



CLEARING PERMIT

Granted under section 51E of the Environmental Protection Act 1986

PERMIT DETAILS

Area Permit Number: CPS 10987/1
 File Number: DWERTV18135
 Duration of Permit: From 1 August 2025 to 1 August 2032

PERMIT HOLDER

Koojan Downs Pty Ltd

LAND ON WHICH CLEARING IS TO BE DONE

Lot 3559 on Deposited Plan 206175, Yathroo

AUTHORISED ACTIVITY

The permit holder must not clear more than 0.18 hectares of native vegetation within the area cross-hatched yellow in Figure 1 of Schedule 1.

CONDITIONS

1. Period during which clearing is authorised

The permit holder must not clear any *native vegetation* after 1 August 2027.

2. 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.

3. Vegetation management – Mitigation planting

- (a) The permit holder must, within 12 months of undertaking clearing authorized under this permit, and no later than the 1 August 2028, undertake deliberate *planting* and maintenance of at least 30 native trees consisting of a mixture of *Corymbia calophylla*, *Eucalyptus gomphocephala*, and *Eucalyptus tottiana*, including a minimum of 18 *Eucalyptus tottiana* trees, within the area cross-hatched red in Figure 2 of Schedule 1 ensuring:
 - (i) only *local provenance* propagating material is used;
 - (ii) *planting* is undertaken at the *optimal time*; and
 - (iii) undertake watering of *plantings* for at least two years post *planting*;
- (b) Within 24 months of planting at least 30 native trees within the area cross-hatched red on Figure 2 of Schedule 1, in accordance with condition 3(a) of this permit, the permit holder must:
 - (i) engage an *environmental specialist* to make a determination that at least 30 native trees consisting of a mixture of *Corymbia calophylla*, *Eucalyptus*

gomphocephala and *Eucalyptus todtiana*, including a minimum of 18 *Eucalyptus todtiana* trees, will persist and survive.

- (ii) Where, in the opinion of the *environmental specialist* that at least 30 native trees of a mixture of *Corymbia calophylla*, *Eucalyptus gomphocephala* and *Eucalyptus todtiana* including a minimum of 18 *Eucalyptus todtiana* trees, will not persist and survive, the permit holder must undertake additional *planting* that will result in at least 30 native trees of a mixture of *Corymbia calophylla*, *Eucalyptus gomphocephala* and *Eucalyptus todtiana*, including a minimum of 18 *Eucalyptus todtiana* trees, persisting within the area cross-hatched red in Figure 2 of Schedule 1.
- (c) Where additional *planting* of native trees is undertaken in accordance with condition 3(b)(ii), the permit holder must repeat the activities required by condition 3(a) of this permit.

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	<ul style="list-style-type: none"> (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 direction that clearing was undertaken; (e) the size of the area cleared (in hectares); (f) actions taken to avoid, minimise, and reduce the impacts and extent of clearing in accordance with condition 2.
2.	In relation to vegetation management – planting	<ul style="list-style-type: none"> (a) Revegetation activities undertaken in accordance with condition 3 of this permit including: <ul style="list-style-type: none"> (i) The date that <i>planting</i> activities commenced; (ii) The number of trees planted; (iii) The species planted; (iv) Watering activities undertaken; (v) Determination made by an <i>environmental specialist</i>; and (vi) The date and activities undertaken where additional <i>planting</i> was required.

5. Reporting

- (a) The permit holder must provide to the CEO, On or before the 30 June of each financial year, a written report containing:
 - (i) the records required under condition 4; and
 - (ii) records of activities done by the permit holder under this permit between 1 January and 31 December of the preceding financial year.

- (b) If no clearing authorised under this permit has been undertaken, a written report confirming that no clearing under this permit has been undertaken, must be provided to the CEO on or before 30 June of each financial year.
- (c) The permit holder must provide to the CEO, no later than 90 calendar days prior to the expiry date of the permit, a written report of records required under condition 4, where these records have not already been provided under condition 5(a).

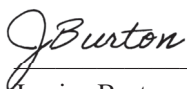
DEFINITIONS

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 <i>Environmental Protection Act 1986</i> .
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.
department	means the department established under section 35 of the <i>Public Sector Management Act 1994</i> (WA) and designated as responsible for the administration of the EP Act, which includes Part V Division 3.
planting	means the re-establishment of vegetation by creating soil conditions and planting seedlings of the desired species.
environmental specialist	Means a person who holds a tertiary qualification in environmental science or equivalent, and has experience relevant to the type of environmental advice that an environmental specialist is required to provide under this Permit, or who is approved by the CEO as a suitable environmental specialist
EP Act	<i>Environmental Protection Act 1986</i> (WA)
local provenance	means native vegetation seeds and propagating material from natural sources within 50 kilometres and the same Interim Biogeographic Regionalisation for Australia (IBRA) subregion of the area cleared.
native vegetation	has the meaning given under section 3(1) and section 51A of the EP Act.
optimal time	means the period from May to July for undertaking planting

END OF CONDITIONS



Jessica Burton

MANAGER

NATIVE VEGETATION REGULATION

*Officer delegated under Section 20
of the Environmental Protection Act 1986*

9 July 2025

SCHEDULE 1

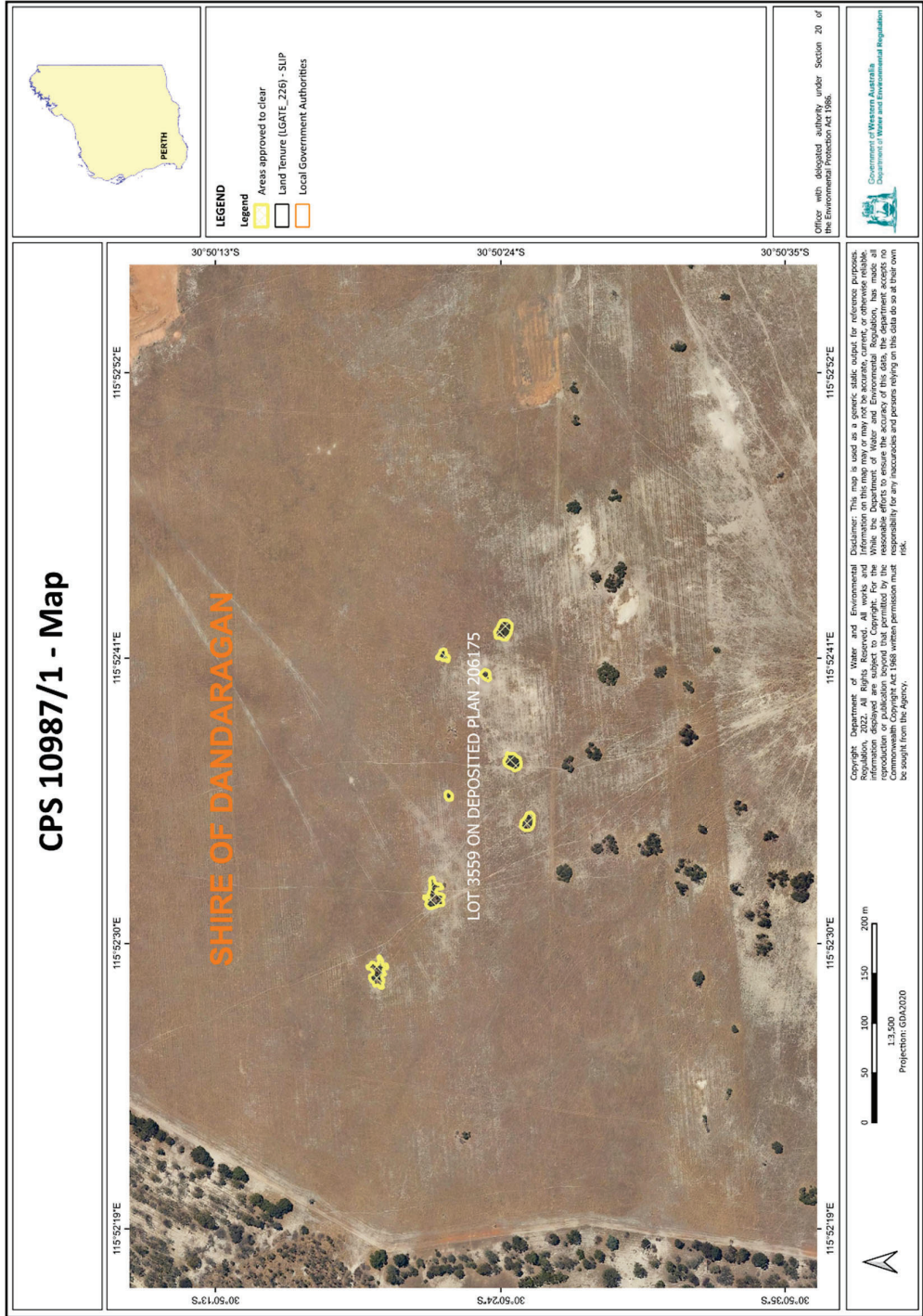
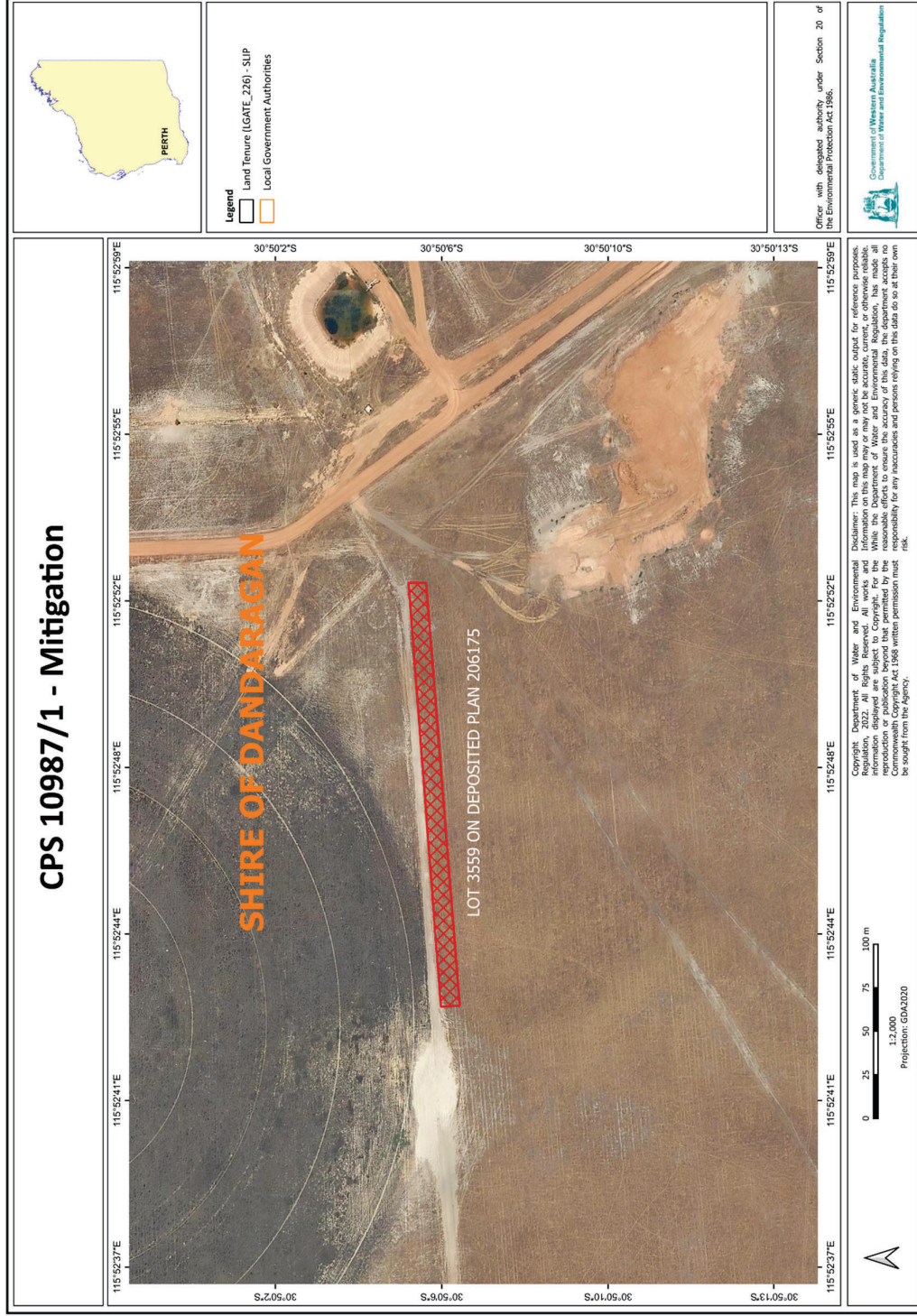


Figure 1: Map of the boundary of the area within which clearing may occur (yellow hatched area).



T:\S111-Charing Regulation\Shared Data\Reference Material\QGIS Templates\QGIS NWR ASSESSMENTS SLIP - GDA2020 with hatched.aprx

Figure 2: Map of the boundary of the area in which condition 3 applies (red-hatched)



Clearing Permit Decision Report

1 Application details and outcome

1.1. Permit application details

Permit number:	CPS 10987/1
Permit type:	Area permit
Applicant name:	Koojan Downs Pty Ltd
Application received:	11 March 2025
Application area:	0.18-hectare of native vegetation
Purpose of clearing:	Agriculture
Method of clearing:	Mechanical
Property:	Lot 3559 on Deposited Plan 206175
Location (LGA area/s):	Shire of Dandaragan
Localities (suburb/s):	Yathroo

1.2. Description of clearing activities

Koojan Downs Pty Ltd proposes to clear 0.18 hectares of native vegetation across multiple areas in the intensive land use zone of Western Australia (see Figure 1, Section 1.5). The proposed clearing will allow for additional irrigated fodder crop pivot related to an intensive cattle feeding facility, within the property.

1.3. Decision on application

Decision:	Granted
Decision date:	9 July 2025
Decision area:	0.18-hectare 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 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 clearing is to support the expansion of an existing intensive cattle feeding facility that can stock up to 40,000 head of cattle and that supports the Western Australia's beef industry.

The assessment identified that the proposed clearing will result in:

- the loss of 0.17 ha of native vegetation that provides moderate foraging habitat for Carnaby's cockatoo (*Zanda latirostris*); and
- the loss of 0.18 ha of vegetation significant as a remnant in an extensively cleared landscape.

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 can be minimised and managed to unlikely lead to an unacceptable risk to environmental values. The applicant has suitably demonstrated avoidance and minimisation measures.

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

- avoid, minimise to reduce the impacts and extent of clearing; and
- a minimum of 30 *Eucalyptus spp.* trees to be planted and maintained within a 0.30 hectare area within Lot 3559 on Plan 206175, to mitigate the loss of black cockatoo foraging habitat.

1.5. Site maps

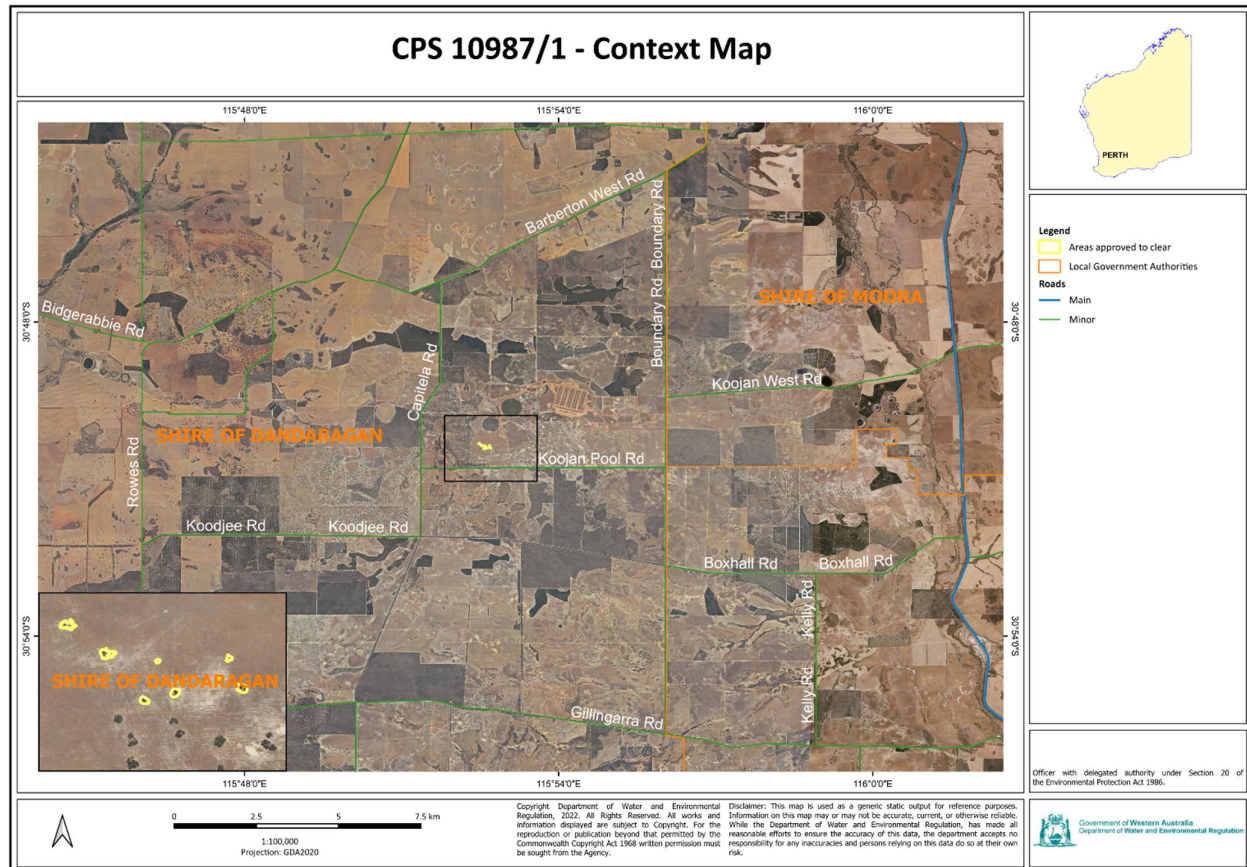


Figure 1: Context map of the application area the area crosshatched yellow indicates the area authorised to be cleared under the granted clearing permit.

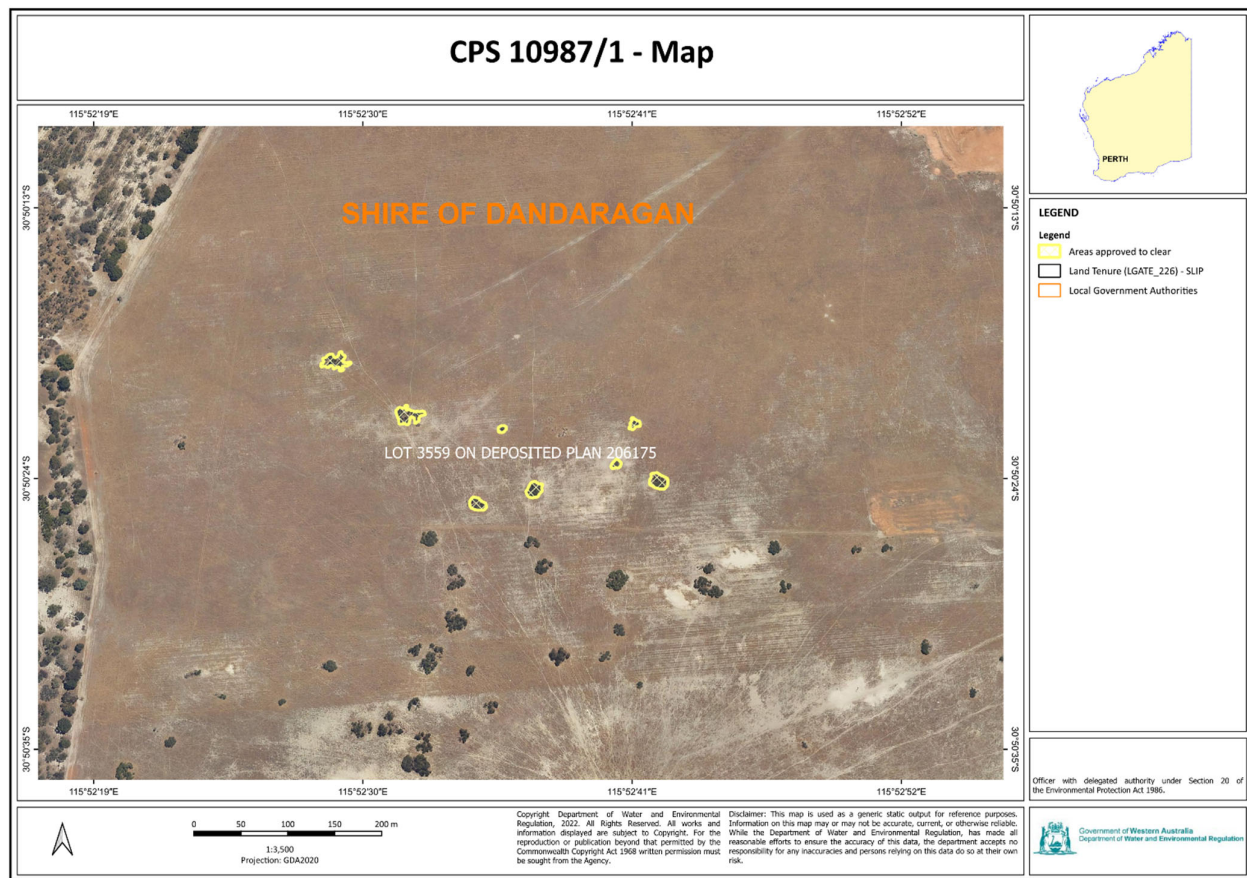


Figure 2: Map of the application area the area crosshatched yellow indicates the area authorised to be cleared under the granted clearing permit.

2 Legislative context

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

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

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

Other legislation of relevance for this assessment include:

- *Biodiversity Conservation Act 2016* (WA) (BC Act)
- *Environment Protection and Biodiversity Conservation Act 1999* (Cth) (EPBC Act)
- *Planning and Development Act 2005* (WA) (P&D Act)
- *Soil and Land Conservation Act 1945* (WA)

The key guidance documents which inform this assessment are:

- *A guide to the assessment of applications to clear native vegetation* (DER, December 2013)
- *Procedure: Native vegetation clearing permits* (DWER, October 2019)

3 Detailed assessment of application

3.1. Avoidance and mitigation measures

The Applicant has advised that the following avoidance, minimisation and mitigation measures have been considered:

Avoidance and minimisation

- Irrigation Pivots have been located in areas that were previously mostly cleared, thereby minimising the need for additional vegetation clearing, with only isolated paddock trees requiring removal.
- The proposed pivot locations are positioned close to existing pipeline and pivot infrastructure, reducing the need for new pipeline corridors and further land disturbance.
- The selected areas have desirable underlying soils, which will support future pasture growth and reduce the need for further land modification.

Mitigation

- Pivot areas will be managed to minimise the spread of weeds and maintain high-quality, productive pastures, reducing the need for extensive weed control measures.
- Since 2022, the Applicant has planted over 73,000 trees and shrubs across the aggregation, with ongoing plans to expand planting efforts. These plantings serve to create shelter belts for cattle, support native biodiversity, and mitigate wind erosion impacts.

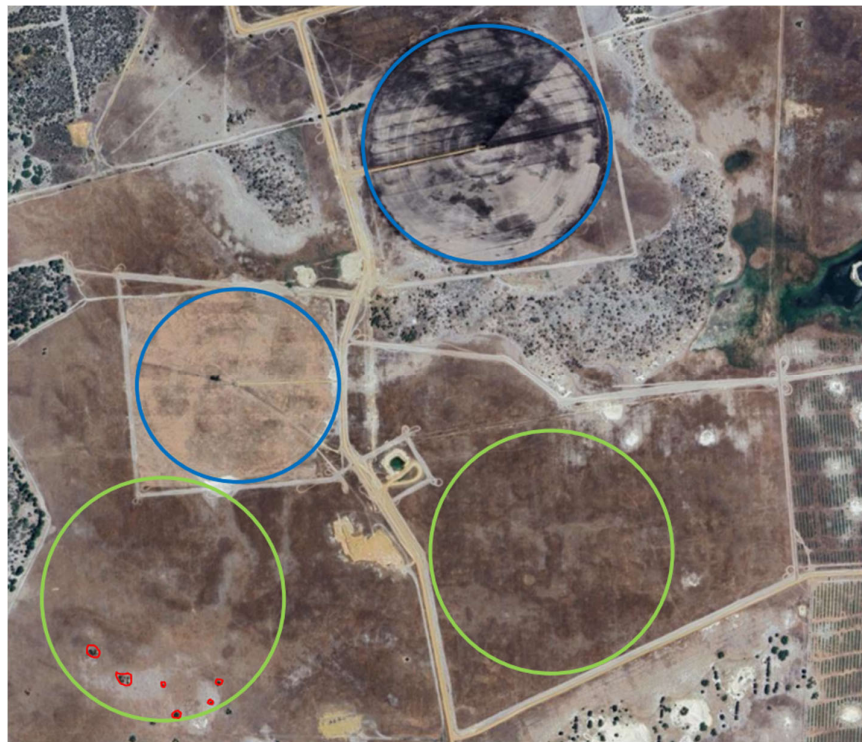


Figure 3. Map of existing pivots (blue), proposed pivots (green) and proposed area to be cleared (red).

Mitigation planting

The Department identified that the planting and maintaining of 30 native trees of *Eucalyptus* spp. would be required to ensure the significant residual impact to fauna habitat and significant remnant vegetation is mitigated. The Applicant has agreed to the planting of 30 trees of *Corymbia calophylla* (Marri), *E. gomphocephala* (Tuart) and *E. tottiana* (Pricklybark) (of which a minimum of 18 trees will be required to be *E. tottiana*) within Lot 3559 on Plan 206175 to reduce the significant residual impacts of clearing.

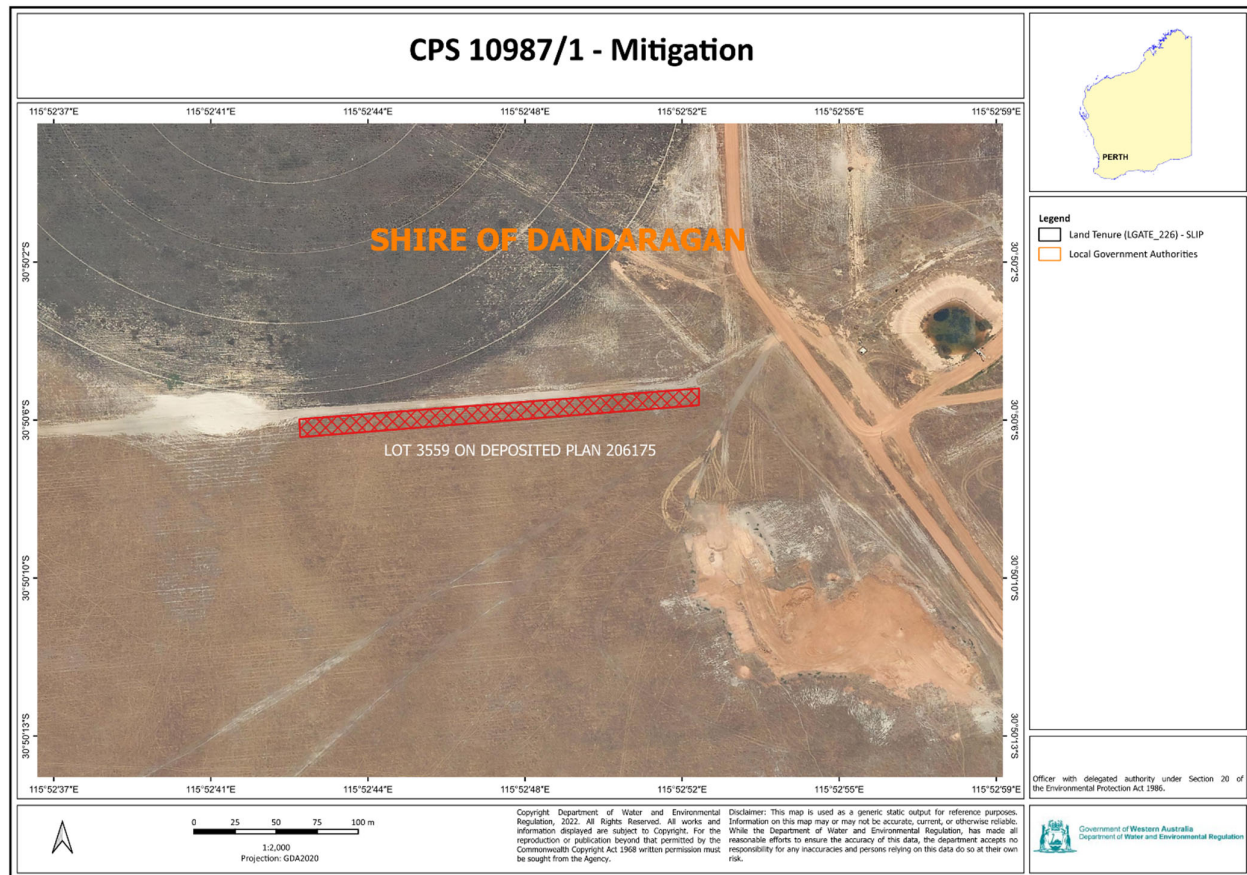


Figure 4. Map of the area where revegetation is to occur. The area crosshatched red indicates the mitigation planting location.

The Delegated Officer considered that the Applicant has made a reasonable effort to avoid and minimise the potential impacts of clearing.

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 identified that the impacts of the proposed clearing present a risk to biological values (Fauna) and significant remnant vegetation. 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, are set out below.

3.2.1. Biological values (fauna habitat) - Clearing Principle (b)

Assessment

Photographs provided by the applicant (Koojan Downs Pty Ltd, 2025d) indicate that the application area consists of *Eucalyptus* spp, most likely being *Eucalyptus tottiana* (Prickly bark) and *Nuytsia floribunda* (Labill.) G. Don (Christmas Tree) trees over pasture weeds in a completely degraded (Keighery, 1994) condition. According to the available database, 10 conservation significant fauna species have been recorded within the local area (20-kilometre radius from the centre of the area proposed to be cleared). In forming a view on the likelihood of each species occurring in the application area, the following was considered:

- the preferred habitat and vegetation types of the species;
- their recorded proximity to the application; and
- the characteristics of the vegetation proposed to be cleared

The likelihood analysis identified only the *Zanda latirostris* (Carnaby's cockatoo) may utilize the vegetation within the application area (see Appendix A.3).

Carnaby's cockatoo

Carnaby's cockatoo habitat can be categorised into three distinct groups: foraging, breeding, and roosting. Carnaby's typically forage within a 12-kilometre radius of their active breeding site (Commonwealth of Australia, 2022). Following breeding, they will flock in search of food sources within six kilometres of their night roost (Commonwealth of Australia, 2022). However, they may travel up to 20 kilometres or more (Commonwealth of Australia, 2022). To maintain their populations, it is crucial to have an abundance of food resources within the range of their breeding and roosting sites. Consequently, foraging resources are evaluated based on known breeding and night roosting sites, primarily within 12 kilometres of a breeding or roosting site (Commonwealth of Australia, 2022). The application area is within the modelled breeding range of Carnaby's Cockatoo and the vagrant range for *Calyptrorhynchus banksii naso* (forest red tailed cockatoo).

Breeding habitat

Carnaby cockatoos are known to nest in hollows of live and dead trees, including *Corymbia calophylla* (Marri), *Eucalyptus marginata* (jarrah), *Eucalyptus diversicolor* (karri), and other *Eucalyptus* spp. (Commonwealth of Australia, 2022). 'Breeding habitat' for Carnaby includes trees of these species that either have a suitable nest hollow or are of a suitable diameter at breast height (DBH) to develop a nest hollow, where suitable DBH for nest hollows is ≥ 50 centimetres for most tree species (Commonwealth of Australia, 2022). Carnaby generally breed and forage within a 6-to-12-kilometre radius of their nesting site (Commonwealth of Australia, 2022).

According to spatial data, there are three records of Carnaby breeding hollows within 12 kilometres of the application area with the closest being approximately 10.06 kilometres south. According to photos provide by the applicant (Koojan Downs Pty Ltd, 2025d), the application area contains isolated trees of *Eucalyptus tottiana* (Prickly bark) and *Nuytsia floribunda* (Labill.) G.Don (Christmas Tree) (see Appendix D). Carnaby's are not known to breed within either the *Eucalyptus tottiana* or *Nuytsia floribunda*.

Foraging habitat

Carnaby cockatoos forage on a variety of seeds, nuts, flowers, and plants, including Proteaceous species (*Banksia* spp., *Hakea* spp., and *Grevillea* spp.), as well as *Allocasuarina* and *Eucalyptus* species, marri, and a range of introduced species (Valentine and Stock, 2008). *Eucalyptus tottiana* is known to be a primary foraging recourse for Carnaby's however the *Nuytsia floribunda* is not known to provide any foraging value. It is estimated that 0.17 ha of suitable foraging habitat occurs within the application area.

Table 1: Foraging quality rating score of the *Eucalyptus tottiana* proposed to be cleared within the application area (Foraging quality scoring tool, Commonwealth of Australia, 2022).

Starting score		Carnaby's Black Cockatoo
10		Native remnant vegetation consisting of <i>Eucalyptus tottiana</i> and <i>Nuytsia floribunda</i>
Attribute	Attribute subtractions	Context adjustor (attributes reducing functionality of foraging habitat).
Foraging Potential	-2	No evidence of feeding debris (not surveyed).
Connectivity		Foraging habitat within 12 kilometres of the application area.
Proximity to breeding		Closest breeding to application area is 10.06 kilometres.
Proximity to roosting	-2	No known roost within 12 kilometres of the application area.
Impacts from significant plant disease		No known significant plant disease (not assessed).
Total score		6

Roosts

Carnaby cockatoo will utilise a wide range of native and non-native trees situated within a variety of land-use types. Carnaby will usually roost in tall (average of >25 metres) trees species that have a relatively thick trunk (DBH of 1 metre) and medium foliage density (average of 50%) (Le Roux, 2017). According to available databases, there are no known recorded roosting sites within a 12- or 20-kilometre radius of the application area. The closest known roost site for black cockatoo species being approximately 21 kilometres south of the application area. Given this and that the vegetation under application are isolated trees within a paddock, it is not considered likely for the proposed clearing to impact on roosting habitat for this species.

Conclusion

Given the above, the proposed clearing would result in the removal of suitable foraging habitat for Carnaby's cockatoo with proximity to breeding habitat.

The applicant has committed to planting of 30 native trees that provide suitable foraging habitat for black cockatoos, on the same property as the proposed clearing, to mitigate the loss of 0.17 ha suitable foraging habitat. The proposed planting was determined to be a suitable mitigation measure. As a result, no significant residual impact remains to foraging habitat for black cockatoos, following the mitigation planting and is in accordance with the WA Environmental Offsets Policy (2011) and WA Environmental Offsets Guideline (2014).

Conditions

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

- Avoid and minimise clearing;
- Planting and maintaining of 30 *Eucalyptus spp.* trees (of which a minimum of 18 trees will be required to be *E. tottiana*) within Lot 3559 on Plan 206175.

3.2.2. Significant remnant vegetation (extensive cleared) - Clearing Principles (e)

Assessment

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 (i.e., pre-European settlement), below which species loss appears to accelerate exponentially at an ecosystem level (Commonwealth of Australia, 2001).

The application area occurs within the Swan Coastal Plain IBRA Bioregion which retains approximately 38 per cent of the pre-European vegetation extent (Government of Western Australia, 2019). According to available databases, the vegetation extent in the local area falls below national targets, with approximately 17.12 per cent of the pre-European vegetation extent remaining. The mapped vegetation type Koojan 952 retains 11.05 per cent of pre-European vegetation (Government of Western Australia, 2019) (see Appendix A.2).

Based on the site photos (see Appendix D), the vegetation within the application area is not considered representative of the mapped vegetation type Koojan 952. However, the vegetation under application comprise a suitable habitat for black cockatoos and, as such, is considered to be a significant remnant within an extensively cleared landscape.

Conclusion

Given the above, the clearing is considered to constitute a significant residual impact due to the loss of vegetation that is a significant remnant within an extensively cleared landscape.

The applicant has committed to planting of 30 native trees to mitigate the loss of 0.18 hectares of a significant remnant of vegetation within an extensively cleared area. The proposed planting was determined to be a suitable mitigation measure. As a result, no significant residual impact remains significant remnant vegetation following the mitigation planting and is in accordance with the WA Environmental Offsets Policy (2011) and WA Environmental Offsets Guideline (2014).

For the reasons set out above, it is considered that the impacts of the proposed clearing on significant remnant vegetation can be managed through the avoidance, minimisation and mitigation measures committed to by the applicant including conditions as specified in the permit.

Conditions

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

- Avoid and minimise clearing;
- Planting and maintaining of 30 native *Eucalyptus spp.* trees within Lot 3559 on Plan 206175.

3.3. Relevant planning instruments and other matters

The proposed clearing is for the purpose of installing an additional pivot for intensive irrigated agriculture for an intensive cattle feeding facility. The facility has obtained Planning Approval in 2020 from the Mid-West/Wheatbelt Joint Development Assessment Panel. Under conditions of this approval, the applicant must provide, to the satisfaction of the Shire of Dandaragan:

- a construction management plan,
- a nutrient and irrigation management plan,

- a solid waste management plan,
- a air quality management plan,
- a fire management plan; and
- an environmental monitoring and reporting plan.

The proposed clearing is consistent with the Shire's Local Planning Scheme (Shire of Dandaragan, 2020). The Shire did not have any objections to the proposed clearing.

The applicant holds a ground water license for the proposed project (Koojan Downs Pty Ltd, 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. Site characteristics

A.1. Site characteristics

The information provided below describes the key characteristics of the application area 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 B.

Characteristic	Details																		
Local context	The application area occurs within the Shire of Dandaragan within the Swan Coastal Plain IBRA bioregion. Spatial data indicates the local area retains approximately 17.12 per cent of the original native vegetation cover.																		
Ecological linkage	The application area is not mapped within any ecological linkages. The closest is the road reserve linkage approximately 700 meters south of the application area.																		
Conservation areas	The application area does not overlap with any reserves or conservation areas. The closest conservation area to the application area is a conservation covenant (161.1), approximately 3.5 kilometres from the application area.																		
Vegetation description	<p>Photographs supplied by the applicant indicate that the vegetation within the proposed clearing area consists of <i>Eucalyptus spp</i>, potentially <i>Eucalyptus tottiana</i> (Prickly bark) and <i>Nuytsia floribunda</i>. Representative photos are available in Appendix D. This is inconsistent with the mapped vegetation type Koojian 952, which is described as Low shrubs of mixed composition.</p> <p>The mapped vegetation type retains approximately 17.15 per cent of the original extent (Government of Western Australia, 2019).</p>																		
Vegetation condition	<p>Photographs supplied by the applicant indicate the vegetation within the proposed clearing area is in a Completely Degraded (Keighery, 1994) condition, with trees over weeds.</p> <p>The full Keighery (1994) condition rating scale is provided in Appendix C. Representative photos are available in Appendix D.</p>																		
Climate and landform	<p>The climate experienced in the application area is Mediterranean, characterised by hot and dry summers and cool and wet winters. According to the Bureau of Meteorology (2024), the proposed application area has an average annual rainfall of 510 millimetres and average monthly maximum temperatures ranging from 18.0°C to 32.0°C.</p> <p>The elevation of the application area is level with the surrounding area being 25 meters Isohyet across the application area.</p>																		
Soil description	<table border="1"> <tr> <td>Name</td><td>Dandaragan land resources survey</td></tr> <tr> <td>Soils</td><td>222Cp_3b</td></tr> <tr> <td>Description</td><td>Very gently inclined slopes, plain, some dunes; pale, deep and gravelly deep sand</td></tr> </table>	Name	Dandaragan land resources survey	Soils	222Cp_3b	Description	Very gently inclined slopes, plain, some dunes; pale, deep and gravelly deep sand												
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Floodplains	No																		
Waterbodies and Hydrogeography	The desktop assessment and aerial imagery indicated that no wetlands or natural watercourses occur within the application area. The closest wetlands are approximately 1 kilometre to the west.																		

Characteristic	Details						
	<p>The application area is mapped within the Gingin groundwater area and Moore River surface water irrigation district, proclaimed under the <i>Rights in Water and Irrigation Act 1914</i> (the RIWI Act). The salinity of the application area is mapped at 1000-3000 total dissolved solids milligrams per litre.</p> <table border="1"> <tr> <td>Hydrological Zone</td><td>Southwest</td></tr> <tr> <td>Basin</td><td>Moore-Hill Rivers (617)</td></tr> <tr> <td>Hydrographic Catchment</td><td>Minyulo_Caren Caren</td></tr> </table>	Hydrological Zone	Southwest	Basin	Moore-Hill Rivers (617)	Hydrographic Catchment	Minyulo_Caren Caren
Hydrological Zone	Southwest						
Basin	Moore-Hill Rivers (617)						
Hydrographic Catchment	Minyulo_Caren Caren						
Flora	According to the available database, 83 conservation-significant flora species have been recorded within the local area. Comprising seven Priority 1, 11 Priority 2, 32 Priority 3, 19 Priority 4, and 14 threatened flora taxa. No conservation-listed flora has been recorded within 500 meters of the application area.						
Ecological communities	According to spatial data, there are no Threatened Ecological Communities (TEC's) or Priority Ecological Communities (PEC's) mapped within the application area. The closest mapped Ecological community is the Banksia Dominated Woodlands of the Swan Coastal Plain, approximately 760 meters from the application area.						
Fauna	According to the available database, 10 conservation-significant fauna species have been recorded within the local area, comprising two priority 2, two priority 4, one endangered, one vulnerable, one critically endangered, and three migratory fauna taxa.						

A.2. Vegetation extent

	Pre-European extent (ha)	Current extent (ha)	Extent remaining (%)	Current extent in all DBCA-managed land (ha)	Current proportion (%) of the pre-European extent in all DBCA-managed land
IBRA bioregion*					
Swan Coastal Plain	1,501,221.93	579,813.47	38.62	222,916.97	14.85
Vegetation complex					
KOOJAN_952	38,848.79	4,291.07	11.05	12.71	0.03
Local area					
20km radius	127,222.60	21,779.61	17.12	-	-

*Government of Western Australia (2019a)

**Government of Western Australia (2019b)

A.3. Fauna analysis table

With consideration for the site characteristics set out above, relevant datasets (see Appendix H.1), impacts to the following conservation significant fauna required further consideration.

Species name	Conservation status	Suitable habitat features	Suitable vegetation type	Distance of closest record to application area (km)	Number of known records (total)	Are surveys adequate to identify
<i>Zanda latirostris</i> (Carnaby's cockatoo)	EN	Y	Y	0.92	57	Na

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

Appendix B. Assessment against the clearing principles

Assessment against the clearing principles	Variance level	Is further consideration required?
Environmental value: biological values		
<p><u>Principle (a):</u> “Native vegetation should not be cleared if it comprises a high level of biodiversity.”</p> <p><u>Assessment:</u> The vegetation within the application area is in a completely degraded (Keighery, 1994) condition and consists of trees over pasture and is unlikely to contain a high level of biodiversity.</p>	Not likely to be at variance	No
<p><u>Principle (b):</u> “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.”</p> <p><u>Assessment:</u> The application area contains suitable foraging habitat for black cockatoo species within range of known breeding sites.</p>	At variance	Yes <i>Refer to Section 3.2.1, above.</i>
<p><u>Principle (c):</u> “Native vegetation should not be cleared if it includes, or is necessary for the continued existence of, threatened flora.”</p> <p><u>Assessment:</u> The application area is unlikely to contain habitat for, or occurrences of, flora species listed under the BC Act or EPBC Act, noting the site characteristics of the application area.</p>	Not at variance	No
<p><u>Principle (d):</u> “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.”</p> <p><u>Assessment:</u> The application area is not mapped as, or considered to be representative of, any threatened ecological communities.</p>	Not at variance	No
Environmental value: significant remnant vegetation and conservation areas		
<p><u>Principle (e):</u> “Native vegetation should not be cleared if it is significant as a remnant of native vegetation in an area that has been extensively cleared.”</p> <p><u>Assessment:</u> The national objectives and targets for biodiversity conservation in Australia have a target to prevent clearance of ecological communities with an extent below 30% of that present prior to the year 1750, below which species loss appears to accelerate exponentially at an ecosystem level (EPA, 2008).</p> <p>The application area is mapped as a highly cleared Beard vegetation association which retains 11.05 per cent and the application area occurs within an extensively cleared landscape with only 17.5 remaining.</p>	At variance	Yes <i>Refer to Section 3.2.2, above.</i>
<p><u>Principle (h):</u> “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.”</p> <p><u>Assessment:</u> Given the distance to the nearest conservation area (3.5 kilometres), which is separated by roads and cleared land, the nature and small extent of clearing, the proposed clearing is not likely to have an impact on the environmental values of adjacent or nearby conservation areas.</p>	Not at variance	No
Environmental value: land and water resources		
<p><u>Principle (f):</u> “Native vegetation should not be cleared if it is growing in, or in association with, an environment associated with a watercourse or wetland.”</p>	Not at variance	No

Assessment against the clearing principles	Variance level	Is further consideration required?
Assessment: Given that no watercourses or wetlands are recorded within 1 kilometre of the application area, the proposed clearing is unlikely to impact vegetation associated with a wetland or watercourse.		
Principle (g): <i>"Native vegetation should not be cleared if the clearing of the vegetation is likely to cause appreciable land degradation."</i> Assessment: The mapped soils within the application area are highly susceptible to wind erosion, Phosphorus export, and subsurface acidification. Noting the extent of clearing within the application area, the vegetation condition, and the clearing purpose, the clearing is not likely to have an appreciable impact.	Not likely to be at variance	No
Principle (i): <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."</i> Assessment: Given that no watercourses or wetlands are located nearby, and the limited extent of vegetation proposed to be cleared, the proposed clearing is unlikely to impact surface or groundwater quality	Not at variance	No
Principle (j): <i>"Native vegetation should not be cleared if the clearing of the vegetation is likely to cause, or exacerbate, the incidence or intensity of flooding."</i> Assessment: The clearing of a small extent of highly degraded vegetation within permeable soils and is not likely to cause or exacerbate the incidence or intensity of flooding.	Not at variance	No

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.

Condition	Description
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.

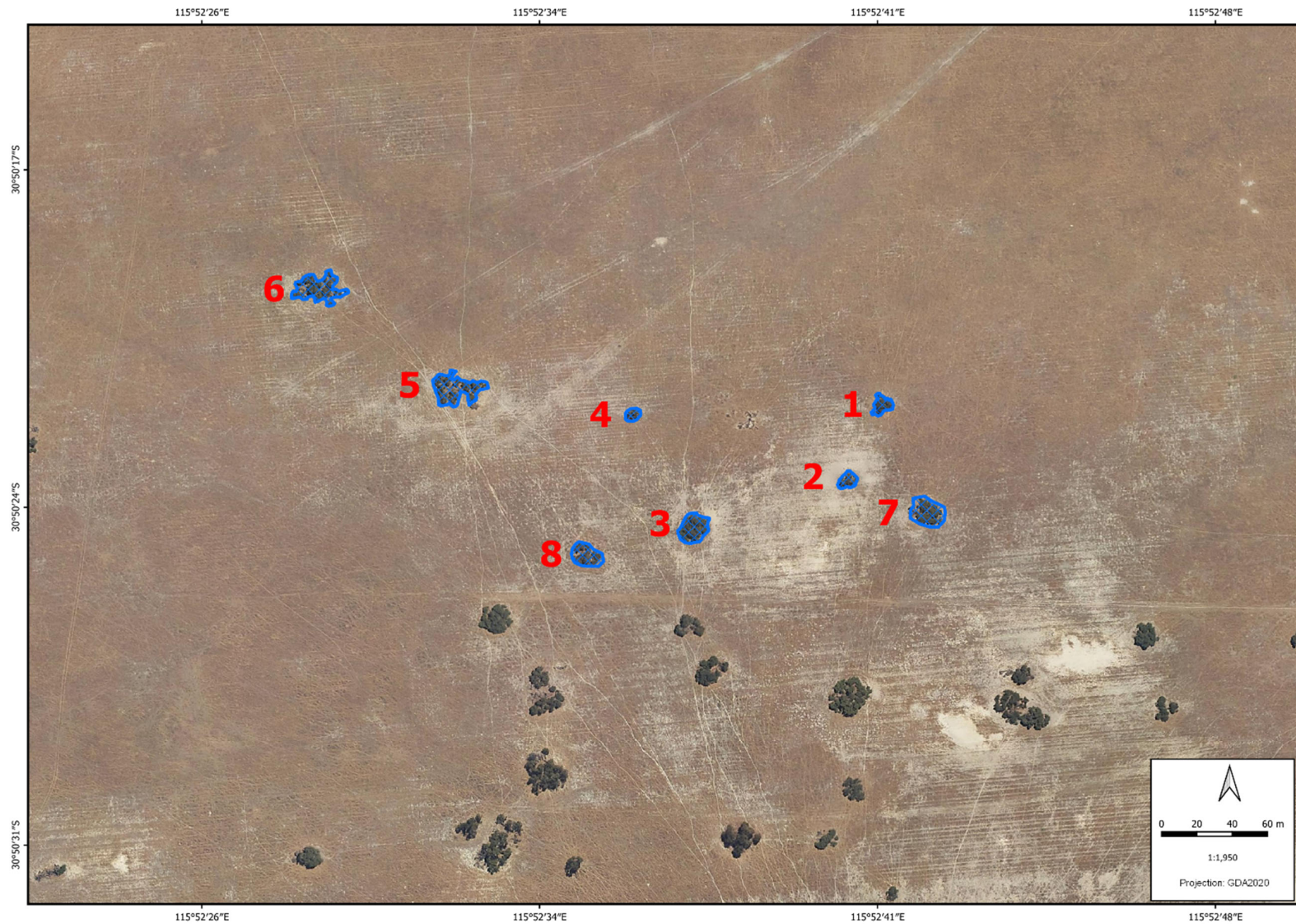
Appendix D. Photographs of the vegetation and supporting information (provided by applicant)

Figure 4: Aerial map of the application area. The area crosshatched blue indicates the trees proposed to be cleared, and the numbers indicate the locations of the accompanying vegetation photos.



Figure 5: Photo 1 - *Eucalyptus* spp, potentially *Eucalyptus tottiana* (Prickly bark). Photo taken at: 30°50'22"S 115°52'41"E.



Figure 6: Photo 2 - *Eucalyptus* spp, potentially *Eucalyptus tottiana* (Prickly bark). Photo taken at: 30°50'23"S 115°52'40"E.



Figure 7: Photo 3 - *Eucalyptus* spp, potentially *Eucalyptus tottiana* (Prickly bark). Photo taken at: 30°50'24"S 115°52'37"E.



Figure 8: Photo 4 – *Nuytsia floribunda* (Labill.) G.Don (Christmas Tree). Photo taken at: 30°50'22"S 115°52'35"E.



Figure 9: Photo 5 - *Eucalyptus* spp, potentially *Eucalyptus todiana* (Prickly bark). Photo taken at: 30°50'21"S 115°52'31"E.



Figure 10: Photo 6 - *Eucalyptus* spp, potentially *Eucalyptus tottiana* (Prickly bark). Photo taken at: 30°50'18"S 115°52'28"E.



Figure 11: Photo 7 - *Eucalyptus* spp, potentially *Eucalyptus todtiana* (Prickly bark). Photo taken at: 30°50'24"S 115°52'41"E.



Figure 12: Photo 8 - *Eucalyptus* spp, potentially *Eucalyptus todiana* (Prickly bark). Photo taken at: 30°50'24"S 115°52'34"E.

Appendix E. Sources of information

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

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- 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

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Commonwealth of Australia (2022) Referral Guideline for 3 WA Threatened Black Cockatoo Species. Department of Agriculture, Water and the Environment (DAWE), Canberra.

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

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- Koojan Downs Pty Ltd (2025a) Clearing permit application CPS 10987/1, received 11 March 2025 (DWER Ref: DWERTV18135).
- Koojan Downs Pty Ltd (2025b) Ground water licence provided by Shire of Dandaragan, received 14 April 2025 (DWER Ref: DWERDT1106014)
- Koojan Downs Pty Ltd (2025c) Development approval by Shire of Dandaragan, received 14 April 2025 (DWER Ref: DWERDT1106014)
- Koojan Downs Pty Ltd (2025d) Supporting information for clearing permit application CPS 10987/1, received 20 May 2025 (DWER Ref: DWERDT1122624).
- Koojan Downs Pty Ltd (2025e) Supporting information for clearing permit application CPS 10987/1, received 20 June 2025 (DWER Ref: DWERDT1147444).
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