup flats phase 90 % of the application area is mapped with the Treeton wet valley phase soil type while western end of the proposed clearing area is mapped with the Cowaramup flats phase soil type. Treeton wet valley phase is described as Broad U-shaped drainage depressions with swampy floors. Which has low land degradation risk from salinity and medium risk from water erosion, wind erosion, flooding and Phosphorus export. However, this soil type is more prone to Surface acidification and water logging.
Waterbodies and Hydrogeography	The desktop assessment, aerial imagery, and a DWER site inspection indicate that the application area transects a natural non-perennial waterflow starting from the Carbarup River which is ended up with the manmade waterbody. Which is the proposed dam expansion area with the existing soak. No mapped wetlands transect the application area. The application area is mapped within the Geographe Bay Rivers Surface Water Area and Busselton-Capel groundwater area, proclaimed under the Rights in Water and Irrigation Act 1914 (the RIWI Act). Groundwater salinity within the application area is mapped as less than 500 milligrams per litre total dissolved solids.
Flora	There are no records of threatened or priority flora species within the application area, and none were identified during a Flora Survey of the application area (NSA PL, 2024) or through the site visit (DWER,2025). The closest threatened flora record to the application area is *Drakaea micrantha*, located around 5.5 km away. The closest priority flora species to the application area is *Loricobbia pinifolia* (priority 3) located around 2.95 km away.
Ecological communities	There are no threatened or priority ecological communities (TEC/PEC) mapped within the application area. The closest TEC or PEC is the Whicher Scarp G2 (Priority 1), located around 4.8 km northeast of the application area.
Fauna	The desktop assessment identified that a total of 26 threatened or priority fauna species have been recorded within the local area, including 15 threatened fauna species, 5 priority fauna species and 6 specially protected species. None of these records occur within the application area, with the closest record being a south-western brush-tailed phascogale (*Phascogale tapoatafa wambenger*) occurring approximately 870 metres from the application area.

A.2. Vegetation extent

	Pre-European extent (ha)	Current extent (ha)	Extent remaining (%)	Current extent in all DBCA managed land (ha)	Current proportion (%) of pre-European extent in all DBCA managed land
IBRA bioregion*					
Jarrah Forest	19,962.06	7,187.97	36.01	2,318.61	15.97
Vegetation complex					
Blackwood Plateau and plain	8,676.10	2,926.58	33.73	1,747.41	20.14
Margaret River Plateau	13,692.45	4,442.60	32.45	863.08	6.30
Local area					
10km radius	31,440.36	8952.86	28.47	-	-

**Government of Western Australia (2019b)

A.3. Fauna analysis table

Species name	Conservation status	Suitable habitat features? [Y/N]	Suitable vegetation type? [Y/N]	Distance of closest record to application area (km)	Number of known records (total)	Are surveys adequate to identify? [Y, N, N/A]
Zanda latirostris	EN	Y	Y	3.01	32	Y
Zanda baudinii	EN	Y	Y	4.62	32	Y
Calyptorhynchus banksii naso	VU	Y	Y	2.88	16	Y
Pseudocheirus occidentalis	CR	Y	Y	2.09	263	Y
Phascogale tapoatafa wambenger	CD	Y	Y	0.87	48	N
Isoodon fusciventer	P4	Y	Y	2.21	66	Y
Hydromys chrysogaster	P4	Y	-	3.62	5	N

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

A.4. Land degradation risk table

Risk categories	Treeton wet valley phase	Cowaramup flats phase
Wind erosion	M1: 10-30% of map unit has a high to extreme wind erosion risk	H2:>70% of map unit has a high to extreme wind erosion risk
Water erosion	M1: 10-30% of map unit has a high to extreme water erosion risk	L1:<3% of map unit has a high to extreme water erosion risk
Salinity	L1: <3% of map unit has a moderate to high salinity risk or is presently saline	L1: <3% of map unit has a moderate to high salinity risk or is presently saline
Subsurface Acidification	H2: >70% of map unit has a high subsurface acidification risk or is presently acid	H2: >70% of map unit has a high subsurface acidification risk or is presently acid
Flood risk	M2 : 30-50% of the map unit has a moderate to high flood risk	L1: <3% of the map unit has a moderate to high flood risk
Water logging	H2: >70% of map unit has a moderate to very high waterlogging risk	M2: 30-50% of map unit has a moderate to very high waterlogging risk
Phosphorus export risk	M2 : 30-50% of map unit has a high to extreme phosphorus export risk	L2: 3-10% of map unit has a high to extreme phosphorus export risk

Appendix B. Assessment against the clearing principles

Assessment against the clearing principles	Variance level	Is further consideration required?
Environmental value: biological values		
Principle (a): "Native vegetation should not be cleared if it comprises a high level of biodiversity." **Assessment**: The application area is unlikely to comprise a high level of biodiversity given: • it is unlikely to provide habitat for Threatened or Priority flora • it does not contain native vegetation which represents Threatened (TECs) or Priority Ecological Communities (PECs); and • it does not comprise significant habitat for fauna. Noting that the application area is heavily weed infested and highly degraded from cattle grazing it is unlikely to have high level of biodiversity.	Not likely to be at variance	No
Principle (b): *"Native vegetation should not be cleared if it comprises the whole or a part of, or is necessary for the maintenance of, a significant habitat for fauna."* Assessment: The area proposed to be cleared does not contain suitable habitat for conservation significant fauna.	Not likely to 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 area proposed to be cleared is unlikely to contain suitable habitat for flora species listed under the BC Act. Given the lack of ground species due to high level of degradation by grazing and high weed invasiveness and noting the vegetation pockets are within the application area is regeneration following the original dam construction, it is unlikely to provide habitat for Threatened flora species listed under the BC Act.	Not likely to be at variance	No

Assessment against the clearing principles	Variance level	Is further consideration required?
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 not considered to be representative of any known threatened ecological communities.	Not likely to be at variance	No
Environmental value: significant remnant vegetation and conservation areas		
Principle (e): *"Native vegetation should not be cleared if it is significant as a remnant of native vegetation in an area that has been extensively cleared."* Assessment: The extent of the mapped native vegetation in the local area is slightly inconsistent with the national objectives and targets for biodiversity conservation in Australia. The vegetation within the application area is considered as regrowth from previous clearing and it is not representative of the remnant native vegetation in the local area. 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	Yes *Refer to Section 3.2.2, above.*
Principle (h): *"Native vegetation should not be cleared if the clearing of the vegetation is likely to have an impact on the environmental values of any adjacent or nearby conservation area."* Assessment: Given that there are no conservation areas adjacent to the application 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 non-perennial water course, the proposed clearing will impact vegetation growing in association with a watercourse.	At variance	Yes *Refer to Section 3.2.3, above.*
Principle (g): *"Native vegetation should not be cleared if the clearing of the vegetation is likely to cause appreciable land degradation."* Assessment: The mapped soil within the majority of the application area is highly susceptible to surface acidification and the water logging while having a moderate risk from wind and water erosion, nutrient export and flooding. Noting that the purpose of clearing is to expand the existing dam to increase the water storage capacity and given the small extent of clearing, the proposed clearing is not likely to have an appreciable impact on land degradation.	Not likely to be at variance	No
Principle (i): *"Native vegetation should not be cleared if the clearing of the vegetation is likely to cause deterioration in the quality of surface or underground water."* Assessment: Given the application area transects a non-perennial water course, the proposed clearing may result in minor, short-term impacts on surface water quality, however these are likely to be short term.	May be at variance	Yes *Refer to Section 3.2.3, above.*
Principle (j): *"Native vegetation should not be cleared if the clearing of the vegetation is likely to cause, or exacerbate, the incidence or intensity of flooding."*	Not likely to be at variance	No

Assessment against the clearing principles	Variance level	Is further consideration required?
Assessment: The mapped soils and topographic contours in the surrounding area do not indicate the proposed clearing is likely to contribute to increased incidence or intensity of flooding.		

Appendix C. Vegetation condition rating scale

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

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

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

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

Appendix D. Biological survey information excerpts and photographs from the DWER site inspection

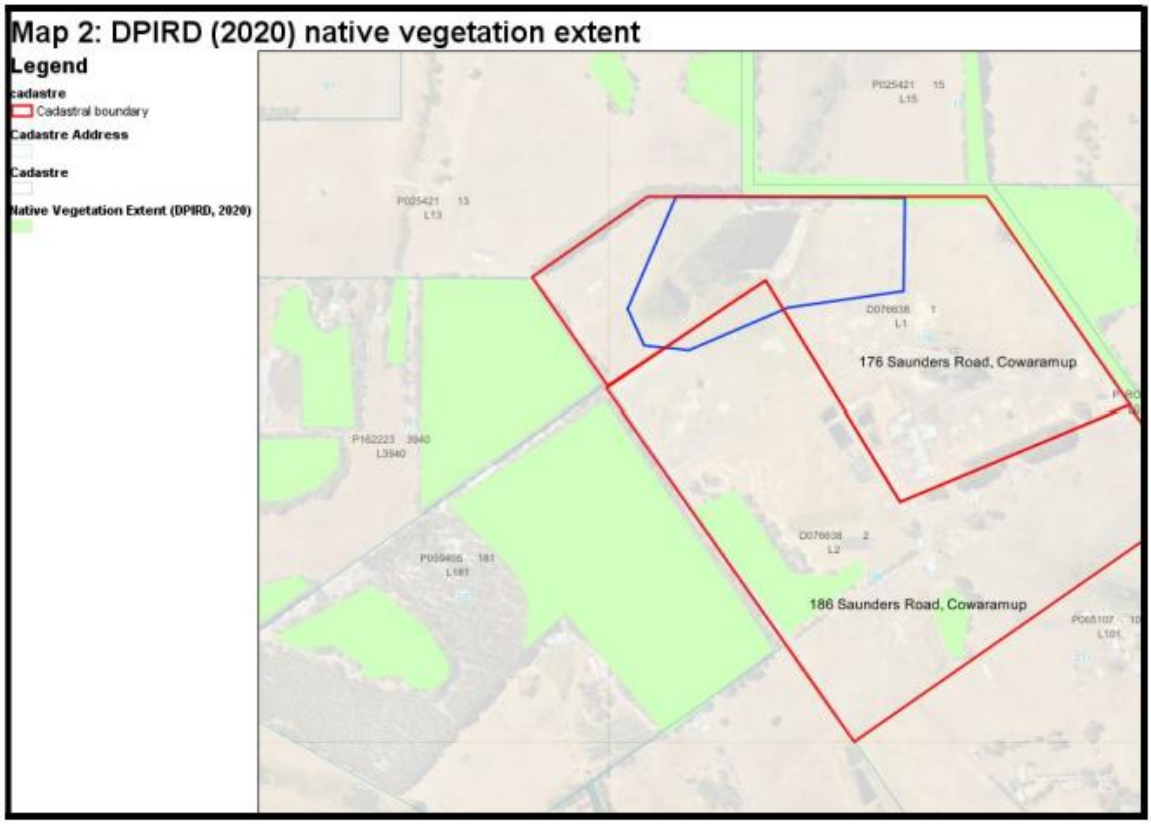

Figure 01: Native vegetation and extent and the survey area in blue (NSA PI, 2024)

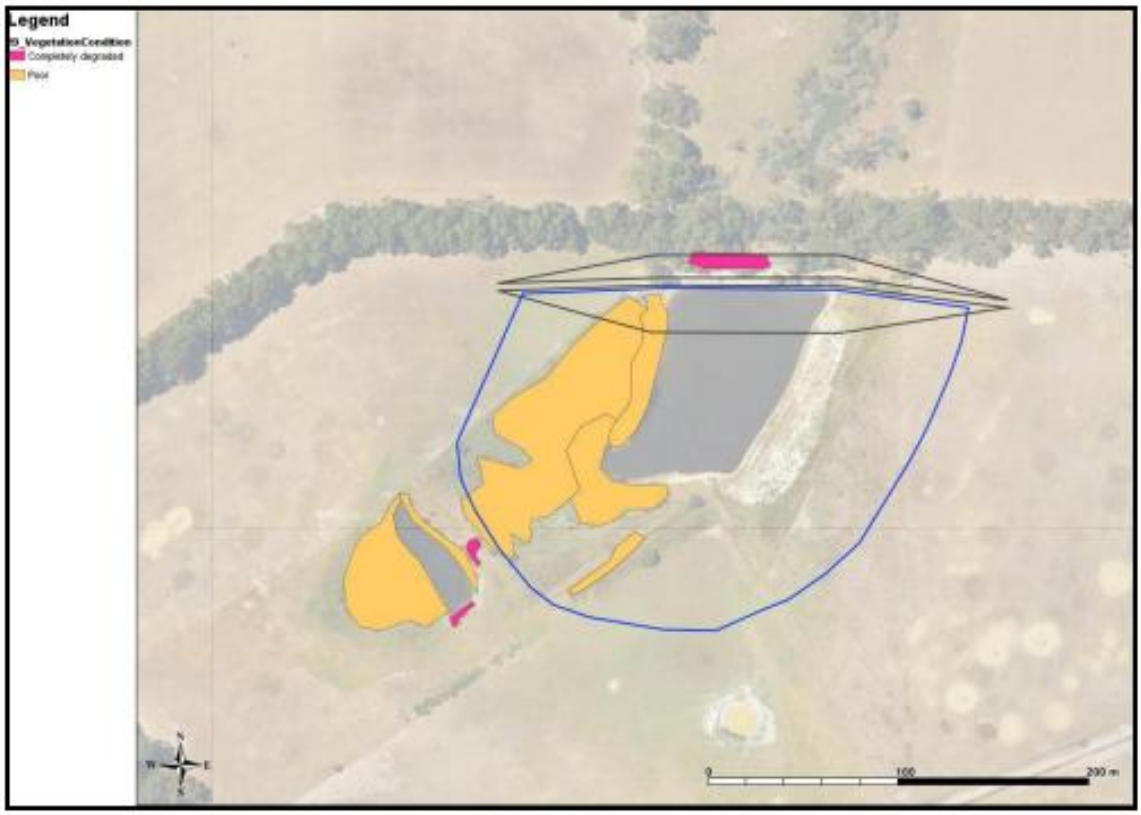

Figure 02: vegetation condition (NSA PI, 2024)

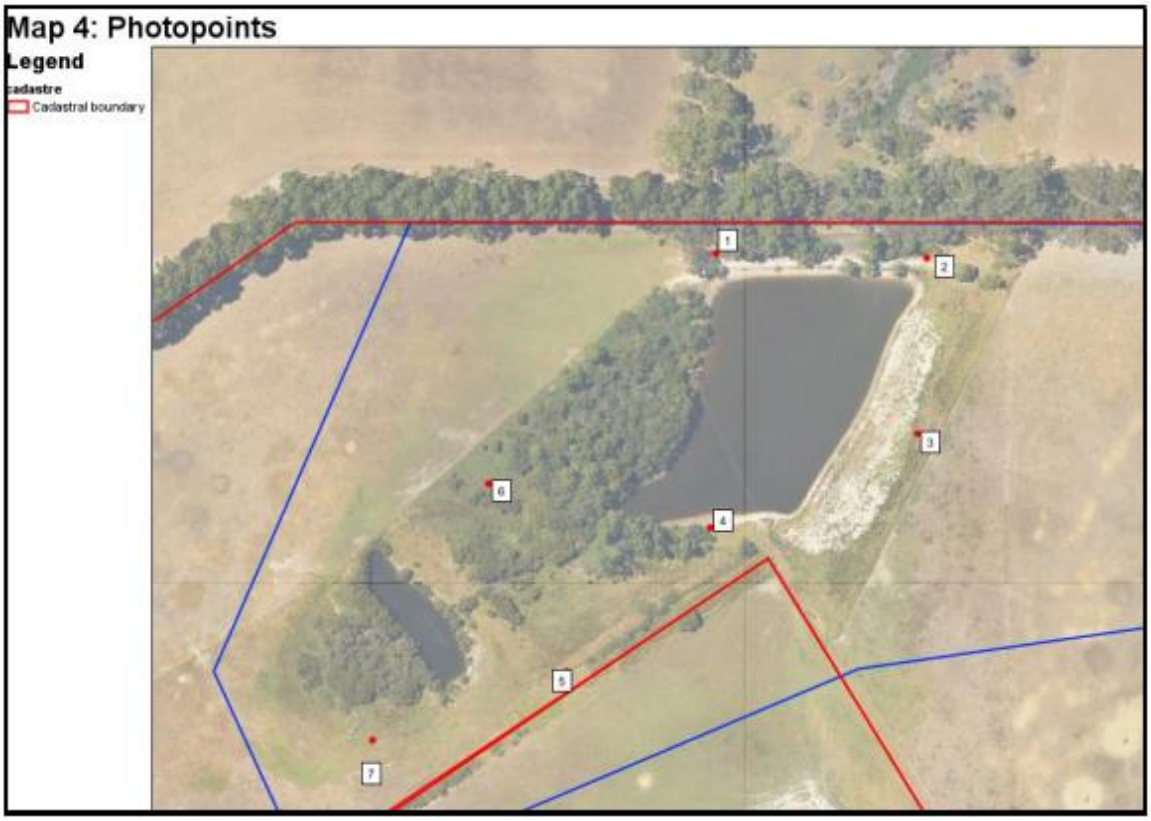

Figure 03: photo points of the application area from the survey (NSA PI, 2024)

Plate 1: Example of planted juvenile Karri with a solo WA Peppermint over chaotic weed assemblage looking east along the northern boundary

Plate 2: paddock looking along the norther boundary

Plate 3: paddocks adjacent dam wall

Plate 4a: Dam wall from south-west side looking east

Plate 4b: Dam wall from south-west edge looking west

Plate 5: South-west fence line looking east

Plate 6: Common teatree (Taxandria linearifolia) over chaotic weed assemblage

Plate 7: Common teatree (Taxandria linearifolia) over chaotic weed assemblage western end

Figure 04: photographs of the application area from the survey (NSA PI, 2024)

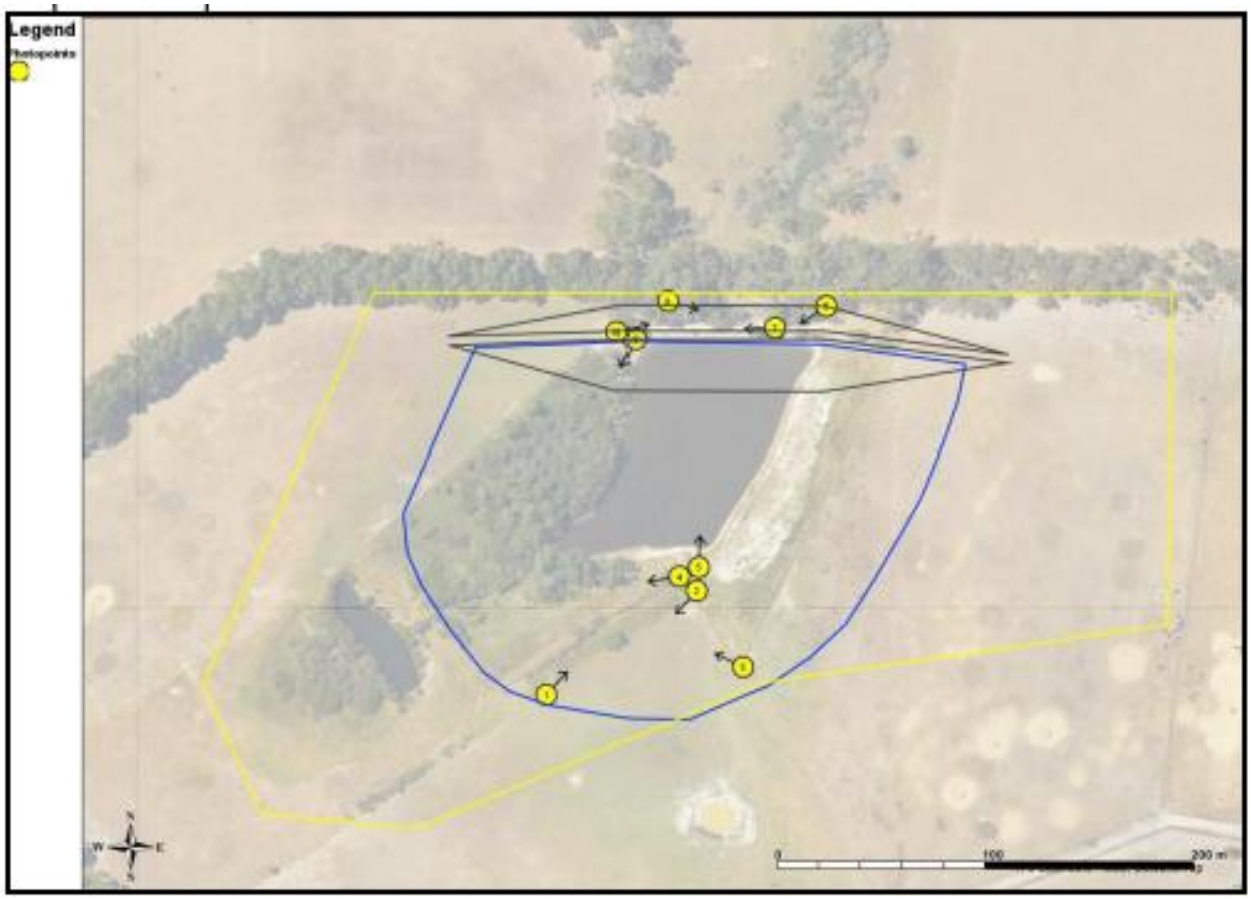

Figure 05: photo points of the application area from the DWER site inspection

Plate 1: Looking northeast along current fence line Towards the willow

Plate 2: looking west south west at the willow with taxandria and sparce Juncus pauciflorus amongst juncus microcephalus na d paddock weeds

Plate 3: looking northwest across paddock towards Willow and planted Eucalyptus over Taxandria and Callistachyus

Plate 4: Callistachyus, willow over Juncus microcephalus and paddock weeds with Blackberry and Taxandria

Plate 5: looking north showing existing dam wall

Plate 6: Planted Eucalyptus shelterbelt over Blackberry thicket on current dam wall, adjacent firebreak

Plate 7: Top of dam wall

Plate 8: Firebreak on northern boundary and dam Wall with Callistachyus regeneration

Plate 9: Blackberry with Taxandria

Plate 10: Sydney blue gum on back of current dam wall

Figure 06: photographs of the application area from the DWER site inspection (DWER, 2025)

Appendix E. Sources of information

E.1. GIS databases

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

- 10 Metre Contours (DPIRD-073)
- Aboriginal Heritage Places (DPLH-001)
- Aboriginal Heritage Places (DPLH-001)
- Cadastre (LGATE-218)
- Cadastre Address (LGATE-002)
- Contours (DPIRD-073)
- DBCA – Lands of Interest (DBCA-012)
- DBCA Legislated Lands and Waters (DBCA-011)
- Directory of Important Wetlands in Australia – Western Australia (DBCA-045)
- Environmentally Sensitive Areas (DWER-046)
- Flood Risk (DPIRD-007)
- Groundwater Salinity Statewide (DWER-026)
- Hydrography – Inland Waters – Waterlines
- Hydrological Zones of Western Australia (DPIRD-069)
- IBRA Vegetation Statistics
- Imagery
- Local Planning Scheme – Zones and Reserves (DPLH-071)
- Native Title (ILUA) (LGATE-067)
- Offsets Register – Offsets (DWER-078)
- Pre-European Vegetation Statistics
- Public Drinking Water Source Areas (DWER-033)
- Ramsar Sites (DBCA-010)
- Regional Parks (DBCA-026)
- Remnant Vegetation, All Areas
- RIWI Act, Groundwater Areas (DWER-034)
- RIWI Act, Surface Water Areas and Irrigation Districts (DWER-037)
- Soil Landscape Land Quality – Flood Risk (DPIRD-007)
- Soil Landscape Land Quality – Phosphorus Export Risk (DPIRD-010)
- Soil Landscape Land Quality – Subsurface Acidification Risk (DPIRD-011)
- Soil Landscape Land Quality – Water Erosion Risk (DPIRD-013)
- Soil Landscape Land Quality – Water Repellence Risk (DPIRD-014)
- Soil Landscape Land Quality – Waterlogging Risk (DPIRD-015)
- Soil Landscape Land Quality – Wind Erosion Risk (DPIRD-016)

- Soil Landscape Mapping – Best Available
- Soil Landscape Mapping – Systems
- Wheatbelt Wetlands Stage 1 (DBCA-021)

Restricted GIS Databases used:

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

E.2. References

Western Meat Processors Pty Ltd (2024) *Clearing permit application CPS 10897/1*, received 17 December 2024 (DWER Ref: DWERDT1054151).

Western Meat Processors Pty Ltd (2025) *Development approval for CPS 10897/1*, received 07 May 2025 (DWER Ref: DWERDT1236458).

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Department of Water and Environmental Regulation (DWER) (2025) *Site Inspection Report for Clearing Permit Application CPS 10897/1,* 30 May 2025. Department of Water and Environmental Regulation, Western Australia (DWER Ref: DWERDT1237492).

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