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 10973/1
Permit type:	Area permit
Applicant name:	William George Gill and Sharon Michelle Gill
Application received:	03 March 2025
Application area:	1.5 hectares
Purpose of clearing:	Agriculture (pasture and grazing)
Method of clearing:	Mechanical clearing
Property:	Lot 110 on Deposited Plan 55661
Location (LGA area/s):	Shire of Manjimup
Localities (suburb/s):	Quinninup

1.2. Description of clearing activities

The vegetation proposed to be cleared is contained within a single area (see Figure 1, Section 1.5).

The application was amended during the assessment process from 1.65 hectares to 1.5 hectares (refer to Section 3.1 for further details).

The applicant has advised the department that the proposed clearing is necessary to facilitate the following activities within the application area (Gill, 2025a):

- installation of a boundary fence;
- establishment of pasture and grazing areas for cattle;
- removal of dead trees posing a risk to existing fences and driveways;
- enabling the movement of livestock between paddocks; and
- clearing of regrowth vegetation on previously cleared land.

The applicant has also informed the department that (Gill, 2025a):

- a non-irrigated combined crop of ryegrass, clover and kikuyu will be planted;
- cattle, sheep and horses will be grazed on the area; and
- the land will continue to be managed by limiting grazing to maintain some vegetation and avoid soil erosion, controlling weeds such as Blackberry and using organic fertilizers to maintain healthy pasture and reduce weeds.

1.3. Decision on application

Decision:	Granted
Decision date:	21 August 2025
Decision area:	1.5 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 (department) advertised the application for 21 days and no submissions were received.

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

- site characteristics and analysis of flora, fauna and ecological communities recorded/mapped within the local area (a 10 kilometres radius buffer from the application area) (see Appendix B);
- the 10 Clearing Principles set out in Schedule 5 of the EP Act (see Appendix C);
- a detailed assessment of the clearing impacts on environmental values (see Section 3.2);
- available datasets at the time of the assessment (see Appendix F); and
- additional information obtained during the assessment process in the form of photographs, which were provided on several occasions in response to requests from the department (refer to Appendix E).

In addition to the above, the Delegated Officer also took into consideration that:

- the purpose of the clearing is consistent with the planning framework;
- the applicant has accepted the department's proposed mitigation measures to ensure that the proposed clearing activities do not result in significant impacts to environmental values. This was considered in the decision to grant the clearing permit and conditions were implemented on the clearing permit to ensure the compliance with these measures; and
- there are existing dead trees causing hazards to personal and livestock.

The assessment identified that the proposed clearing will 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;
- potential sedimentation discharge to the adjacent lake and Warren River at the times of rainfall;
- the loss of habitat that may provide potential habitat for the Western Ringtail Possum and the South-western brush-tailed phascogale; and
- potential mortality of fauna species utilising the application area at the time of clearing.

After reviewing the available information and considering the applicant's proposed avoidance and mitigation measures (refer to Section 3.1), the Delegated Officer concluded that the proposed clearing is unlikely to result in long-term adverse impacts on environmental values, as the impacts identified above can be effectively minimised and managed through conditions on the permit.

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 safely into adjacent habitat ahead of the clearing activity;
- retain all habitat trees with a diameter of 50 centimetres or greater (measured at 150 cm above the base), and all the identified individuals of *Agonis flexuosa* (peppermint tree) and *Corymbia calophylla* (marri);
- prevent the discharge of sediments into the adjacent lake to protect surface water quality;
- engage a qualified fauna specialist to inspect the clearing area immediately prior to and throughout the duration of clearing activities, specifically for the presence of western ringtail possums and south-western brush-tailed phascogales; and
- enact the purpose for which the clearing is authorised within three months from the commencement of clearing.

1.5. Site map

Figure 1 Map of the application area

The area 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)
- *Conservation and Land Management Act 1984* (WA) (CALM Act)
- *Country Areas Water Supply Act 1947* (WA) (CAWS 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

During the assessment of the clearing permit application, the department issued a request for further information to the applicant, recommending the implementation of a 30-metre buffer to the watercourse located on the property. This measure was proposed to prevent potential impacts on riparian vegetation along the watercourse. The applicant agreed to implement the buffer, resulting in a reduction of the proposed clearing area from 1.65 hectares to 1.5 hectares (Gill, 20205c).

In addition to the above, the applicant has undertaken the following measures to mitigate significant impacts resulting from the proposed clearing (Gill, 2025c).

- trees with a Diameter Breast Height (DBH) greater than 50 centimetres will be retained throughout the entire property.
- all *Agonis flexuosa* (peppermint) trees and marri trees will be retained on site.

Taking the above into consideration, the department is satisfied that the applicant has taken appropriate avoidance and mitigation measures to ensure that no significant residual impacts of clearing native vegetation remains.

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.

Information gathered from the following sources were used to undertake the assessment against clearing principles.

- photographs provided by the applicant on 10 April 2025 (Gill, 2025b);
- additional photographs along with the corresponding locations of the photographs provided by the applicant on 09 June 2025. These photographs were requested to ensure that the photographs captured the majority of the application area and to determine the percentage of large standing trees and the species of trees present within the application area (Gill, 2025c); and
- information obtained through the land degradation assessment report. The officers from the Commissioner of Soil and Land Conservation (CSLC) undertook this assessment to determine the extent of land degradation impacts that may result from the proposed clearing. This assessment was undertaken on 10 April 2025 (CSLC, 2025) and included information regarding vegetation type and condition of the application area.

The assessment against the clearing principles (see Appendix C) identified that the impacts of the proposed clearing present a risk to biological values (fauna) 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 (flora) - Clearing Principles (a)

Assessment

The proposed application area is located within the Warren Interim Biogeographic Regionalisation for Australia (IBRA) region of Western Australia. According to available databases, the broadscale vegetation mapped within the application area is the Lefroy complex (167), which is described as tall open forest of karri (*Eucalyptus diversicolor)*-marri (*Corymbia calophylla*) on slopes and low woodland of *Agonis juniperina* - *Callistachys lanceolata* on lower slopes in hyperhumid and perhumid zones (Shepherd et al, 2001).

According to the CSLC (2025) report, the vegetation identified within the application area consisted of primarily Peppermint trees (*Agonis flexuosa*) and both native and non-native Eucalyptus trees in degraded condition (Keighery, 1994). According to the photographs (Gill, 2025c) and the broad scale mapped vegetation data, the native Eucalyptus species within the application area are marri, kari and flooded gum (*Eucalyptus grandis*). The degraded vegetation condition (Keighery, 1994) indicated disturbance, associated with historical clearing. The previously cleared section of the application area contained no overstorey with a groundcover of grass and bracken fern with frequently occurring weeds (blackberry) and regrowth of *Eucalyptus* and *Agonis* spp. approximately 50 – 100 centimetres tall (CSLC, 2025). It was noted that the tree cover along the southern edge of the application area would be located outside of the proposed clearing (CSLC, 2025).

Flora

The desktop assessment identified one threatened and seven priority flora in the ten-kilometre radius local area. In forming a view on the likelihood of these species occurring within the application area, the preferred habitat types of these species and their recorded proximity to the application area were considered, along with the vegetation/soil types and landforms within the application area.

The application area may contain suitable habitat for one threatened flora species, *Caladenia christineae,* which is recorded from habitats broadly similar to the vegetated areas of the application area, and from soil and/or vegetation types similar to those mapped within the application area. *Caladenia christineae* is associated with winter-wet flats in heath and tall scrub communities with jarrah, marri, and Melaleuca spp. Winter-wet flats refer to low-lying areas that become seasonally waterlogged or flooded during the winter months, typically due to rainfall and poor drainage. *Caladenia christineae* rely on the moisture and microclimate provided by these flats for growth and reproduction (DAWE, 2008).

Caladenia christineae is known from 28 populations between Yornup and Mt Barker in southwest WA. Only one record is identified from the local area at approximately eight kilometres from the application area (WA Herbarium, 1998-). According to the available databases, the department notes that the application area and its surrounding are not mapped within an inland flat area subject to flooding and inundation. Based on this and given the condition of the vegetation and the historical disturbances, and soils that are not likely to waterlog and result in occasional flooding of the area suggests that it is unlikely *Caladenia christineae* will persist within the application area.

No other conservation flora species are likely to occur within the application area.

Conclusion

Based on the above assessment, the proposed clearing is not likely to result in significant impact to conservation significant flora species and no conservation significant ecological communities were identified from the local area. Weeds have the potential to out-compete native flora and reduce the biodiversity of an area. Potential impacts to biodiversity as a result of the introduction and spread of weeds may be minimised by the implementation of a weed management condition.

Condition

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

- avoid and minimise clearing, to minimise the direct impacts to native vegetation; and
- weed and dieback management, to minimise the risk of the introduction and spread of weeds and dieback into adjacent vegetation.

3.2.2. Biological values (fauna) - Clearing Principles (a and b)

According to the available databases, a total of 14 conservation significant fauna species were identified from the local area, that included of four bird species, one amphibian, one invertebrate and eight mammal species. Noting the habitat requirements, distribution of the recorded species, the mapped vegetation type and condition (Keighery, 1994) of the vegetation within the application area, the application area is likely to comprise potential habitat for the following species:

- Carnaby's black cockatoo (*Zanda latirostris*)
- Forest red-tailed black cockatoo (*Calyptorhynchus banksii naso*)
- Baudin's cockatoo (*Zanda baudinii*)
- Quenda, southwestern brown bandicoot (*Isoodon fusciventer*)
- Western brush wallaby (*Notamacropus Irma*)
- Chuditch, western quoll (*Dasyurus geoffroii*)
- South-western brush-tailed phascogale, wambenger (*Phascogale tapoatafa wambenger*)
- Western ringtail possum, ngwayir (*Pseudocheirus occidentalis*)
- Quokka (*Setonix brachyurus*)
- Water rat *(Hydromys chrysogaster)*

Carnaby's, Baudins and forest red-tailed black cockatoo (FRTBC) – endangered/vulnerable

The application area is mapped within the modelled distribution of Carnaby's cockatoo, FRTBC and Baudins black cockatoo. Carnaby's, Baudins and the Forest red-tailed black cockatoos are classified as threatened under the BC Act. Under the EPBC Act, the Carnaby's are listed as Endangered, and the FRTBC are listed as Vulnerable. For the remaining of the decision report, the term 'black cockatoos' refer to all three species of black cockatoos.

Black cockatoo habitat can be considered in terms of breeding, roosting and foraging habitat. The seasonal movements of black cockatoos mean they require large areas of habitat for breeding, night roosting and foraging, as well as connectivity between these habitats to assist their movement through the landscape (Commonwealth of Australia, 2012).

Available databases indicate that there are no black cockatoo roost sites records within a 12 kilometres radius of the application area. The closest roost site is recorded at 17.5 kilometres from the application area. There is one white-tailed black cockatoo breeding sites located at 10.3 kilometres from the application area.

Foraging

Critical foraging habitat for black cockatoo species includes foraging material that is within an approximate six-to-12-kilometre radius of a nesting site and within six kilometres of a night roosting site. The preferred foraging habitat for each of the species is described below (DAWE, 2022):

- Carnaby's cockatoo – Native shrubland, kwongan heathland and woodland on seeds, flowers and nectar of native proteaceous plant species (Banksia spp., Hakea spp. and Grevillea spp.), as well as Callistemon spp. and Marri.
- Forest red-tailed black cockatoo – Primarily seeds of jarrah and marri in woodlands and forest, and edges of Karri forests, including Wandoo and Blackbutt. Forages on *Allocasuarina* cones, fruits of *Persoonia longifolia* (snottygobble) and *C. haematoxylon* (mountain marri). Other less important foods include Blackbutt, Bullich, *Allocasuarina fraseriana*, Hakea spp., Tuart, *E. decipiens* (*redheart moit*) and *E. lehmannii* (bushy yate).

The application area contains marri trees. Marri trees produce large woody fruits known as honky nuts, which are a critical food source for black cockatoos. Additionally, marri flowers provide nectar and attract insects, which are also consumed by black cockatoos. Given the importance of marri as a foraging species for black cockatoos, the applicant has made a commitment to retain all the marri trees within the application area, and this has been conditioned on the permit.

While karri and flooded gum trees with a DBH of over 50 centimetres will also be retained as a condition of the permit, some smaller karri and flooded gum trees are likely to be cleared. However, karri is not considered a preferred foraging species for black cockatoos (DEC, 2008; Valentine and Stock, 2008), and is typically utilised only when other food sources are scarce. Similarly, flooded gum is regarded as a secondary foraging species for the FRTBC.

As such, and also noting the lack of roost and breeding records in the local area, the removal of some smaller flooded and karri gum trees is not expected to significantly impact the foraging habitat of black cockatoos.

Breeding/Roosting

Critical breeding habitat for black cockatoo includes woodland or forest, but black cockatoos also breed in partially cleared woodland or forest, including isolated trees. Black cockatoos nest in hollows of live or dead trees (many eucalypt species may provide suitable hollows) particularly salmon gum, wandoo, tuart, jarrah, flooded gum (*E. rudis*), york gum, powderbark (*E. accedens*), karri, marri, bullich and blackbutt (*E. patens*) (DAWE, 2022). Whilst critical night roosting habitat includes any tall trees including several of these above species as preference (DAWE, 2022).

Black cockatoo species are known to nest in hollows of live and dead trees, including marri, jarrah, karri, wandoo, tuart, flooded gum, and other Eucalyptus spp. (Commonwealth of Australia, 2012). 'Breeding habitat' for black cockatoos includes trees of these species that either have a suitable nest hollow or are of a suitable DBH to develop a nest hollow, where suitable DBH for nest hollows is 50 centimetres for most tree species (DAWE, 2022), however, is reduced to 30 centimetres for wandoo and salmon gum (Commonwealth of Australia, 2012). While breeding, black cockatoos also generally forage within a 6 to 12-kilometre radius of their nesting site (DAWE, 2022). According to available datasets, mapped black cockatoo foraging habitat is recorded within a 12-kilometre radius of the application area, making it a suitable location for breeding if appropriate hollows are present (DAWE, 2022).

Marri and karri trees are among the most important nesting trees for black cockatoos. While flooded gums are not the most preferred breeding trees compared to jarrah or marri, they are still considered part of the habitat mix that can support black cockatoos, especially FRTBC and potentially Carnaby's and Baudin's Cockatoos. Both live and dead trees are used for nesting. Given the applicant is committed to retaining all trees that are greater than 50 centimetres in DBH within the application area, no impact is likely on breeding habitat for black cockatoos.

Roosting habitat is defined as a suitable tree (generally the tallest) or group of tall trees, native or introduced, usually close to an important water source in an area of quality foraging habitat. Roost sites are also in the range of each black cockatoo species which provide black cockatoos with shelter during the heat of the day and safe resting places at night (DAWE, 2022). Individual night roosting sites need suitable foraging habitat and water within six kilometres (EPA, 2019). The larger trees within the application area may provide roosting opportunities for black cockatoo birds. As mentioned above, given the commitment to retain these larger trees on site, significant impact to roosting habitat is not likely to occur.

Quenda (*Isoodon fusciventer*)

Quendas are ground-dwelling marsupials that typically inhabit forests, woodlands, and heathlands—particularly areas with dense understorey vegetation and, occasionally, wetland fringes. They forage by digging in leaf litter and soil for plant material, fungi, and insects (DBCA, 2017). In their natural environment, quendas are commonly found in dense understorey habitats within swamplands, as well as Banksia and Jarrah (*Eucalyptus marginata*) woodlands. However, they have shown adaptability to urban and suburban environments in recent years (DCCEEW, 2021).

According to available databases, the nearest recorded sighting of a quenda is approximately 7.95 kilometres from the application area, with two records identified in the broader local region. Given the limited extent of the proposed clearing, and the presence of remnant native vegetation immediately adjacent to the site, the proposed clearing is not expected to result in a significant residual impact on quenda habitat availability. Quenda maybe a transient visitor to the application area. Conditions imposed on the permit would mitigate any potential indirect impacts to this species if present during the time of clearing.

Western brush wallaby (*Notamacropus Irma*)

Western brush wallaby inhabits open forest or woodland, particularly favouring open, seasonally wet flats with low grasses and open scrubby thickets. It is also found in some areas of mallee and heathland. The species is highly mobile and does not rely on specialist niche habitats (DBCA, 2012). The species has been recorded approximately 0.91 kilometres from the application area. Based on the habitat preference by the western brush wallaby, it is likely the application area contained of preferred habitat for this species. By clearing taking place in a directional manner, the clearing is unlikely to have a significant residual impact on the western brush wallaby if present during the clearing activities.

Chuditch (*Dasyurus geoffroii)*

The chuditch is listed as vulnerable under both BC Act and the EPBC Act. Chuditch are now only present in approximately five per cent of their pre-European range. Most chuditch are now found in varying densities throughout

the jarrah forest and south coast of Western Australia. Chuditch use a range of habitats including forest, mallee shrublands, woodland and desert. The densest populations have been found in riparian jarrah forest (DEC, 2012a). For chuditch, habitat critical to survival includes areas:

- occupied by chuditch
- utilised by chuditch for movement from one area to another
- where chuditch are known to breed or forage.

According to the available databases, chuditch was located from four locations within the local area, with the closest record at 3.54 kilometres from the application area. Noting the location of the application area and degraded (Keighery, 1994) nature of the vegetation within the application area, the application area is not likely to significantly impact on chuditch habitat. However, chuditch may be a transient visitor to the application area. Conditions imposed on the permit would mitigate any potential indirect impacts to this species if present during the time of clearing.

Western ringtail possum (*Pseudocheirus occidentalis*)

The Western Ringtail Possum (WRP) is listed as Critically Endangered under the BC Act, as well as the EPBC Act. According to the WRP recovery plan (DPaW, 2017), habitat critical to survival for WRP is not well understood and is therefore, based on the habitat variables observed where WRP are most commonly recorded. These appear to vary between key management zones. The common findings however are high nutrient foliage, availability for food, suitable structure for protection/nesting and canopy continuity to avoid/escape predation and other threats. Current distribution of WRP in the south-west of Western Australia is limited to three management zones and within the Southern Forest zone, WRP typically occupy within the jarrah forests near Manjimup where peppermint is generally absent (DPaW, 2017). WRP resting sites include constructed dreys and tree hollows, with dreys constructed in the canopy when hollows are not available (Jones et al, 1994).

WRP known habitat includes peppermint (*Agonis flexuosa*) dominated woodlands, jarrah and marri forests, riparian vegetation with a canopy of Bullich (*Eucalyptus megacarpa*) or flooded gum, karri forests, sheoak (*Allocasuarina fraseriana*) dominated woodlands, and other stands of myrtaceous trees growing near swamps, watercourses or floodplains (DPaW, 2017). The recovery plan states that any habitat where WRP occur naturally are considered critical and worthy of protection. According to the available datasets, 12 records of the WRP are identified from the local area with the closest record at 5.72 kilometres from the application area.

The applicant proposes to retain all marri trees, all peppermint trees, and other trees (including karri) with a DBH of greater than 50 centimetres from within the application area. Retaining these species will mitigate the loss of primary habitat that supports this species, and as such impacts to WRP from the proposed clearing are not considered to be significant. To prevent indirect impacts to WRP individuals that may be present within smaller trees being cleared under this permit, the clearing permit will include a directional clearing condition and require a qualified fauna specialist to inspect trees prior to clearing, and trees containing WRP cannot be cleared to ensure WRP individuals are not adversely affected.

Quokka (*Setonix brachyurus*)

Quokka most commonly inhabit jarrah, marri and karri forests or riparian habitats with sedge understorey in the southwest of Western Australia, with a known range that encompassed the application area. The quokka has relatively high water requirements, which suggest that quokka is found close proximity to riparian and swamp habitat (DEC, 2013). Given the vegetation type and the presence of a watercourse in the close proximity to the application area, it is possible that quokka may utilise the application area, although noting that the application area does not include riparian vegetation, impacts to this species are not considered to be significant. Conditions placed on the permit will mitigate impacts to any quokka individuals that may be present within the application area.

South-Western brush-tailed phascogale (*Phascogale tapoatafa wambenger*)

The south-western brush-tailed phascogale is a Conservation Dependent species. According to the desktop assessment, this species was recorded from five different locations within the local area with the closest record identified at four kilometres from the application area. The South-western brush-tailed phascogale is known to inhabit dry sclerophyll forests and open woodlands, with hollow-bearing trees (usually eucalypts) and sparse understorey, including karri forest (Bradshaw, 2015). They are opportunistic feeders, foraging on invertebrates, nectar, small birds and small mammals and utilise tree hollows for breeding (DEC, 2012b).

It is likely that trees containing hollows may be present within the application providing suitable habitat for this species. While trees larger than 50 centimetres DBH will be retained, smaller trees can also develop hollows that may provide habitat for this species. Considering the small extent of clearing area, the existence of similar or higher quality habitat

in adjacent remnant vegetation, and the condition on the permit to avoid larger trees, it is unlikely the proposed clearing will significantly impact habitat for this species. A condition for a fauna specialist to inspect the area prior to and during the proposed clearing will ensure that no individuals of south-western brush-tailed phascogale are impacted from the proposed clearing.

Rakali (Water Rat) (*Hydromys chrysogaster*)

Rakali is a Priority 4 species with 12 records in the local area, the closest record of a rakali is 0.51 kilometres from the application area. Rakali are amphibious or semiaquatic mammals reaching up to 70 centimetres in length (from nose to end of the tail) and inhabit various permanent freshwater aquatic habitats. They are predominantly carnivorous, feeding largely underwater on a wide range of prey including large insects, crustaceans, mussels and fishes, and even frogs, lizards, small mammals and water birds. Although dependent on water for foraging, rakali live on land, in burrows on low banks of rivers, lakes, wetlands, and estuaries including coastal areas and nest in bankside hollow logs but can utilise artificial nests. Intact riparian vegetation and associated bank stability is critical to their survival (DWER, 2021).

Given the proximity of the application area to the adjacent lake and the Warren river, this species may range through the application area. However, considering the small extent of clearing area, the existence of similar or higher quality habitat in adjacent remnant vegetation along the river, and the applicant's commitments on mitigation measures, it is unlikely the proposed clearing will significantly impact this species.

Ecological Linkage

The application area occurs approximately 70 metres north of a South West Regional Ecological Linkages axis line (Molloy et. al., 2009) and may be considered part of this linkage. However, the application area is surrounded by larger remnants of native vegetation from all directions. Fauna has the ability utilise these areas to move across the landscape. Noting the extent of the proposed clearing in the context of the local landscape, the proposed clearing is unlikely to decrease the effectiveness of this linkage.

Conclusion

Given the extent and location of the application area in consideration of the broader remnant vegetation, and noting the mitigation measures proposed by the applicant, the loss of vegetation resulting from the proposed clearing is unlikely to significantly impact habitat availability for conservation-significant fauna species that are considered likely to occur within the area.

However, there remains a possibility that individual fauna may be present at the time of clearing. To mitigate potential impacts, clearing should be undertaken in a slow and directional manner to facilitate the movement of fauna into adjacent vegetation. To prevent indirect impacts to WRP and south-western brush tailed phascogale individuals that may be present within smaller trees being cleared under this permit, a qualified fauna specialist will be required to inspect trees prior to clearing, and trees containing WRP or south-western brush tailed phascogales cannot be cleared to ensure WRP individuals are not adversely affected

Conditions

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

- directional clearing, which requires slow, progressive, one directional clearing to allow terrestrial fauna to disperse ahead of the clearing activity should they occur on site at the time of clearing;
- retain standing trees that have a diameter (measured at 150 cm from the base of the tree) of 50 centimetres or greater within the application area;
- retain the clearing of *Agonis flexuosa* trees within the application area; and
- fauna management (WRP and South -western brush-tailed phascogale) – to ensure that a fauna specialist inspect the vegetation proposed for clearing prior to clearing and vegetation cannot be cleared while individuals of these species are present.

3.2.3. Land and water resources - Clearing Principles (g and i)

Assessment

The soils within the application area have been mapped by the Department of Primary Industries and Regional Development (DPIRD) as the Lefroy Subsystem (Pimelia), that is described as Valleys 40 to 60 metres deep with red gradational soils, not calcareous with some red and brown duplex profiles. Slopes smooth, 10 to 20 degrees. Narrow terrace (DPIRD, 2019). The application area is located in the middle of the property and the topography of

the site is relatively flat at approximately 84 metres AHD with a slight decline northwest to southeast. The soils in the clearing area were noted to primarily consist of sandy loam (CSLC, 2025).

Given the purpose of the clearing, the department sought advice from the DPIRD. According to the assessment undertaken by DPIRD, the following key findings were provided (CSLC, 2015):

- Wind erosion - No significant change is expected. Given the clearing area is situated low within the surrounding landscape, the risk of wind erosion is reduced.
- Water erosion - No significant change is expected. The clearing area is relatively flat reducing risk of water erosion.
- Salinity risk - No significant change is expected. Salinity was not observed on the property.
- Flood risk - No significant change is expected. Evidence of recent flooding was not observed on the property.
- Waterlogging - No significant change is expected
- Phosphorus export - No significant change is expected. The proposed clearing area is relatively small.

Management of ground cover will significantly reduce the likelihood of all above risks of land degradation, especially water erosion and eutrophication (CSLC, 2025). To ensure that the groundcover is maintained, the department has implemented a condition on the clearing permit to ensure that re-establishing of the ground cover occurs within three months of the proposed clearing.

The application area is located adjacent to a perennial, natural lake situated on the property and the proposed clearing presents potential risks to surface water quality through sedimentation, erosion, and nutrient runoff. However, advice received from the DPIRD indicates that, provided groundcover is maintained, the likelihood of water erosion and eutrophication resulting from the proposed clearing is minimal.

The proposed clearing may temporarily increase the risk of erosion and sediment transport which could lead to temporary degradation of the quality of the surface water within the Warren River. These risks are only likely to occur if clearing was undertaken during high rainfall which is not practical for the method for proposed clearing (mechanical clearing).

As mentioned previously, the applicant has committed to retaining mature trees within the application area and re-establishing groundcover with pasture species following the completion of clearing activities. These measures are expected to stabilise the soil, reduce runoff velocity, thereby significantly reducing the risk of runoff into the adjacent lake.

Based on this assessment, the potential for adverse impacts on surface water quality is considered low. Continued commitment to the proposed mitigation strategies, including groundcover maintenance and vegetation retention, will be essential to ensuring that the surface water quality impacts do not occur to the adjacent lake and the Warren River.

Conclusion

According to the CSLC (2025) assessment, clearing native vegetation on this site is unlikely to exacerbate land degradation, provided that adequate groundcover is maintained to safeguard the soil from water erosion and minimise the risk of nutrient runoff. To manage potential impacts, the department has implemented conditions on the clearing permit.

Condition

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

- undertake the purpose for which the clearing is authorised within three months of the clearing authorised; and
- not allow the discharge of sediments into the Lake from the proposed clearing activities.

3.3. Relevant planning instruments and other matters

The Shire of Manjimup advised the department that local government approvals are not required, and that the proposed clearing is consistent with the Shire's Local Planning Scheme. The Shire did not have any objections to the proposed clearing (Shire of Manjimup, 2025).

The proposed clearing lies within the 1 September 1978 *Country Areas Water Supply Act 1947* (CAWS Act) gazetted Warren River Water Reserve. The proposed clearing is not within a Public Drinking Water Source Area. The catchment has however been subject to CAWS Act native vegetation clearing controls since December 1978 to prevent salinisation of water resources.

DWER records show two Licences to Clear for Lot 110, which was a part of a larger 160 hectares holding as at September 1978 that included Lot 2746 (now Lot 110 and Lot 111 on Plan 55661) and Lot 10878 on Plan 153070 (DWER, 2025):

- LCR046 – 22/02/1979 – 0.01 ha – push over damaged tree
- LCR617 – 18/03/1985 – 0.2 ha – Powerline construction (State Electricity Corporation).

In addition, it is noted that the Clearing Permit CPS 8428/1 was granted in 2019 for the clearing of 4.5 hectares within Lot 110, however, a review of the property suggests that only two hectares of clearing was required under this permit. It is considered that there has been no other clearing on the property since 1978 to date. There is no CAWS Act compensation history for Lot 110 (DWER, 2025).

Zone C of the Warren River Water Reserve has a moderate salinity risk area of the catchment where the Department of Water and Environmental Regulation Guidelines for CAWS Act 1947 Clearing Controls Administration provide for the grant of clearing licences of up to 25 hectares from the original land holding as at 1978, subject to the statutory requirement that 10 per cent of the land in question remains under native vegetation (DWER, 2025).

Given that Lot 110 was originally part of a larger holding, it is reasonable and equitable to apportion the pro-rata clearing allowance to the various properties that made up that original land holding. Under this principle a total of 6.25 hectares of native vegetation may be cleared from Lot 110, subject to the 10 per cent retention requirement. There is 4.25 hectares of the pro-rata clearing allowance remaining and analysis of 2025 imagery indicates that the subject land currently contains approximately 23.5 pe cent (11 ha) of native vegetation. If the clearing permit application were approved there would be approximately 20.5 per cent native vegetation remaining (DWER, 2025).

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
Photographs of the application area (Gill, 2025b) (Gill, 2025c)	The applicant has provided photographs of the application area at multiple occasions as requested by the department.
Response to RFI (Gill, 2025c)	The applicant provided a response to the RFI letter dated 05 June 2025, providing the department with avoidance and minimisation measures. This has reduced the size of the application area, and avoided the clearing along a watercourse.

Appendix B. Site characteristics

B.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 the department at the time of this assessment. This information was used to inform the assessment of the clearing against the Clearing Principles, contained in Appendix C.

Characteristic	Details
Local context	The area proposed to be cleared is a patch of native vegetation in the intensive land use zone of Western Australia. It is surrounded by adjacent Warren state forest. Aerial imagery and Spatial data indicates the local area (10-kilometre radius from the centre of the area proposed to be cleared) retains approximately 68 per cent of the original native vegetation cover.
Ecological linkage	The application area is located within 100 metres of an axis line of the South West Regional Ecological Linkages (SWREL).
Conservation areas	The Warren state forest is located approximately 80 metres to the south and 160 metres to the northeast of the application area. No conservation areas are mapped within the application area.
Vegetation description	Photographs and information supplied by the applicant (Gill, 2025b; Gill, 2025b) and also CSLC report (2025) indicate the vegetation within the proposed clearing area consists primarily of peppermint trees with marri, karri and flooded gum also scattered throughout the application area. It was noted that some non-native Eucalyptus trees also occur within the application area. A section of the application area had no overstorey with a groundcover of grass and bracken fern with frequently occurring weeds (blackberry) and regrowth of Eucalyptus and Agonis spp. approximately 50 – 100 cm tall. Representative photos are available in Appendix E. This is consistent with the mapped vegetation type Lefroy complex (167), which is described as tall open forest of *Eucalyptus diversicolor-Corymbia calophylla* on slopes and low woodland of *Agonis juniperina-Callistachys* lanceolata on lower slopes in hyperhumid and perhumid zones (Shepherd et al, 2001). The mapped vegetation type retains approximately 81 per cent of the original extent (Government of Western Australia, 2019).
Vegetation condition	Photographs and information supplied by the applicant (Gill, 2025b; Gill, 2025b) and also CSLC report (2025) indicate the vegetation within the application area is in degraded condition (Keighery, 1994).

Characteristic	Details
	The full Keighery (1994) condition rating scale is provided in Appendix D. Representative photos are available in Appendix E.
Climate and landform	The application area is mapped within the Lefroy Subsystem (Pimelia), that is described as Valleys 40 to 60 m deep with red gradational soils, not calcareous with some red and brown duplex profiles. Slopes smooth, 10 to 20 degrees.
Soil description	The application area consists of loamy sand (CSLC, 2025)
Land degradation risk	CSLC report (2025) concluded the following for each land degradation risk category. • Wind erosion - No significant change is expected • Water erosion - No significant change is expected salinity risk - No significant change is expected • Flood risk - No significant change is expected • Waterlogging - No significant change is expected • Phosphorus export - No significant change is expected
Waterbodies	According to the available databases, no watercourse transects through the application area. The application area is surrounded by the Warren River, that is a perennial natural major river. The application area is also adjacent to a perennial natural lake that occurs on the property. No wetland are mapped within the application area.
Hydrogeography	The application area falls within the Warren River and Tributaries Surface Water Area which is a proclaimed area under the *Rights in Water and Irrigation Act 1914*, gazetted as the Warren River Water Reserve (Zone C) under the *Country Area Water Supply Act 1947*
Flora	According to the desktop assessment, eight conservation significant flora species were identified within the local area, with one threatened flora and seven Priority flora species. The closest recorded flora is the Priority three *Tetratheca exasperate* located approximately 6.19 kilometres from the application area.
Ecological communities	No conservation significant ecological communities are mapped within the application area nor within the local area.
Fauna	According to the desktop assessment, 14 conservation significant fauna species were identified from the local area, that included of four bird species, one amphibian, one invertebrate and eight mammal species. The fauna recorded closest to the application area is the *Hydromys chrysogaster* (water rat), identified approximately 0.52 kilometres from the application area. The most recorded fauna is the White-tailed black cockatoo. The application area is within the distribution zone of all three species of black cockatoos. No Black cockatoo roost sites are located within the 12 km buffer of the application area. There is one confirmed white-tailed black cockatoo breeding site at 10.3 kilometres from the application area. The application area is not identified as a western ringtail possum habitat suitability area.

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*					
warren	833,985	659,432	79	558,485	66.97
Vegetation complex					
Lefroy 167*	20,125.52	16,460.26	81.79	14,736.69	73.22
Local area					
10 km radius	31,598	21,665	68.6	-	-

*Government of Western Australia (2019a)

**Government of Western Australia (2019b)

B.3. Flora analysis table

The following conservation significant flora were recorded from the local area.

Species name	Conservation status	Suitable vegetation type? [Y/N]	Suitable soil type? [Y/N]	Distance of closest record to application area (km)	Number of known records (total)
Caladenia christineae	T	Y	Y	8.38	1
Cardamine paucijuga	2	N	N	7.37	1
Eryngium sp. *Lake Muir* (E. Wittwer 2293)	2	N	N	7.86	1
Hemigenia microphylla	3	N	N	7.86	1
Placynthium nigrum	3	N	N	9.38	1
Schoenus natans	4	N	N	7.86	1
Tetratheca exasperata	3	N	N	6.19	1
Xanthoparmelia xanthomelanoides	2	N	N	7.23	1

B.4. Fauna analysis table

The following conservation significant fauna species were identified from the local area and required further consideration.

Species scientific name	Species common name	Conservation status	Year of the most recent record	Number of known records (total)	Distance of closest record to application area (km)
Calyptorhynchus banksii naso	forest red-tailed black cockatoo	VU	2019	9	5.27
Dasyurus geoffroii	chuditch, western quoll	VU	2008	4	3.54
Hydromys chrysogaster	water-rat, rakali	P4	2020	12	0.53
Isoodon fusciventer	quenda, southwestern brown bandicoot	P4	2016	2	7.95

Species scientific name	Species common name	Conservation status	Year of the most recent record	Number of known records (total)	Distance of closest record to application area (km)
Notamacropus irma	western brush wallaby	P4	2012	1	0.91
Phascogale tapoatafa wambenger	south-western brush-tailed phascogale, wambenger	CD	1994	5	4.29
Pseudocheirus occidentalis	western ringtail possum, ngwayir	CR	2007	12	5.72
Setonix brachyurus	quokka	VU	2022	7	6.99
Zanda baudinii	Baudin's cockatoo	EN	2019	15	6.41
Zanda latirostris	Carnaby's cockatoo	EN	2001	2	7.55
Zanda sp. 'white-tailed black cockatoo'	white-tailed black cockatoo	EN	2003	14	6.96

B.5. Land degradation risk table

Risk categories	***Lefroy subsystem***
Wind erosion	25% has a high risk
Water erosion	35% has a very high risk
Salinity	100% nil or partial risk
Flood risk	99% has a very low risk
Water logging	100% has a nil to low risk
Phosphorus export risk	35% has a very high risk

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 application area is not likely to include threatened or priority flora species, is not likely to comprise a high level of biological diversity or be necessary for the maintenance of a priority or threatened ecological community. The application area contains suitable habitat for fauna species. However, given the avoidance, minimisation measures and the conditions on the permit, the resulting impact is not considered to be significant.	Not likely to be at variance	Yes *Refer to Section 3.2.1 and 3.2.2 above.*
Principle (b): *"Native vegetation should not be cleared if it comprises the whole or a part of, or is necessary for the maintenance of, a significant habitat for fauna."* Assessment: The application area contains habitat that may support conservation-significant fauna species. However, taking into account the conditions imposed on the clearing permit and the avoidance and mitigation measures committed to by the applicant, the Department considers that the proposed clearing is unlikely to result in a significant impact on fauna habitat.	May be at variance	Yes *Refer to Section 3.2.2, above.*
Principle (c): *"Native vegetation should not be cleared if it includes, or is necessary for the continued existence of, threatened flora."*	Not likely to be at variance	No

Assessment against the clearing principles	Variance level	Is further consideration required?
Assessment: *Caladenia christineae* was identified from the local area and occurs in the same soil and vegetation type as the application area. This species is associated with winter-wet flats in heath and tall scrub communities with jarrah, marri, and Melaleuca spp. Given the degraded condition (Keighery, 1994) of the vegetation within the application area and the historical disturbance throughout, the department has determined that it is unlikely for this species to occur within the application area.		
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: No priority or threatened ecological communities (TEC) are mapped within the local area and the vegetation within the application area is not consistent with any known TEC.	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 vegetation type and the 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 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 between the application area and the Warren state forest, and that clearing is subject to a weed and dieback management condition, it is unlikely that the proposed clearing will have an impact on the state forest.	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: The application area is 30 metres away from the watercourse that occur within the property and is not mapped within a wetland. The proposed clearing will not impact on riparian vegetation growing in association with a watercourse or wetland. There is a natural, perennial lake adjacent to the application area. However, the clearing is not within the banks of the lake.	Not likely to be at variance	No
Principle (g): *"Native vegetation should not be cleared if the clearing of the vegetation is likely to cause appreciable land degradation."* Assessment: Evidence of erosion was not found on the property during the inspection by CSLC (2025). Therefore, the assessment report concludes land degradation is unlikely to increase with the clearing of native vegetation on this site, provided	Not likely to be at variance	Yes *Refer to Section 3.2.3, above*

Assessment against the clearing principles	Variance level	Is further consideration required?
that groundcover is maintained to protect the surface against water erosion and reduce phosphorus export risk. No significant change is expected provided re-establishing and maintaining ground cover is managed and continued.		
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 occurs adjacent to a perennial, natural lake on the property. Warren River is also present in close proximity to the application area. The CSLC (2025) report indicates that potential risk of water erosion and phosphorus export from the application area can be mitigated through maintaining the groundcover on the land. By maintaining groundwater, it is unlikely that the clearing will cause impacts to the quality of the surface water of this lake or Warren River. Permit conditioning will ensure that the surface water is maintained. It is also noted that the applicant will not be clearing all vegetation within the application area.	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."* 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. The CSLC report (2025) confirmed that the likelihood of flooding in this location is low, and evidence of recent flooding was not observed on the property.	Not likely to 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.
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 (Gill, 2025b) (Gill, 2025c) (CSLC, 2025)

Images from the Land degradation assessment report by DPIRD

Image 1: Vegetation to be cleared, north of the driveway - looking south.

Image 2: Vegetation to be cleared- north of the driveway - looking east.

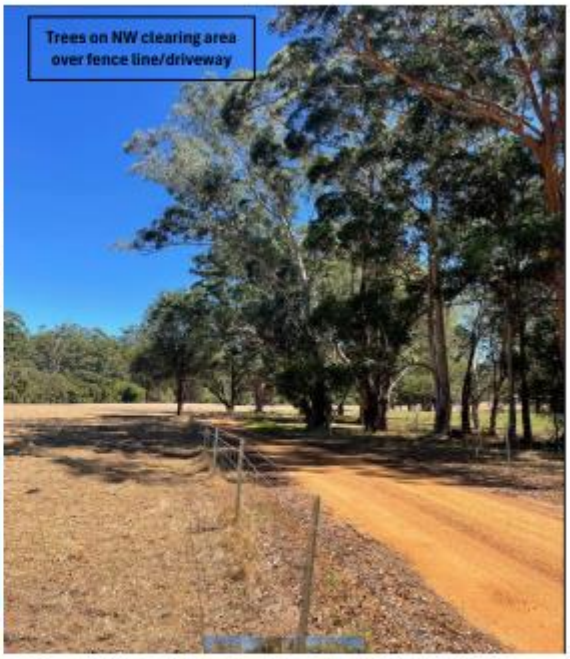
Image 3: Vegetation to be cleared along driveway, western side of clearing area - looking south.

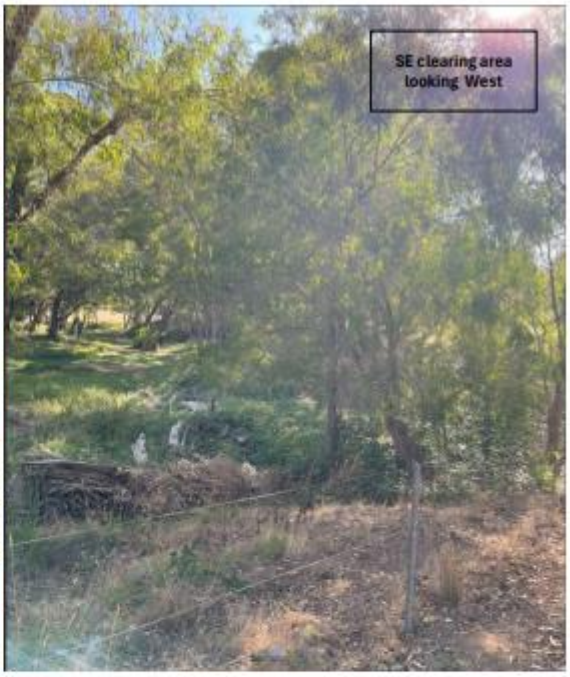
Image 4: Vegetation to be cleared - looking north west from south eastern edge of clearing area.

Image 7: Vegetation to be cleared, western edge of vegetation south of the driveway - looking south from the driveway.

Image 6: Example of regrowth to be cleared, south of the driveway.

Photographs provided by the applicant (Gill, 2025b)





[redacted]

Further photographs provided by the applicant to support the clearing permit application (Gill, 2025c)

Figure 3: A map representing the location of the photographs

Photo 1

Photo 2

Photo 3

Photo 4

Photo 5

Photo 6

Photo 7

Photo 8

Photo 9

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 – 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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