



CLEARING PERMIT

Granted under section 51E of the Environmental Protection Act 1986

PERMIT DETAILS

Area Permit Number: CPS 11028/1
File Number: DWERVT18462
Duration of Permit: From 4 December 2025 to 4 December 2027

PERMIT HOLDER

Durmo Quality Produce Pty Ltd

LAND ON WHICH CLEARING IS TO BE DONE

Lot 51 on Deposited Plan 415051, North Plantations

AUTHORISED ACTIVITY

The permit holder must not clear more than 7.95 hectares of *native vegetation* within the area cross-hatched yellow in Figure 1 of Schedule 1.

CONDITIONS

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

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

- (a) avoid the clearing of *native vegetation*;
- (b) minimise the amount of *native vegetation* to be cleared; and
- (c) reduce the impact of clearing on any environmental value.

2. Weed management

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

- (a) clean earth-moving machinery of soil and vegetation prior to entering and leaving the area to be cleared;
- (b) ensure that no known *weed*-affected soil, *mulch*, *fill*, or other material is brought into the area to be cleared; and
- (c) restrict the movement of machines and other vehicles to the limits of the areas to be cleared.

3. Staged clearing

The permit holder must not clear native vegetation unless actively commencing horticultural activities within three months of the authorised clearing being undertaken.

4. Records that must be kept

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

Table 1: Records that must be kept

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

5. Reporting

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

DEFINITIONS

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

Table 2: Definitions

Term	Definition
CEO	Chief Executive Officer of the department responsible for the administration of the clearing provisions under the <i>Environmental Protection Act 1986</i> .
clearing	has the meaning given under section 3(1) of the EP Act.

Term	Definition
condition	a condition to which this clearing permit is subject under section 51H of the EP Act.
fill	means material used to increase the ground level, or to fill a depression.
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.
EP Act	<i>Environmental Protection Act 1986</i> (WA)
mulch	means the use of organic matter, wood chips or rocks to slow the movement of water across the soil surface and to reduce evaporation.
native vegetation	has the meaning given under section 3(1) and section 51A of the EP Act.
weeds	means any plant – (a) that is a declared pest under section 22 of the <i>Biosecurity and Agriculture Management Act 2007</i>; or (b) published in a Department of Biodiversity, Conservation and Attractions species-led ecological impact and invasiveness ranking summary, regardless of ranking; or (c) not indigenous to the area concerned.

END OF CONDITIONS


 Jessica Burton

MANAGER

NATIVE VEGETATION REGULATION

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

11 November 2025

SCHEDULE 1

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

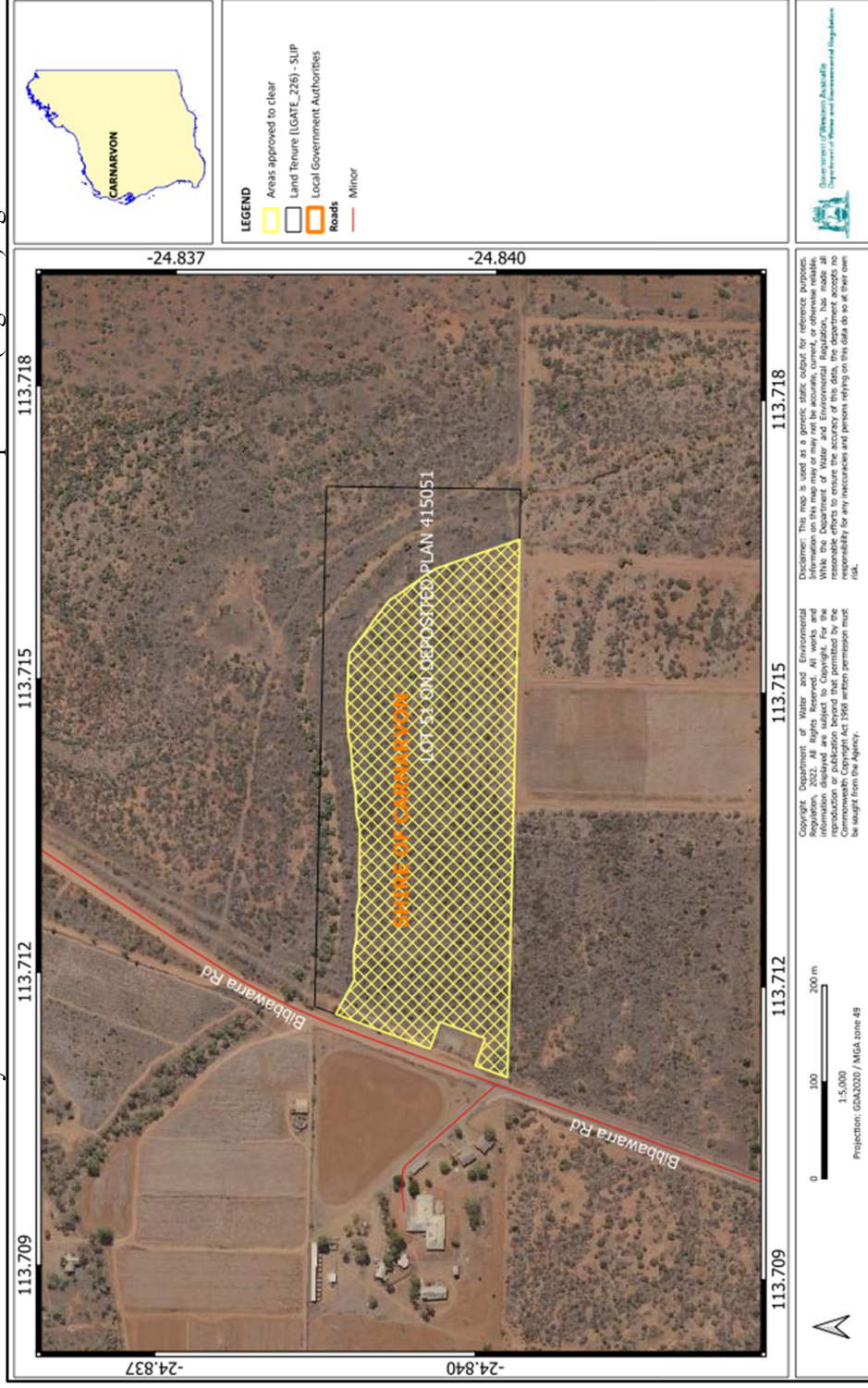


Figure 1: Map of the boundary of the area within which clearing may occur



Clearing Permit Decision Report

1 Application details and outcome

1.1. Permit application details

Permit number:	CPS 11028/1
Permit type:	Area permit
Applicant name:	Durmo Quality Produce Pty Ltd
Application received:	8 April 2025
Application area:	7.95 hectares (as revised) of native vegetation
Purpose of clearing:	Horticulture development
Method of clearing:	Mechanical and burning
Property:	Lot 51 on Deposited Plan 415051
Location (LGA area/s):	Carnarvon
Localities (suburb/s):	North Plantations

1.2. Description of clearing activities

The vegetation proposed to be cleared is contained within a single contiguous area (see Figure 1, Section 1.5). The application is to clear vegetation for horticultural activities as part of the Gascoyne Food Bowl Initiative (GFBI) (Durmo, 2025a).

The Department of Primary Industries and Regional Development (DPIRD) is managing the GFBI in Carnarvon. Under the GFBI project in conjunction with the Department of Planning Lands and Heritage (DPLH) and the Shire of Carnarvon, development lots have been issued under lease agreements, with the lessee responsible for improvement of the lots (GHD, 2025). The subject land is zoned “priority agriculture” and proposed to be cleared for planting agriculture produce (mostly melons) on a seasonal basis (Durmo, 2025a).

1.3. Decision on application

Decision:	Granted
Decision date:	11 November 2025
Decision area:	7.95 hectares of native vegetation, as depicted in Section 1.5 below.

1.4. Reasons for decision

This clearing permit application was submitted, accepted, assessed and determined in accordance with sections 51E and 51O of the *Environmental Protection Act 1986* (EP Act). The Department of Water and Environmental Regulation (DWER) advertised the application for 21 days and no submissions were received.

In making this decision, the Delegated Officer had regard for the site characteristics (see Appendix B), relevant datasets (see Appendix F.1), the findings of flora and fauna surveys, the clearing principles set out in Schedule 5 of the EP Act (see B.3), relevant planning instruments and any other matters considered relevant to the assessment (see Section 3). The Delegated Officer also took into consideration that the purpose of the proposed clearing is for priority horticulture development associated with the GFBI.

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 and
- the potential risks of land degradation in the form of flooding and soil erosion.

After consideration of the available information, as well as the applicant's minimisation and mitigation measures (see Section 3.1), the Delegated Officer determined the proposed clearing is unlikely to lead to appreciable land degradation, and the potential impacts can be minimised and managed to unlikely lead to an unacceptable risk to environmental values through permit conditions. 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;
- Take hygiene steps to minimise the risk of the introduction and spread of weeds; and
- Staged clearing to minimise land degradation risk.

1.5. Site map

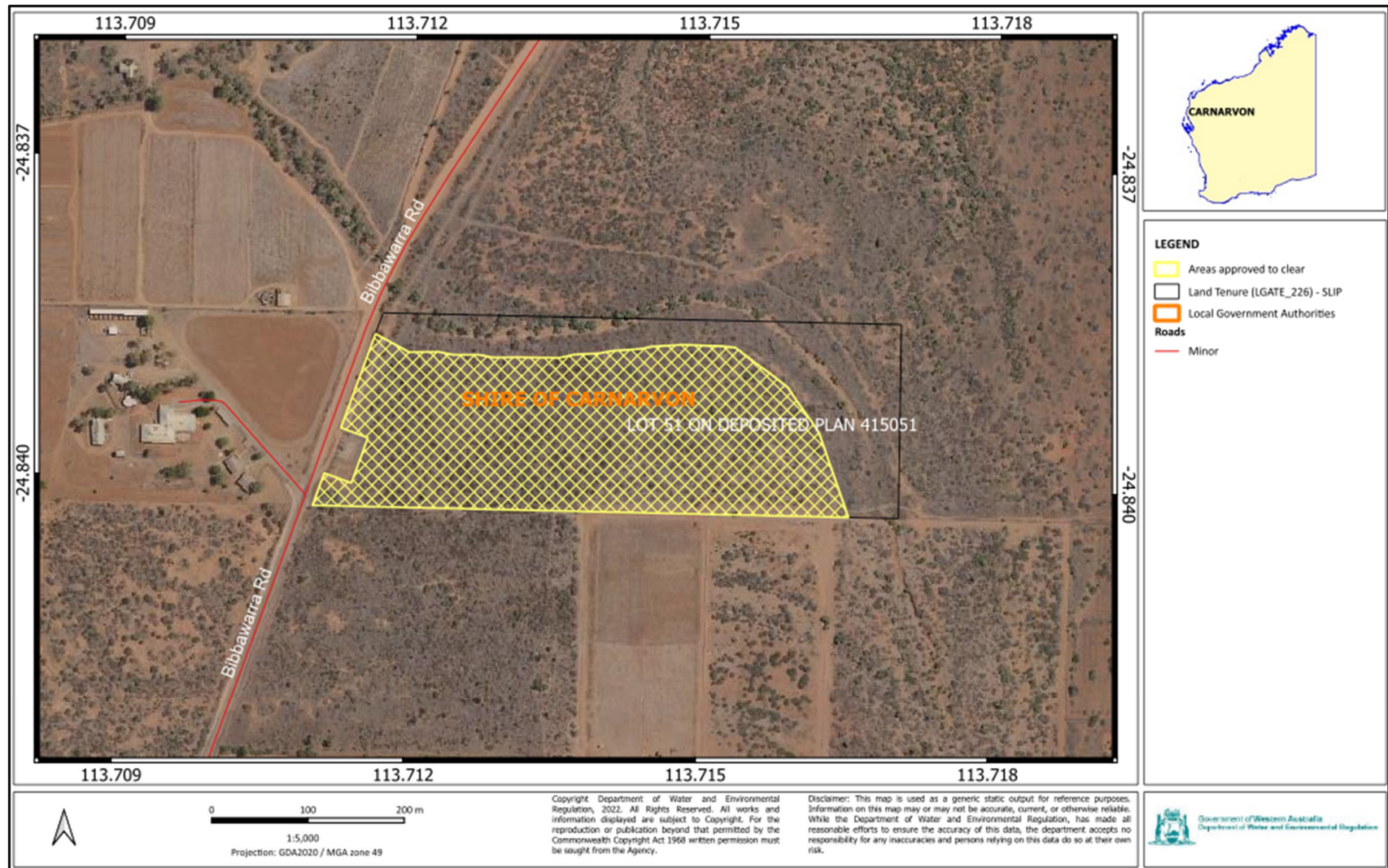


Figure 1 Map of the application area

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 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)
- *Right in Water and Irrigation Act 1914* (RiWI Act)

The key guidance documents which inform this assessment are:

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

3 Detailed assessment of application

3.1. Avoidance and mitigation measures

Supporting information submitted by the applicant indicates that the applicant has considered the mitigation hierarchy (Durmo, 2025a and Durmo 2025c), as follows:

- During the assessment process, in order to avoid potential impacts to the bed and banks of a creek line to the north of the application area, the applicant removed the eastern section of the proposed clearing area (see details in Section 3.2.3). The application area has also been reduced to create a buffer between the proposed clearing and the watercourse (Durmo, 2025c). The area proposed to be cleared reduced from 9.86 hectares in the initial application to 7.95 hectares (Figure 2).
- In addition, the applicant has committed the following measures:
 - Clearing will be conducted in a slow progressive manner towards adjacent native vegetation to allow fauna to move into adjacent native vegetation ahead of the clearing activity.
 - Native vegetation will not be cleared outside of the clearing area.
 - Clearing will be limited near any areas of notable environmental value.
 - Weed management measures will be undertaken to minimise the risk of introduction and spread of weeds:
 - Any earth moving machinery used will be clean of soil and vegetation prior to entering and leaving the area to be cleared;
 - No soil, mulch or fill will be brought into the area to be cleared;
 - Machinery and vehicles will be restricted to the limits of the area to be cleared.
 - Land degradation mitigation measure: levelling and grading the site when the site is cleared of vegetation, which will reduce risks of waterlogging and inundation.

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

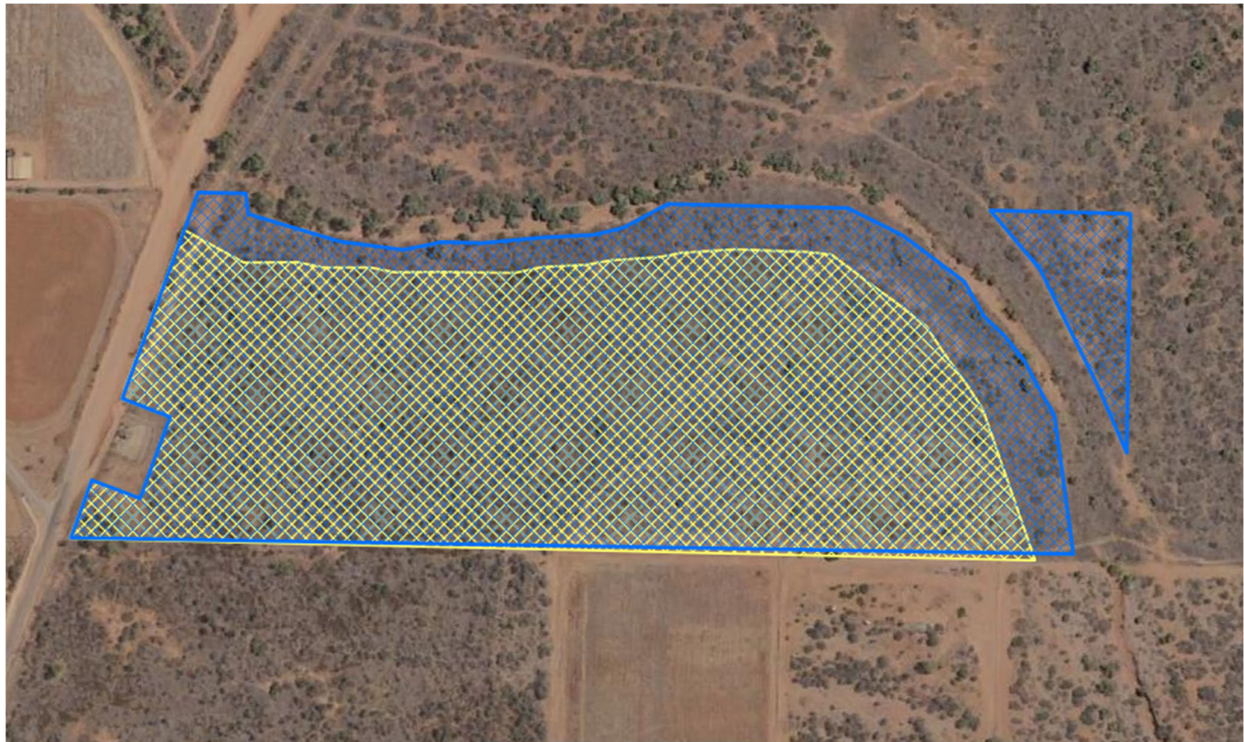


Figure 2. Initial application area (cross-hatched blue) and revised application area (cross-hatched yellow)

3.2. Assessment of impacts on environmental values

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

The assessment against the clearing principles (see **Error! Reference source not found.**) identified that the impacts of the proposed clearing present a risk to biological values (fauna and flora) and land and water resources. The consideration of these impacts, and the extent to which they can be managed through conditions applied in line with sections 51H and 51I of the EP Act, is set out below.

3.2.1. Biological values (fauna and flora) - Clearing Principles (a), (b) and (c)

Assessment

Fauna

The desktop assessment identified that there are 70 conservation significant fauna species recorded in the local area (50-kilometre radius), including 59 bird species, four mammal species, three reptile species and four invertebrate species. Of which, 54 of these species are migratory bird species or shorebird species associated with coastal habitats not represented within the application area, and an additional five species are species only found in marine and coastal environments.

Based on the site characteristics (See Appendix B.1) and the habitat preferences and ecology of the species known from the local area, the application area may provide habitat for six conservation significant fauna species (See Appendix B.2 for fauna analysis table), as follows.

Grey falcon

The grey falcon (*Falco hypoleucos*) (Vulnerable) occurs at low densities in arid and semi-arid Australia, including the Murray-Darling Basin, Eyre Basin, central Australia and Western Australia and mainly found where annual rainfall is less than 500 millimetres (TSSC, 2020). They frequent lowland plains with *Acacia* shrublands and their foraging habitat are associated with treeless area, tussock grassland and open woodland (TSSC, 2020). Five records of this species have been mapped within the local area, with the closest distance of approximately 2.6 kilometres from the application area. The application area consisting of shrubland may provide transient foraging habitat for grey falcon, however, noting the extensive amount of relatively undisturbed native vegetation in the local area, the proposed clearing area is unlikely to provide significant habitat for this bird species.

Peregrine falcon

The peregrine falcon (*Falco peregrinus*) (Other Specially Protected Fauna) is found Australia-wide and occurs in a range of habitats including woodlands, grasslands and coastal cliffs, usually near watercourses (DAWE, 2020). Preferred roosting and breeding habitat for the peregrine falcon includes granite outcrops and coastal cliffs, but in the absence of these habitats, the species has been known to utilise the nests of other bird species or tree hollows for breeding (Marchant et al., 1993). Sixteen records of this species have been mapped within the local area, with the closest distance of approximately 2.8 kilometres from the application area. It is considered that the habitat present within the application area may also provide suitable transient foraging habitat for this species as individuals migrate through the landscape. However, noting that the peregrine falcon is a highly mobile species with a large home range that does not rely on special niche habitats and the native vegetation within the local area is extensive, it is unlikely that the proposed clearing significantly impacts the available foraging habitat for the species.

Two species of fairy shrimp

The Priority 3 invertebrate species *Branchinella denticulata* (fairy shrimp - Carnarvon to Kalgoorlie) and *Branchinella wellardi* (fairy shrimp - Carnarvon and Murchison) have been recorded within the local area, with the nearest known occurrences located approximately 44.5 and 45.9 kilometres, from the application area respectively. These species are poorly understood invertebrates that have been recorded inhabiting shallow, temporary pools that persist from two to ten months (Timms et al, 2008; Geddes, 1983).

A fauna survey in 2017 conducted in areas adjacent to the application area identified the landscape as an inflow-dependent ecosystem, potentially subject to seasonal inundation and flooding, which could result in the formation of temporary pools (BCE, 2017). Department of Biodiversity, Conservation and Attractions (DBCA) has advised that the likelihood of *Branchinella denticulata* and *Branchinella wellardi* occurring within the application area is contingent upon the presence of clay pans (DBCA, 2025). Given the similarity in vegetation and soil characteristics between the application area and its surrounding, the Department considered that the application area might contain clay pan areas that could provide suitable habitat for aquatic invertebrate species, including these fairy shrimp species. Therefore, further survey effort was requested (DWER, 2025b).

In response to the Department's request, a survey has been undertaken in August 2025 and confirmed that no clay pan areas were recorded within the application area (GHD, 2025). Therefore, it is considered unlikely that the application area provides suitable habitat for these priority aquatic invertebrate species.

Carnarvon shield-backed trapdoor spider

The Carnarvon shield-backed trapdoor spider (*Idiosoma incomptum*) (Priority 3) is a poorly documented invertebrate with an estimated extent of occurrence of approximately 6,500 km² along the Carnarvon Basin coastline (Rix et al., 2018). While its specific habitat is not well understood, it is likely to share ecological characteristics with its close relative *Idiosoma nigrum* (Shield-backed trapdoor spider), which typically inhabits clay soils within eucalypt woodlands and acacia vegetation, and constructs its burrows using leaf litter and twigs (Main, 2003). Extensive searches were carried out to find presence evidence of this species within the application area but no evidence has been recorded (GHD, 2025). The ground layer vegetation proposed for clearing is dominated by Buffel grass, an aggressive introduced species that forms dense tussocks, creating conditions unsuitable for the Carnarvon shield-backed trapdoor spider (GHD, 2025).

Western spiny-tailed skink

There are two records of the Western spiny-tailed skink (*Egernia stokesii badia*) (Vulnerable) have been mapped approximately 40 kilometres from the application area. This skink species prefers habitat associated with open Eucalypt woodlands and Acacia dominated shrublands, with suitable logs, shrub cavities, or accumulations of corrugated iron for shelter (DEC, 2012). According to its recovery plan, all populations are considered significant due to the species' restricted distribution and ongoing threats from habitat loss and degradation (DEC, 2012). While the application area provides some suitable habitat, the likelihood of occurrence is considered low given the distance to known records and that the site lacks optimal features such as large trees, hollow logs, and rock piles (DBCA, 2025). The fauna survey did not identify any evidence of this species within the application area (BCE, 2017). Noting this, the proposed clearing is unlikely to impact the western spiny-tailed skinks.

Flora

No threatened flora species have been recorded within the local area, according to the QGIS database. The application area is considered unlikely to provide suitable habitat for any threatened flora species.

Of the 18 priority flora species mapped in the local area, none are associated with the same soil and vegetation types found within the application area, reducing the likelihood that the area proposed to be cleared supports suitable

habitat for these species. However, based on DBCA advice for a nearby application, three priority flora species may have potential to occur within the application area and its surrounds (DBCA, 2025), including *Chthonocephalus spathulatus* (Priority 3), *Corchorus congener* (Priority 3), and *Schoenia filifolia* subsp. *Arenicola* (Priority 1).

Chthonocephalus spathulatus is an annual daisy species that requires direct sunlight for its growth and prefers reddish brown sandy clay (GHD, 2025). Two records of this species occur 43.5 kilometres away from the application area reducing its presence within the application area unlikely (DBCA, 2025). Although the application area contains suitable soil type for this species, the high density of Buffel grass significantly reduces habitat suitability, as this native annual daisy does not compete well with invasive species (DBCA, 2025, GHD, 2025). The targeted flora survey also did not observe *C. spathulatus* within the application area (GHD, 2025).

Corchorus congener (P3) is a spreading woody perennial shrub, with flowering time of April to June or August to November. While no mapped records exist within the local area, the 2019 flora survey recorded a potential individual approximately one kilometre west of the application area (Strategen, 2019). Identification could not be confirmed at the time due to the absence of flowering or fruiting material (Strategen, 2019). Noting this, a targeted flora survey has been requested and conducted in August 2025. No records of this species were observed during the survey (GHD, 2025).

Schoenia filifolia subsp. *Arenicola* is an annual daisy that flowers from August to September. The species is poorly recorded known only from records on sub-coastal sand ridges with no listed associated species (DBCA, 2025). There are three historical recordings of the species located 3.2km from the application area. Similar to the *C. spathulatus*, this species does not compete well with the invasive Buffel grass which occurs within the application area in high density (GHD, 2025). Furthermore, *S. filifolia* has been presumed extinct due to failure of several recent attempts to recollect this species (GHD, 2025). Therefore, it is unlikely that the *S. filifolia* occurs within the application area.

Several weed species were recorded within the proposed clearing area, including *Rumex vesicarius*, an environmental weed listed by DBCA (GHD, 2025). The proposed clearing may pose a risk of weed spread into adjacent remnant vegetation, potentially impacting its habitat values.

Conclusion

Based on the above assessment, the proposed clearing is unlikely to impact significant habitat for any conservation listed fauna and flora species. However, it will increase risk of spreading weeds into adjacent remnant vegetation.

Conditions

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

- implement weed control measures to minimise the risk of the introduction and spread of weeds into adjacent remnant vegetation.

3.2.2. Land and water resources - Clearing Principles (f), (g), (i) and (j)

Assessment

The Commissioner of Soil and Land Conservation (CSLC) (the Commissioner) advised that the application area is situated within the Carnarvon horticultural precinct and features soils ranging from light to heavy textures. Light soils are composed of sand to sandy loam, medium soils consist of loam to clay loam, and heavy soils include silty clay to light-medium clay. These soil types were evaluated under the Gascoyne Food Bowl Initiative and deemed suitable for high-priority agricultural development (CSLC, 2025). The Commissioner advised that saline areas containing *Atriplex sp.*, which are not included in the proposed clearing, should be maintained to prevent soil erosion (CSLC, 2025).

The application area is subject to minor flooding events, which are common and generally accepted by local farmers as they contribute to the recharge of the surficial groundwater aquifer (CSLC, 2025). The Commissioner also advised that riparian vegetation, flow lines and flood channel should be avoided to prevent exacerbating flooding and soil erosion (CSLC, 2025). Based on the above assessment, the Commissioner concluded that the proposed clearing is not at variance with principle (g) (CSLC, 2025).

Initially, the application area comprised two distinct sections, separated by a creek line located to the north and east of the main area proposed for clearing (see Figure 2). Given that ongoing farming operations across these two sections could destabilise the bed and banks of the watercourse, the DWER's Mid West Gascoyne Region Office recommended excluding the area east of the watercourse from the clearing permit (if granted) to prevent erosion during flooding events (DWER, 2025a).

In response to the advice from the Commissioner and DWER's regional office, the applicant has proposed to remove the eastern portion of the application area to avoid impacts on the creek line's bed and banks. Additionally, the application area has been reduced to establish a larger buffer to the watercourse (see Section 3.1), which may help mitigate potential impacts from the proposed clearing. The applicant also intends to level and grade the site post-clearing, which is expected to reduce risks associated with waterlogging, salinity, and inundation (Durmo, 2025a).

For the initial proposed clearing area, DWER's Mid West Gascoyne Region Office advised that the proposed clearing is located within the 1:100 Floodplain Development Control Area of the Gascoyne River and clearing activities should not be undertaken during the high-risk flooding period from November to May. If clearing is completed prior to this period, it is recommended that appropriate precautions be taken to minimise soil erosion, such as maintaining a buffer to the watercourse (DWER, 2025a).

Given that the application area has been revised to establish a vegetated buffer of at least 15 metres from the watercourse (QGIS database), and based on the Commissioner's advice that the proposed clearing is not likely to result in appreciable land degradation (CSLC, 2025), the risk of adverse impacts to the watercourse or significant soil erosion is considered to be low.

However, considering the relatively large extent of proposed vegetation clearing, a condition will be imposed requiring that clearing only occur within three months prior to the commencement of horticultural activities, which will minimise the risks of flooding and soil erosion.

Conclusion

Based on the above assessment, the proposed clearing is unlikely to result in significant land degradation or notable impacts on the adjacent watercourse. In addition, to minimise potential risks to land and water resources, the proposed clearing will be conditioned to occur within three months prior to the commencement of horticultural activities.

Conditions

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

- Clearing must be undertaken within three months prior to the active commencement of horticultural activities.

3.3. Relevant planning instruments and other matters

The clearing permit application was advertised on DWER's website on 04 June 2025, inviting submissions from the public within a 21-day period. No submissions were received during the advertisement period.

The application is within Shire of Carnarvon's (the Shire) Gascoyne Food Bowl Structure Plan Area. The Gascoyne Food Bowl District Structure Plan 2017 and supporting local water management strategy were endorsed by the Western Australian Planning Commission (WAPC). Following the endorsement, land within the structure plan area, previously Crown land, was transitioned to freehold status, rezoned for priority agriculture, and released for agricultural development (Shire of Carnarvon, 2017).

The Shire did not have any objections to the proposed clearing (Shire of Carnarvon, 2025). A Development Approval was granted by the Shire on 6 May 2025 for the purpose of Agriculture – intensive and associated works (outbuilding, parking area and water tanks) (Durmo, 2025b).

DWER's Mid West Gascoyne Region Office advised that a bed and banks permit is not required, as the proposed clearing excludes the watercourse within the property, thereby avoiding disturbance to the bed and banks. However, if horticultural activities intend to access water from the Gascoyne River groundwater or Subarea A water resource, a Section 5C licence under the RiWI Act will be required to legally take water from these sources (DWER, 2025b).

The clearing is proposed to be undertaken by mechanical method and using fire. The burning clearing must be done in a way that minimises long-term damage to the environmental values of the vegetation. Care should also be taken, for example, to prevent burning from spreading to a neighbouring property. Clearing should be undertaken in accordance with DWER's '*guide to burning under the native vegetation clearing provisions*', to prevent long term damage to the vegetation (DER, 2015).

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 information provided	Consideration of provided information
A targeted flora survey (GHD, 2025) in response to DWER's request for further information	The additional information was considered in Section 3.2.1 of the Report.
Applicant proposed to reduce the application area to mitigate potential impacts to the adjacent watercourse.	The application area has been revised as proposed. Detailed information is presented in Section 3.1 and 3.2.2 of the Report.

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

Characteristic	Details
Local context	The area proposed to be cleared is part of an expansive tract of native vegetation in the extensive land use zone of Western Australia. It is adjacent to native vegetation to the north and previously cleared agricultural lands to the south. Spatial data indicates the local area (50-kilometre radius from the centre of the area proposed to be cleared) retains approximately 95 per cent of the original native vegetation cover.
Ecological linkage	The proposed clearing is not mapped within any formal ecological linkages.
Conservation areas	The application is not mapped within any conservation areas. The nearest conservation area is Chinamans Pool Nature Reserve, located approximately 3.8 km from the proposed clearing.
Vegetation description	The flora and vegetation survey and assessment (GHD, 2025) indicates the vegetation within the proposed clearing area consists of <i>Atriplex bunburyana</i> and <i>Alectryon oleifolius</i> shrub over <i>Trichodesma zeylanicum</i> var. <i>grandiflorum</i> herb. The understorey layer was dominated by two species of Buffel grass (<i>Cenchrus ciliaris</i> and <i>Cenchrus setiger</i>), along with a few weed species. The representative photos are presented in Error! Reference source not found.. This is partially consistent with the mapped vegetation type: Beard 308, which is described as <i>Atriplex</i> spp. <i>Maireana</i> spp. communities on alkaline soils (Shepherd et al, 2001) The mapped vegetation type retains approximately 99 per cent of the original extent (Government of Western Australia, 2019).
Vegetation condition	The flora and vegetation survey and assessment (GHD, 2025) indicates the vegetation within the proposed clearing area is in Poor (Trudgen, 1991) condition. CSLC (2025) advised that the application area has been degraded for a long period of time due to historical clearing (for firewood) and grazing by livestock. The full Trudgen (1991) condition rating scale is provided in Appendix D. The representative photos are available in Error! Reference source not found..

Characteristic	Details
Climate	The proposed clearing is located near Carnarvon which has a mean maximum temperature of 27.4 degrees Celsius, mean minimum temperature of 17.2 degrees Celsius and average annual rainfall of 220.5 mm (BOM, 2025).
Soil and landform description	Three soil types are mapped within the application area: • Gascoyne association over buried profile Phase (235Ri_3Gh+), described as flat terrace plains, levee surfaces and backplains. Reddish brown clay loams overlying buried red duplex or gradational soils at depths from 30 to 100 cm; (majority of the application area) • Gascoyne association -' over buried soils' Phase (235Ri_1GI+) described as flat terrace plains and levee surfaces. Reddish brown earthy sands and less commonly reddish-brown siliceous sands; and • Gascoyne association, major gully Phase (235Ri_4Gg2), described as narrow gullies emanating from the river channel and generally incised to less than 1.5 m depth. Not sampled but likely to be reddish brown earthy loams or earthy sands with moderately truncated profiles. The Commissioner of Soil and Land Conservation advised that the application area lies within the Carnarvon horticultural precinct with the soils considered suitable for high priority agriculture (CSLC, 2025).
Land degradation risk	The application is located within Carnarvon Irrigation area which is subject to minor flooding events (CSLC, 2025).
Waterbodies	The aerial imagery indicates that one minor, non-perennial tributary of the Gascoyne River abuts the area proposed to be cleared to its north end. However, the flora and vegetation survey informed that this creek line is located outside the application area (GHD, 2025).
Hydrogeography	The proposed clearing area is mapped within the Gascoyne River and Tributaries surface water area and Carnarvon groundwater area, both proclaimed under the RIWI Act. Groundwater salinity within the application area is mapped at 500-1000 milligrams per litre total dissolved solids.
Flora	According to available databases, there are 18 species of conservation significant flora in the local area composed of priority species only. None of these records were mapped in the same soil type, vegetation type and habitat occurring within the proposed clearing area. Neither of the flora and vegetation surveys identified any conservation significant flora species within the proposed clearing area (Strategen, 2019, Strategen-JBS&G, 2020 and GHD, 2025).
Ecological communities	The proposed clearing is not mapped within a threatened or priority ecological community. According to available databases, there is one community within the local area (50-kilometre radius), the "Lyell Land System", listed as Priority 3 by DBCA, located approximately 19.64 km from the proposed clearing area.
Fauna	According to available databases, 70 species of conservation significant fauna are recorded within the local area (50-kilometre radius), the majority of which are migratory birds and aquatic species, given the proximity to the ocean and Gascoyne River. Seven of these species are recorded within one kilometre of the application, namely: • Australian painted snipe (<i>Rostratula australis</i>) (MI) • common greenshank (<i>Tringa nebularia</i>) (MI) • gull-billed tern (<i>Gelochelidon nilotica</i>) (MI) • sharp-tailed sandpiper (<i>Calidris acuminata</i>) (P3) • long-toed stint (<i>Calidris subminuta</i>) (MI) • red-necked stint (<i>Calidris ruficollis</i>) (MI) • wood sandpiper (<i>Tringa glareola</i>) (P4 & MI)

B.2. Fauna analysis table

Species name	Conservation status	Suitable habitat features? [Y/N]	Suitable vegetation type? [Y/N]	Distance of closest record to application area (km)	Number of known records in local area	Are surveys adequate to identify? [Y, N, N/A]
Grey Falcon (<i>Falco hypoleucos</i>)	VU	Y	Y	2.63	5	N/A
Peregrine falcon (<i>Falco peregrinus</i>)	OS	Y	Y	2.79	16	N/A
A fairy shrimp (Carnarvon to Kalgoorlie) (<i>Branchinella denticulata</i>)	P3	N	Y	44.5	2	N/A
A fairy shrimp (Carnarvon and Murchison) (<i>Branchinella wellardi</i>)	P3	N	Y	45.87	3	N/A
Carnarvon shield-backed trapdoor spider (<i>Idiosoma incomptum</i>)	P3	N	Y	4.27	8	N/A
Western spiny-tailed skink (<i>Egernia stokesii badia</i>)	VU	N	Y	39.55	2	Y

VU: vulnerable, P: priority

B.3. Flora analysis table

Species name	Conservation status (WA)	Suitable habitat features ? [Y/N]	Suitable vegetation type? [Y/N]	Suitable soil type? [Y/N]	Distance of closest record to application area (km)	Number of known records in local area (total)	Are surveys adequate to identify? [Y, N, N/A]
<i>Chthonocephalus spathulatus</i>	P3	Y	Y	N	43.5	2	Y
<i>Corchorus congener</i>	P3	Y	Y	N	> 50km	0	Y
<i>Schoenia filifolia</i> subsp. <i>arenicola</i>	P1	N	N	N	3.5	3	Y

P: priority

Appendix C. Assessment against the clearing principles

Assessment against the clearing principles	Variance level	Is further consideration required?
Environmental value: biological values		
<u>Principle (a):</u> "Native vegetation should not be cleared if it comprises a high level of biodiversity." <u>Assessment:</u> The area proposed to be cleared was identified not contain significant habitat for threatened and priority flora and fauna species or comprise a high level of biodiversity (GHD, 2025).	Not likely to be at variance	Yes <i>Refer to Section 3.2.1, above.</i>
<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." <u>Assessment:</u> The area proposed to be cleared is not likely to contain significant habitat for conservation significant fauna. No significant fauna species have been recorded within the application area and its surrounding during the survey (GHD, 2025).	Not likely to be at variance	Yes <i>Refer to Section 3.2.1, above.</i>

Assessment against the clearing principles	Variance level	Is further consideration required?
<u>Principle (c):</u> <i>"Native vegetation should not be cleared if it includes, or is necessary for the continued existence of, threatened flora."</i> <u>Assessment:</u> No threatened flora species have been mapped within the local area. The area proposed to be cleared is unlikely to contain habitat for threatened flora species. No threatened flora species were recorded in the local area and no significant flora species were observed during flora surveys (Strategen, 2019, Strategen-JBS&G, 2020 and GHD, 2025).	Not likely to be at variance	Yes <i>Refer to Section 3.2.1, above.</i>
<u>Principle (d):</u> <i>"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."</i> <u>Assessment:</u> The area proposed to be cleared does not contain species that can indicate a threatened ecological community. No threatened ecological communities were recorded within the local area.	Not likely to be at variance	No
Environmental value: significant remnant vegetation and conservation areas		
<u>Principle (e):</u> <i>"Native vegetation should not be cleared if it is significant as a remnant of native vegetation in an area that has been extensively cleared."</i> <u>Assessment:</u> The extent of native vegetation in the local area is consistent with the national objectives and targets for biodiversity conservation in Australia. The vegetation proposed to be cleared is not considered to be part of a significant ecological linkage in the local area.	Not likely to be at variance	No
<u>Principle (h):</u> <i>"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."</i> <u>Assessment:</u> Given the distance to the nearest conservation area, the proposed clearing is not likely to have an impact on the environmental values of nearby conservation areas.	Not likely to be at variance	No
Environmental value: land and water resources		
<u>Principle (f):</u> <i>"Native vegetation should not be cleared if it is growing in, or in association with, an environment associated with a watercourse or wetland."</i> <u>Assessment:</u> One watercourse is mapped within the proposed clearing area; however, spatial imagery suggests that the mapping may be slightly incorrect with the mapped watercourse being associated with the watercourse the applicant has excluded from the proposed clearing area. With the revised application area, the proposed clearing is unlikely to impact environment associated with a watercourse.	Not likely to be at variance	Yes <i>Refer to Section 3.2.2, above.</i>
<u>Principle (g):</u> <i>"Native vegetation should not be cleared if the clearing of the vegetation is likely to cause appreciable land degradation."</i> <u>Assessment:</u> Some areas with <i>Atriplex</i> sp. are saline and areas containing <i>Eucalyptus victrix</i> have erosion potential, but these areas are located outside the application area	May be at variance	Yes <i>Refer to Section 3.2.2, above.</i>

Assessment against the clearing principles	Variance level	Is further consideration required?
(CSLC, 2025). The application area is subject to minor flooding events (CSLC, 2025) which may contribute to soil erosion.		
<u>Principle (i):</u> <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> <u>Assessment:</u> Given no water courses are recorded within the application area and there is a vegetated buffer between the application area and the adjacent creek line, the proposed clearing is unlikely to significantly impact surface water quality.	Not likely to be at variance	Yes <i>Refer to Section 3.2.2, above.</i>
<u>Principle (j):</u> <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> <u>Assessment</u> The application area and surrounding areas are subject to minor flooding events (CSLC, 2025). The mapped soils and topographic contours in the surrounding area indicate the proposed clearing may contribute to increased incidence or intensity of flooding. Staged clearing and the levelling and grading the site following clearing is likely to reduce the potential of water logging and flooding.	May be at variance	Yes <i>Refer to Section 3.2.2, above.</i>

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 Trudgen, M.E. (1991) *Vegetation condition scale* in National Trust (WA) 1993 Urban Bushland Policy. National Trust of Australia (WA), Wildflower Society of WA (Inc.), and the Tree Society (Inc.), Perth.

Measuring vegetation condition for the Eremaean and Northern Botanical Provinces (Trudgen, 1991)

Condition	Description
Excellent	Pristine or nearly so, no obvious signs of damage caused by human activities since European settlement.
Very good	Some relatively slight signs of damage caused by human activities since European settlement. For example, some signs of damage to tree trunks caused by repeated fire, the presence of some relatively non-aggressive weeds, or occasional vehicle tracks.
Good	More obvious signs of damage caused by human activity since European settlement, including some obvious impact on the vegetation structure such as that caused by low levels of grazing or slightly aggressive weeds.
Poor	Still retains basic vegetation structure or ability to regenerate it after very obvious impacts of human activities since European settlement, such as grazing, partial clearing, frequent fires or aggressive weeds.
Very poor	Severely impacted by grazing, very frequent fires, clearing or a combination of these activities. Scope for some regeneration but not to a state approaching good condition without intensive management. Usually with a number of weed species present including very aggressive species.

Condition	Description
Completely degraded	Areas that are completely or almost completely without native species in the structure of their vegetation; i.e. areas that are cleared or 'parkland cleared' with their flora comprising weed or crop species with isolated native trees or shrubs.

Appendix E. Biological survey information excerpts / photographs of the vegetation



Figure E.1. Representative photographs of the vegetation (GHD, 2025)

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

- Soil Landscape Land Quality – Phosphorus Export Risk (DPIRD-010)
- Soil Landscape Land Quality – Subsurface Acidification Risk (DPIRD-011)
- Soil Landscape Land Quality – Water Erosion Risk (DPIRD-013)
- Soil Landscape Land Quality – Water Repellence Risk (DPIRD-014)
- Soil Landscape Land Quality – Waterlogging Risk (DPIRD-015)
- Soil Landscape Land Quality – Wind Erosion Risk (DPIRD-016)
- Soil Landscape Mapping – Best Available
- Soil Landscape Mapping – Systems

Restricted GIS Databases used:

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

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