



CLEARING PERMIT

Granted under section 51E of the Environmental Protection Act 1986

Purpose Permit number:	CPS 11064/1
Permit Holder:	Shire of Manjimup
Duration of Permit:	From 7 March 2026 to 7 March 2031

ADVICE NOTE

In regard to condition 7, it is noted that the permit holder has allocated 0.27 hectares of its banked offset site at Lot 13916 on Deposited Plan 38045, Crowea, to this project. The nominated 0.27 hectare area contains similar environmental values to the application area, being habitat for Carnaby's cockatoo (*Zanda latirostris*), Baudin's cockatoo (*Zanda baudinii*), Forest red-tailed (*Calyptorhynchus banksii naso*) and western ringtail possum (*Pseudocheirus occidentalis*).

The permit holder is authorised to clear *native vegetation* subject to the following conditions of this permit.

PART I – CLEARING AUTHORISED

1. Clearing authorised (purpose)

The permit holder is authorised to clear *native vegetation* for the purpose of road construction.

2. Land on which clearing is to be done

Old Vasse Road Reserve (PIN 11243111), Yeagarup and Lot 458 on Deposited Plan 408963 (Warren National Park), Yeagarup

3. Clearing authorised

The permit holder must not clear more than 0.64 hectares of *native vegetation* within the area cross-hatched yellow in Figure 1 of Schedule 1.

PART II – MANAGEMENT CONDITIONS**4. 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.

5. Weed and dieback management

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

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

6. Directional clearing

The permit holder must conduct clearing activities in a slow, progressive manner from the cleared road verge toward adjacent vegetation to allow fauna to move into adjacent native vegetation ahead of the clearing activity.

7. Offset – Lot 13916 on Deposited Plan 38045

- (a) Prior to 7 March 2027, the permit holder shall provide to the *CEO* a copy of the executed change in purpose of the area hatched red on Figure 1 of Schedule 2 within Lot 13916 on Deposited Plan 38045 (being a portion of Crown Reserve 13499), Crowea, from ‘Gravel and Parkland Rehabilitation’ to ‘Conservation’, including the 0.27 hectare offset site hatched red on Figure 2 of Schedule 2.
- (b) In the event that the change in purpose of Lot 13916 on Deposited Plan 38045 (being a portion of Crown Reserve 13499) is not achieved in accordance with Condition 7(a) the permit holder must provide to the *CEO* an alternative offset proposal prepared in accordance with the Government of Western Australia’s *WA Environmental Offsets Policy* (September 2011) and *WA Environmental Offsets Guidelines* (August 2014).

PART III - RECORD KEEPING AND REPORTING

8. 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) the direction the clearing was undertaken; (f) actions taken to avoid, minimise, and reduce the impacts and extent of clearing in accordance with condition 4; (g) actions taken to minimise the risk of the introduction and spread of <i>weeds</i> and <i>dieback</i> in accordance with condition 5; and (h) actions taken in accordance with condition 6.
2.	In relation to the offset site pursuant to condition 7	(a) actions taken to execute a change in purpose of the area hatched red on Figure 2 of Schedule 2 within Lot 13916 on Deposited Plan 38045 (being a portion of Crown Reserve 13499) in accordance with condition 7.

9. Reporting

The permit holder must provide to the *CEO* the records required under condition 8 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.
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.
dieback	means the effect of <i>Phytophthora</i> species on native vegetation.
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 – <ul style="list-style-type: none"> (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



Meenu Vitarana
MANAGER

NATIVE VEGETATION REGULATION

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

11 February 2026

Schedule 1

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

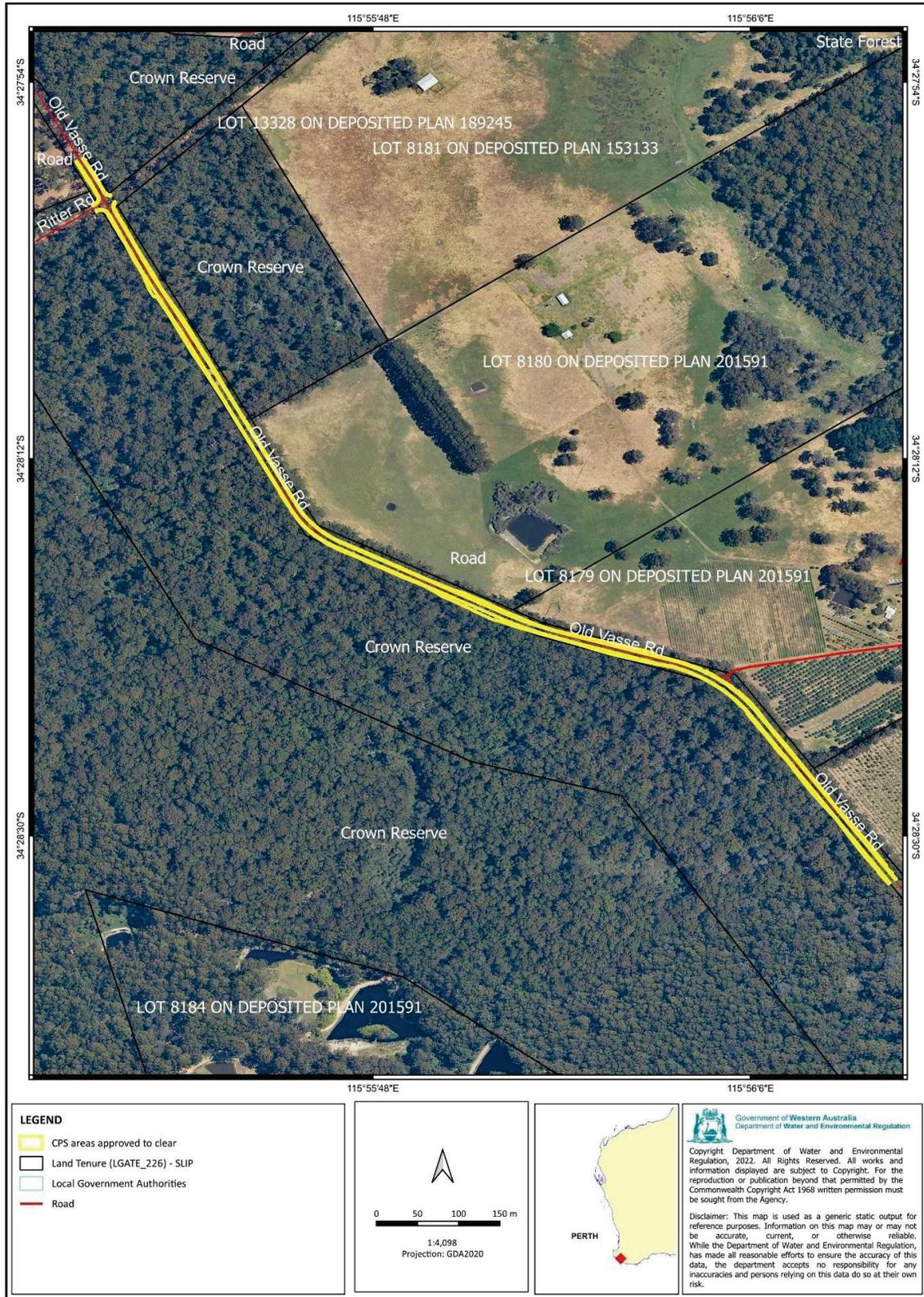


Figure 1: Map of the boundary of the area within which clearing may occur

Schedule 2

The portion of Lot 13916 on Deposited Plan 38045 (being a portion of Crown Reserve 13499) to be effected with a change of purpose from 'Gravel and Parkland Rehabilitation' to 'Conservation' is shown in the map below (Figure 1) and the boundary of the CPS 11064/1 offset site is shown in the map below (Figure 2).

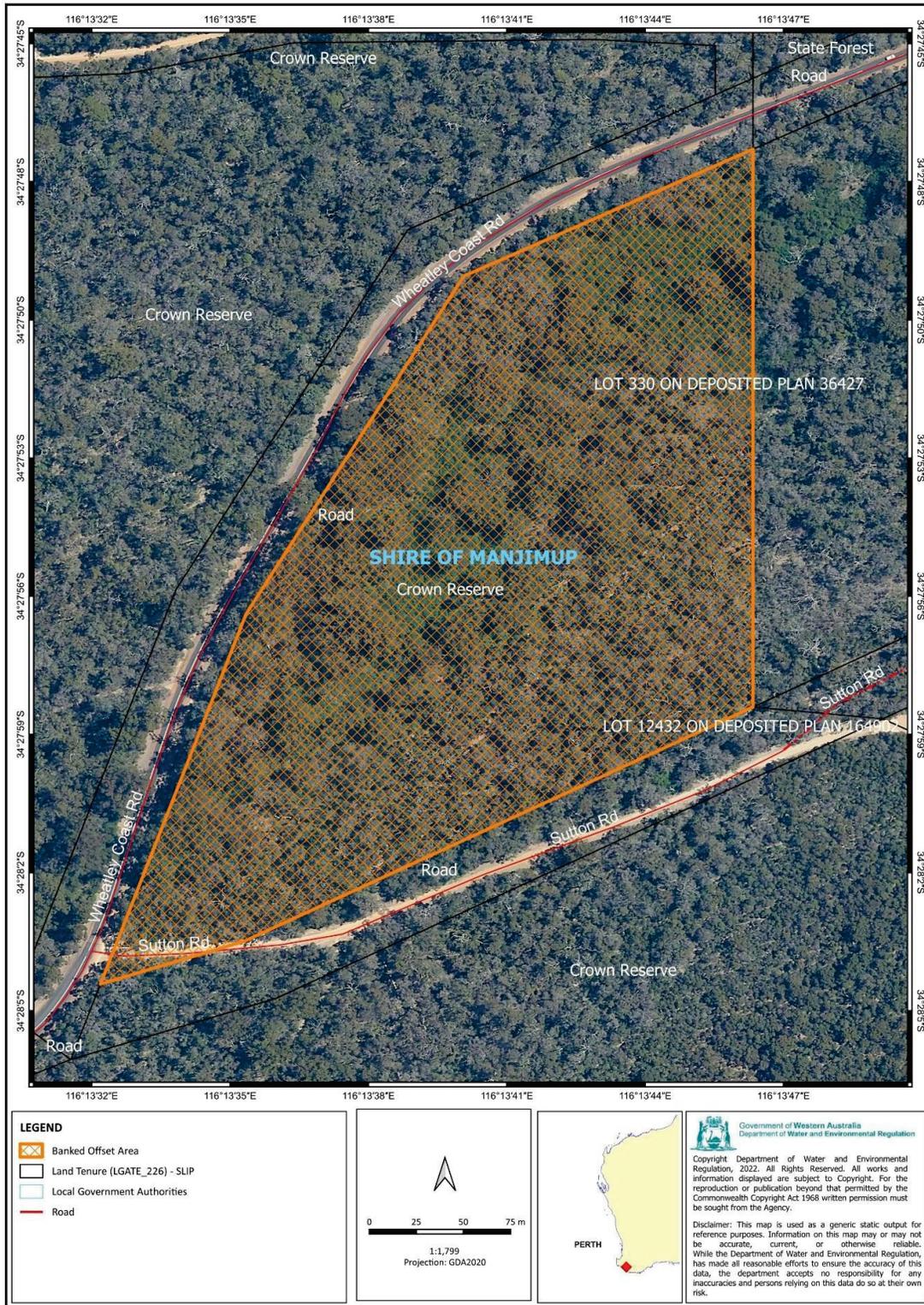


Figure 1: Banked offset site, Lot 13916 on Deposited Plan 38045 (Crown Reserve 13499)



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Figure 2: Portion of Lot 13916 on Deposited Plan 38045 (Crown Reserve 13499) allocated to CPS 11064/1 as an offset



Clearing Permit Decision Report

1 Application details and outcome

1.1. Permit application details

Permit number:	CPS 11064/1
Permit type:	Purpose permit
Applicant name:	Shire of Manjimup
Application received:	6 May 2025
Application area:	0.64 hectares of native vegetation
Purpose of clearing:	Road construction
Method of clearing:	Mechanical
Property:	Old Vasse Road Reserve (PIN 11243111) and Lot 458 on Deposited Plan 408963 (Warren National Park)
Location (LGA area/s):	Shire of Manjimup
Localities (suburb/s):	Yeagarup

1.2. Description of clearing activities

The application area is contained within a single contiguous area along the east and west sides of Old Vasse Road (see Figure 1, Section 1.5) and comprises of 0.64 hectares; including 27 trees.

The applicant advised that Old Vasse Road is part of the Restricted Access Vehicle (RAV) network and does not currently meet requirements for heavy vehicles (Shire of Manjimup, 2025b). To allow for the road to meet Austroads design safety standards, the finished road design will comprise a 6 metre wide seal (the road is currently unsealed) with a 1 metre wide shoulder (Shire of Manjimup, 2022b).

1.3. Decision on application

Decision:	Granted
Decision date:	11 February 2026
Decision area:	0.64 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 four submissions were received. Consideration of matters raised in the public submissions are summarised in Appendix B.

In making this decision, the Delegated Officer had regard for the site characteristics (see Appendix C), relevant datasets (see Appendix H.1), the findings of a fauna habitat survey, a site inspection, the clearing principles set out in Schedule 5 of the EP Act (see Appendix D), relevant planning instruments and any other matters considered relevant to the assessment (see Section 3). The Delegated Officer also took into consideration the application is the

continuation of road upgrades to improve safety on Old Vasse Road, to ensure the road meets safety guidelines as outlines in the Old Vasse Road (SLK 0.54 – 2.011) Design report (Stantec, 2025).

The assessment identified that the proposed clearing will result in:

- The loss of 0.02 hectares of western ringtail possum habitat
- The loss of 0.06 hectares of black cockatoo foraging habitat
- The loss of 0.04 hectares of native vegetation within the Warren National Park
- The removal of vegetation growing in association with a watercourse

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 dieback
- undertake slow, progressive one directional clearing from the road reserve to the adjacent vegetation to allow fauna to move into adjacent vegetation ahead of the clearing
- offset 0.27 hectares within the Shire’s banked offset site at Lot 13916 on Deposited Plan 38045 (being a portion of Crown Reserve 13499), Quinninup, vested for the purpose of Conservation.

1.5. Site map



Figure 1 Map of the application area
The areas 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:

- *Environment Protection and Biodiversity Conservation Act 1999* (Cth) (EPBC Act)

Relevant policies considered during the assessment include:

- *Environmental Offsets Policy* (2011)

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)
- *Environmental Offsets Guidelines* (August 2014)
- Technical guidance – *Terrestrial Fauna Surveys for Environmental Impact Assessment* (EPA, 2016)

3 Detailed assessment of application

3.1. Avoidance and mitigation measures

The applicant advised the clearing of vegetation has been minimised to the extent necessary to enable the road to meet safety standards. Where trees occur on the table drain, the drainage system is to be routed to avoid clearing these trees through kerbing and guard rail installation (Shire of Manjimup 2025a&b).

The Shire advised that the new sealed road is designed to minimise the environmental impact to the area, while ensuring the road is safer and provides improved movement of vehicles including heavy vehicles within limited available space, as outlined below (Shire of Manjimup, 2025b).

Design Information

Posted Speed Limit: 90km/h, Design Vehicle: RAV 3 network vehicle (up to 27.5m in length) and Traffic Counts: Assumed 150-500, based on 2024 traffic data of 102 ADT.

Road Width

- Though according to Table 4.5 of the Guide to Road Design Part 3 – Geometric Design, the total carriage width of the road based on the AADT of 150-500 should be 9.2m, whereas the current width is only 6.0m with minimal shoulders.
- MRWA guidelines for RAV 3 network require a total carriage width of 7.9m. The proposed width is 6.0m with 1.0m shoulders, which aligns with MRWA RAV requirements but does not comply with Austroads Table 4.5. A lesser standard was adopted to preserve the mature trees.

Construction Footprint

- Batters: The proposed batters (cut and fill) have been adjusted according to Austroads standards – Table 4.11, which increases the construction footprint and results in either cuts or fills around the base of the existing trees, causing damage to the structural root system.
- Horizontal Curves: There are 2 horizontal curves that do not conform to the minimum radius at a posted speed limit of 90km/h, which requires lane widening to allow the design vehicle (RAV 3) to stay within the lane without crossing the centerline (lane correct).

The detail design report is available on <https://ftp.dwer.wa.gov.au/permit/11064/>

After consideration of avoidance and mitigation measures, it was determined that an offset to counterbalance the significant residual impacts to foraging habitat for three species of black cockatoos and western ringtail possum foraging habitat was necessary. In accordance with the Government of Western Australia's *Environmental Offsets Policy* and *Environmental Offsets Guidelines*, these significant residual impacts have been addressed through the

conditioning of environmental offset requirements on the permit. The nature and suitability of the offset provided are summarised in Section 4.

3.2. Assessment of impacts on environmental values

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

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

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

Assessment

The desktop assessment identified 21 conservation significant fauna species are recorded in the local area (10-kilometre radius from the centre of the application area). In determining the likelihood of each species to occur in the application area, the following was considered:

- the preferred habitat and vegetation types of the species,
- their recorded proximity to the application area, and
- date of record.

It was identified the application area may comprise of suitable habitat for the following conservation significant fauna:

- *Zanda baudinii* (Baudin's black cockatoo) (EN)
- *Zanda latirostris* (Carnaby's cockatoo) (EN)
- *Calyptorhynchus banksii naso* (forest red-tailed black cockatoo) (VU)
- *Pseudocheirus occidentalis* (western ringtail possum) (CR)
- *Phascogale tapoatafa wambenger* (southwestern brush-tailed phascogale, wambenger) (CD)
- *Isoodon fusciventer* (quenda) (P4)

Black cockatoo species

The application area is situated within the distribution for all three black cockatoo species. Black cockatoos nest in hollows of live or dead Eucalypt trees, including marri, jarrah and karri. Suitable nest hollows are only found in trees with a diameter at breast height (DBH) of at least 50 centimetres, with a DBH of 30 centimetres or greater considered suitable to develop a nest hollow in the future (Commonwealth, 2022). Of the 27 trees proposed to be cleared, Harewood (2025) recorded 15 karri trees and one marri tree with a DBH of greater than 50 centimetres; of which none contained hollows of suitable size or shape to be utilised by black cockatoos.

Whilst no known roosting trees are present within the application area, the application area would likely contain trees suitable for black cockatoo roosting, given the presence of suitable species and that the application area is close to riparian areas and appropriate wearing points (Commonwealth, 2022).

The application area also consists of two Marri trees and four sheoak's which are likely to provide foraging habitat for black cockatoo species. Karri trees may also provide low to moderate foraging habitat for forest red-tailed black cockatoo. Black cockatoos are known to forage within 20 kilometres of night roost sites (Commonwealth, 2022), and the application area occurs within 20 kilometres of one known roost site. Black cockatoos will also forage in areas up to 12 km from their nest during the breeding season; although it is noted that no known breeding trees are recorded within 20 kilometres of the application area. Noting the relative absence of black cockatoo habitat information in the south-west region of Western Australia, the presence of unrecorded breeding trees and roost trees within the vicinity of the application area cannot be ruled out. It is also noted that waterbodies able to be used for drinking are within one kilometre of the application area, further increasing the likelihood that vegetation within the application area

would comprise suitable foraging habitat for black cockatoo species (Commonwealth, 2022). Noting the above, the proposed clearing will impact approximately 0.06 hectares of foraging habitat for all three black cockatoo species. The applicant has committed to offsetting impacts to black cockatoo foraging habitat (refer to Section 4 for further details).

Western ringtail possum

The application area is outside, but relatively close to, the Southern Forest Management zone for the western ringtail possum (WRP), and as such can be managed with the same priority as afforded to this management zone. Populations of WRP in the southern forest management zone include karri (*Eucalyptus diversicolor*) forests from Northcliffe to west of Manjimup (DPAW, 2017). Habitat critical to the survival of the WRP comprises forests with limited anthropogenic disturbance (unlogged or lightly logged, and a low intensity and low frequency fire history) that are intensively fox baited and have low incidents of fragmentation (DPAW, 2017). Dense midstorey and/or canopy vegetation providing sufficient connectivity for arboreal travel is an important determinant of WRP habitat quality where introduced predators are present. WRP utilise tree hollows as diurnal resting sites (DPAW, 2017). None of the trees proposed to be cleared were found to contain hollows suitable for use by WRP noting the observed hollows did not consist of a depth to be utilised (Harewood, 2025). The application area consists of marri (*Corymbia calophylla*) which provides appropriate foraging habitat for WRP. To mitigate impacts to WRP, the applicant has committed to providing an offset for WRP foraging habitat, (refer to Section 4 for further details).

Other species

While the application area may provide suitable habitat for the following conservation significant species, the impacts are not likely to be significant.

Quenda

Quenda inhabit dense, scrubby, often swampy, vegetation and often forages in adjacent forest and woodlands (DBCA, 2017). While quenda may utilise the application area, it is noted that the riparian vegetation being cleared is isolated trees within a drainage system and overall the application area does not consist of understorey to provide dense cover. It is likely the quenda may traverse the application area from time to time however better suited habitat occurs in the adjacent Warren National Park which is managed by DBCA for conservation.

South-western brush-tailed phascogale

South-western brush-tailed phascogale inhabits dry sclerophyll forests and open woodlands that contain hollow bearing trees but a sparse groundcover, including karri forest (DEC, 2012) While southwestern brush-tailed phascogale may utilise the application area, noting that the hollows contained within the application area do not consist of suitable depths for resting places (Harewood, 2025) and noting the nearest mapped record is located seven kilometres from the application area, the clearing is unlikely to significantly impact this species. It is likely that the south-western brush-tailed phascogale would traverse the application area from time to time, however it is unlikely the application area provides critical habitat. It is also to be noted better quality habitat occurs adjacent to the application area within the Warren National Park.

Conclusion

Based on the above assessment, the proposed clearing will result in the loss of 2 trees which provide foraging habitat for western ringtail possum and the loss of 6 trees which provide foraging habitat for all three species of black cockatoos.

For the reasons set out above, it is considered that the impacts of the proposed clearing on black cockatoos and western ringtail possums can be managed by taking steps to minimise the risk of the introduction and spread of weeds, and through a slow directional clearing condition to allow fauna to move into adjacent vegetation. Whilst additional management may assist in minimising the impacts to the identified species, the clearing does constitute a significant residual impact requiring an offset (as outlined in section 4).

Conditions

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

- Avoid, minimise and reduce the impacts and extent of clearing
- Minimise the risk of the introduction and spread of weeds and dieback
- Directional clearing from the road verge towards adjacent vegetation
- Offset 0.27 hectares of native vegetation within Lot 13916 on Deposited Plan 38045 (being a portion of Crown Reserve 13499), Crowea.

3.2.2. Conservation areas - Clearing Principles (h)

Assessment

A portion of the application area intersects the Warren National Park and the proposed clearing will result in the removal of four trees from within the national park. The proposed clearing has the potential to impact Warren National Park through the introduction and spread of weeds and/or dieback. The Department of Biodiversity Conservation and Attractions have issued authority to take flora on CALM Land, subject to conditions of conducting works during dry soil conditions to avoid the spread of dieback. Management conditions on the clearing permit are considered adequate to prevent the spread of weeds and dieback to Warren National Park.

Noting the clearing occurs on the edge of the national park and given the cleared areas will be replaced with a hard road surface or batters and consists of a design which includes suitable drainage, it is considered unlikely the National Park will be impacted by land degradation risks.

Conclusion

Based on the above assessment, the proposed clearing will result in impacts to the Warren National Park through the removal of four native trees and may result in the spread of weeds and dieback. To further mitigate the impacts to the national park management conditions for weeds and dieback will be implemented as a condition of the permit.

Conditions

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

- Weed and dieback management condition

3.2.3. Water resources - Clearing Principles (f & j)

Assessment

The application area intersects a natural, non-perennial tributary of the Warren River. During the assessment the site inspection identified one tree intersects this waterline, which requires removal from the bank to facilitate the construction of the new batters and drainage (DWER, 2025a).

During the assessment advice was sort from the Department RIWI South West Branch as to whether a bed and banks permit was required. Noting the application area interferes with a bed or a bank and is situated within the Warren River and Tributaries Surface water Area, a permit under the *RIWI Act 1914* is required (refer to section 3.3) (DWER, 2025b).

The application area is also situated within Zone D of the Warren River Water Reserve which is gazetted under the *Country Areas Water Supply Act 1947* (CAWS Act). During the assessment, advice was sought from the Departments CAWS Act Branch, this advice identified the application area is not situated within a Public Drinking Water Source Area and no priority source protection area has been assigned or is proposed (DWER, 2025c). The Warren River catchment has however been subject to *CAWS Act* native vegetation clearing controls since December 1978 to prevent salinisation of water resources. The application area is located within Zone D of the catchment area which is a low salinity risk area. The advice identified that noting the Shire of Manjimup's tenure consists of greater than 10% native vegetation and given the road upgrades are considered essential government works to improve the condition of Old Vasse Rd, there are no objections to the proposal and no additional approvals under the *CAWS Act* are required (DWER, 2025c)

Conclusion

Whilst the clearing does interfere with a watercourse given the extent of the clearing within this waterway consists of one tree, noting it is non-perennial and a bed and banks permit has been obtained, it is unlikely the clearing will significantly impact water resources.

Conditions

No water resource management conditions required.

3.2.4. Land degradation - Clearing Principles (g)

Assessment

The application area comprises of the three soil types; Crowea (Pimelia), brown duplex phase (254 PvCRb), Crowea (Pimelia), yellow duplex phase (254 PvCRy) and Corbalup Subsystem (Dwalganup) (254DwCL)(DPIRD, 2019). Of these three soil types majority of the application area occurs within the Crowea (Pimelia), brown duplex phase which consists of loamy gravels, red deep loamy duplexes and soft and crumbly red/brown loamy earths.

The assessment identified the application area is susceptible to a high risk of wind erosion and subsurface acidification, a moderate risk of water logging, water repellence and phosphorus exports. Noting the extent of the clearing is to selectively remove individual trees it is unlikely wind erosion and subsurface acidification will be exacerbated from the clearing. It is also to be noted the road is to be sealed and the edges include battering, therefore soils will not be left exposed to wind erosion. The project also includes drainage systems to ensure water drains away from the application area (Shire of Manjimup, 2025).

Given the extent of the clearing and noting the absence of understorey within the application area, it is unlikely the clearing will exacerbate land degradation risks.

Conclusion

Based on the above assessment, the proposed clearing is unlikely to result in exacerbated land degradation risks

Conditions

No land degradation management conditions required.

3.3. Relevant planning instruments and other matters

Other relevant authorisations required for the proposed land use include a permit to interfere with bed and banks under the *Rights in Water and Irrigation Act 1914*, which has been granted by the department (Shire of Manjimup, 2025c).

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.

4 Suitability of offsets

Through the detailed assessment outlined in Section 3.2 above, the Delegated Officer has determined that the following significant residual impacts remain after the application of the avoidance and mitigation measures summarised in Section 3.1:

- 0.02 hectares (2 marri trees) providing foraging habitat for western ringtail possums)
- 0.06 hectares (2 marri trees and 6 sheoak trees) providing foraging habitat for three species of black cockatoos.

The applicant proposed an environmental offset utilising the Shire's banked offset site Lot 13916 on Deposited Plan 38045, (Crown reserve 54226) Crowea. This site is a Shire managed reserve for the purpose of conservation (vesting purpose was changed during the offset process) and contains vegetation that provide suitable foraging habitat for all three species of black cockatoos and western ringtail possum. To counterbalance the significant residual impacts of the clearing on western ringtail possums and three species of black cockatoos, 0.27 hectares has been allocated as the offset for the proposed clearing (refer to figure 2).

The Delegated Officer considers that this adequately counterbalances the significant residual impacts listed above. The justification for the values used in the offset calculation is provided in Appendix F.



Figure 2: Offset allocation for CPS 11064/1 within Lot 13916 on Deposited plan 38045, Crowea

End

Appendix A. Additional information provided by applicant

Summary of comments	Consideration of comment
<p>Avoidance and mitigation:</p> <ul style="list-style-type: none"> The application area has been minimised to the extent necessary to perform the road upgrades. No additional trees can be avoided 	<p>Additional comments provided were considered in section 3.1</p>
<p>Necessity of clearing</p> <ul style="list-style-type: none"> The upgrades are required to improve the safety of the road and to improve movement of vehicles including heavy vehicles within limited available space. The new sealed road is designed to minimise the environmental impacts to the area <p>Design information (Stantec, 2025)</p> <ul style="list-style-type: none"> Posted Speed Limit: 90km/h, Design Vehicle: RAV 3 network vehicle (up to 27.5m in length) and Traffic Counts: Assumed 150-500, based on 2024 traffic data of 102 Average Daily Traffic (ADT) Though according to Table 4.5 of the Guide to Road Design Part 3 – Geometric Design, the total carriage width of the road based on the Annual Average Daily Traffic (AADT) of 150-500 should be 9.2m, whereas the current width is only 6.0m with minimal shoulders. Main Roads Western Australia guidelines for RAV 3 network require a total carriage width of 7.9m. The proposed width is 6.0m with 1.0m shoulders, which aligns with MRWA RAV requirements but does not comply with Austroads Table 4.5. A lesser standard was adopted to preserve the mature trees. Batters: The proposed batters (cut and fill) have been adjusted according to Austroads standards, which increases the construction footprint and results in either cuts or fills around the base of the existing trees, causing damage to the structural root system. Horizontal Curves: There are 2 horizontal curves that do not conform to the minimum radius at a posted speed limit of 90km/h, which requires lane widening to allow the design vehicle (RAV 3) to stay within the lane without crossing the centerline. 	<p>Additional comments provided were considered in section 1.4</p>
<p>Mitigation of land degradation risks resulting from the proposed clearing</p> <ul style="list-style-type: none"> The design of the road has considered the drainage of water from the newly sealed road. This design enables water to flow to the side drains and to the lower areas either within the farms or the forest. The existing 3 culverts will be renewed to allow water to flow across the road uninhibited therefore providing natural water flow within the area 	<p>Additional comments provided were considered in section 3.1</p>
<p>Bed and Banks Permit Copy of the bed and banks permit was provided</p>	<p>This additional information was considered in section 3.2.3 and section 3.3</p>

Appendix B. Details of public submissions

Summary of comments	Consideration of comment
Unclear which trees are to be removed, and the supporting documents does not show clear images of the vegetation to be cleared	Refer to Appendix G for a map which identifies the location of the trees. DWER's site inspection (DWER, 2025a) also considered the location of these trees. During the assessment DWER requested a habitat assessment report. Additional photographs of the vegetation was included within this report and is available at https://ftp.dwer.wa.gov.au/permit/11064/ .
Necessity of the clearing was not identified within the application	During the assessment DWER requested additional information to justify the necessity of the clearing (refer to section 3.1 and Appendix A)
The application area contributes to a major tourist attraction of the area; Warren National Park, removing these trees interrupts the integrity of this area and focuses on commercial agriculture rather than tourism assets.	The assessment considered the purpose of the clearing was to improve overall road use safety through sealing the road and widening it to align with national standards (refer to section 1). The Shire had undertaken a traffic audit to validate the necessity for the road upgrade.
Alternatives to clearing were not considered	Avoidance and mitigation was considered in section 3.1.

Appendix C. Site characteristics

C.1. Site characteristics

Characteristic	Details
Local context	<p>The application area is part of an expansive tract of native vegetation in the intensive land use zone of Western Australia. It is adjacent to Warren National park to the west of the application area and agricultural properties to the east.</p> <p>Spatial data] indicates the local area (10-kilometre radius from the centre of the application area) retains approximately 82.11 per cent of the original native vegetation cover.</p>
Ecological linkage	The nearest formal ecological linkage is the south west regional ecological linkage 144, this is located 857 metres from the application area.
Conservation areas	The application area intersects the Warren National Park.
Vegetation description	<p>DWER site inspection (DWER, 2025a) indicate the vegetation within the proposed clearing area consists of 27 trees consisting of karri, sheoak and marri.</p> <p>This is inconsistent with the mapped vegetation types:</p> <ul style="list-style-type: none"> • Corbalup CL1, which is described as Mosaic of open forest of <i>Eucalyptus marginata</i> subsp. <i>marginata</i>-<i>Banksia</i> spp. on well drained sites, with some <i>Eucalyptus decipiens</i> on lower slopes in southern areas, woodland of <i>Eucalyptus rudis</i>-<i>Melaleuca preissiana</i>-<i>Banksia littoralis</i> on depressions in perhumid and humid zones (Shepherd et al, 2001) • Crowea CRb, which is described as Tall open forest of <i>Corymbia calophylla</i>-<i>Eucalyptus diversicolor</i> on upper slopes with <i>Allocasuarina decussata</i>-<i>Banksia grandis</i> on upper slopes in hyperhumid and perhumid zones (Shepherd et al, 2001) • Crowea CRy, which is described as Tall open forest of <i>Corymbia calophylla</i> with mixture of <i>Eucalyptus marginata</i> subsp. <i>marginata</i> and <i>Eucalyptus</i>

Characteristic	Details
	<p><i>diversicolor</i> on uplands in hyperhumid and perhumid zones (Shepherd et al, 2001)</p> <ul style="list-style-type: none"> Yanmah YN1, which is described as Mixture of tall open forest of <i>Eucalyptus diversicolor</i> and tall open forest of <i>Corymbia calophylla-Eucalyptus patens-Eucalyptus marginata</i> subsp. <i>marginata</i> over <i>Agonis flexuosa</i> and <i>Agonis juniperina</i> on valleys in perhumid and humid zones. (Shepherd et al, 2001) <p><i>The mapped vegetation types retain between 70 and 86 per cent of the original extent (Government of Western Australia, 2019).</i></p>
Vegetation condition	<p>DWER site inspection (DWER, 2025a) indicates the vegetation within the proposed clearing area is in degraded (Keighery, 1994) condition, described as:</p> <ul style="list-style-type: none"> 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. <p>The full Keighery (1994) condition rating scale is provided in Appendix E.</p>
Climate and landform	<p>The application area is located within the Shire of Manjimup which consists of a Mediterranean climate of hot dry summers and mild wet winters. The highest average temperature is 27.4°C in January and the lowest average is 6.5°C in July. Within the application area there were no prominent landforms and the application area was relatively flat and situated on the edge of the road bank and adjacent to the roadside drainage systems.</p>
Soil description	<p>There are three mapped soil units within the application area:</p> <ul style="list-style-type: none"> Crowea (Pimelia), brown duplex Phase - 254PvCRb: Brown gravelly duplex soils and red earths; karri-marri forest. Crowea (Pimelia), yellow duplex Phase - 254PvCRy: Gravelly yellow duplex soils; jarrah-marri forest. Corbalup Subsystem (Dwalganup) - 254DwCL: Gently undulating rises over sedimentary deposits, relief 5-15 m, slopes 1-5%. Soils are loamy gravels and sandy gravels.
Land degradation risk	<p>The application area is highly susceptible to wind erosion and subsurface acidification, moderately susceptible to waterlogging, water repellence and phosphorus exports and low susceptibility to salinity and flooding.</p>
Waterbodies	<p>There are no mapped wetlands within the application area, however a non-perennial tributary of the Warren River intersects the application area.</p>
Hydrogeography	<p>The application area is mapped within the Warren River Reserve gazetted under the Country Areas Water Supply Act and mapped within the Warren River Tributaries surface water area proclaimed under the RIWI Act.</p>
Flora	<p>Within the local area (10-kilometre radius of the application area) there are 20 flora records, consisting of 10 species. The nearest mapped record is located 4.13 kilometres from the application area.</p>
Ecological communities	<p>There are no mapped threatened or priority ecological communities mapped within the application area or the local area</p>
Fauna	<p>Within the local area there are 208 fauna records, consisting of 21 conservation significant fauna. The nearest mapped record is located 375 metres from the application area.</p>

C.2. Land degradation risk table

Risk categories	<i>Crowea (Pimelia), brown duplex Phase (254PvCRb)</i>	<i>Crowea (Pimelia), yellow duplex Phase (254PvCRy)</i>	<i>Corbalup Subsystem (Dwalganup) (254DwCL)</i>
Wind erosion	H1 - 50-70% of map unit has a high to extreme wind erosion risk	H2 - >70% of map unit has a high to extreme wind erosion risk	H1 - 50-70% of map unit has a high to extreme wind erosion risk
Water erosion	L2 - 3-10% of map unit has a high to extreme water erosion risk	M1 - 10-30% of map unit has a high to extreme water erosion risk	L1 - <3% of map unit has a high to extreme water erosion risk
Salinity	L1 - <3% of map unit has a moderate to high salinity risk or is presently saline	L1 - <3% of map unit has a moderate to high salinity risk or is presently saline	L1 - <3% of map unit has a moderate to high salinity risk or is presently saline
Subsurface Acidification	H2 - >70% of map unit has a high subsurface acidification risk or is presently acid	H2 - >70% of map unit has a high subsurface acidification risk or is presently acid	H2 - >70% of map unit has a high subsurface acidification risk or is presently acid
Flood risk	L1 - <3% of the map unit has a moderate to high flood risk	L2 - 3-10% of the map unit has a moderate to high flood risk	L1 - <3% of the map unit has a moderate to high flood risk
Water logging	L1 - <3% of map unit has a moderate to very high waterlogging risk	L2 - 3-10% of map unit has a moderate to very high waterlogging risk	M2 - 30-50% of map unit has a moderate to very high waterlogging risk
Phosphorus export risk	M1 - 10-30% of map unit has a high to extreme phosphorus export risk	M2 - 30-50% of map unit has a high to extreme phosphorus export risk	M1 - 10-30% of map unit has a high to extreme phosphorus export risk

Appendix D. 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 application area contains significant habitat for conservation significant fauna, however does not contain vegetation with a high level of biodiversity.</p>	May be at variance	Yes <i>Refer to Section 3.2.1, above.</i>
<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 foraging, roosting and breeding habitat for black cockatoos and foraging habitat for western ringtail possum.</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 flora species listed under the BC Act.</p>	Not likely to be at variance	No

Assessment against the clearing principles	Variance level	Is further consideration required?
<p><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></p> <p><u>Assessment:</u></p> <p>The application area does not contain species that can indicate a threatened ecological community.</p>	Not likely to be at variance	No
Environmental value: significant remnant vegetation and conservation areas		
<p><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></p> <p><u>Assessment:</u></p> <p>The extent of the mapped vegetation type and 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.</p>	Not at variance	No
<p><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></p> <p><u>Assessment:</u></p> <p>Given a portion of the application area intersects the Warren National Park and the remainder of the application area is adjacent to this national park, the proposed clearing is likely to impact the conservation area.</p>	At variance	Yes <i>Refer to Section 3.2.2, above.</i>
Environmental value: land and water resources		
<p><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></p> <p><u>Assessment:</u></p> <p>The application area intersects one non-perennial watercourse in the Warren River Catchment.</p>	At variance	Yes <i>Refer to Section 3.2.3, above.</i>
<p><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></p> <p><u>Assessment:</u></p> <p>The mapped soils are highly susceptible to wind erosion and subsurface acidification, moderately susceptible to waterlogging, water repellence and phosphorus exports and consists of a low susceptibility of water erosion, salinity and flooding. Noting the extent of the clearing land degradation risks are not likely to be exacerbated.</p>	Not likely to be at variance	Yes <i>Refer to Section 3.2.4</i>
<p><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></p> <p><u>Assessment:</u></p> <p>The application area intersects a non-perennial watercourse in the Warren River catchment. The application area is also situated within the Warren River Water Reserve Zone D under the Country Water Supply Act. Noting the extent of the clearing, it is unlikely to impact surface or ground water quality</p>	Not likely to be at variance	Yes <i>Refer to section 3.2.3</i>

Assessment against the clearing principles	Variance level	Is further consideration required?
<p><u>Principle (j)</u>: “Native vegetation should not be cleared if the clearing of the vegetation is likely to cause, or exacerbate, the incidence or intensity of flooding.”</p> <p><u>Assessment</u>:</p> <p>Noting the extent of the clearing it is unlikely that incidences or intensity of flooding is likely to be exacerbated.</p>	Not likely to be at variance	No

Appendix E. 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 F. Offset calculator value justification

Black cockatoo foraging habitat

Environmental value to be offset		
Calculation	Score (Area)	Rationale
Conservation significance		
Description	Black cockatoo foraging habitat	Foraging habitat for three species of black cockatoos (Carnaby's, Baudin's and forest red-tailed black cockatoos)
Type of environmental value	Species (flora/fauna)	
Conservation significance of environmental value	Rare/threatened species - critically endangered	
Landscape-level value impacted	yes/no	
Significant impact		
Description	BC Foraging Habitat	Foraging habitat of marri and sheok
Significant impact (hectares) / Type of feature	0.06	6 Trees of know black cockatoo foraging species
Quality (scale) / Number	5.00	Foraging habitat in good quality
Rehabilitation credit		
Description	0	
Proposed rehabilitation (area in hectares)	0.00	
Current quality of rehabilitation site / Start number (of type of feature)	0.00	
Future quality WITHOUT rehabilitation (scale) / Future number WITHOUT rehabilitation	0.00	
Future quality WITH rehabilitation (scale) / Future number WITH rehabilitation	0.00	
Time until ecological benefit (years)	0.00	
Confidence in rehabilitation result (%)	0	
Offset		
Description	Offset through conservation of black cockatoo foraging habitat	Utilising banked offset site Lot 13916 on Deposited Plan 38045, Crowea. This site has had the vested purpose changed from gravel extraction to conservation
Proposed offset (area in hectares)	0.27	Amount required to adequately counterbalance the significant residual impact of the clearing
Current quality of offset site / Start number (of type of feature)	8.00	Very good to excellence vegetation condition. The site is situated within the known habitat range for all three species of black cockatoo
Future quality WITHOUT offset (scale) / Future number WITHOUT offset	8.00	Without an offset the site is not expected to change in quality
Future quality WITH offset (scale) / Future number WITH offset	8.00	Noting there are no proposed management measures no change in quality is expected
Time until ecological benefit (years)	1.00	Minimum value applies
Confidence in offset result (%)	0.9	90% confidence given the location of the lot is situated adjacent to Conservation Commission land, State forest and National Park
Duration of offset implementation (maximum 20 years)	20.00	Maximum value applied
Time until offset site secured (years)	1.00	Site is already secured - minimum value applied
Risk of future loss WITHOUT offset (%)	20.0%	noting the site was vested for gravel extraction there is a 20% risk of loss
Risk of future loss WITH offset (%)	5.0%	With the area placed under secure tenure the risk of loss reduces to 5 percent
Offset ratio (Conservation area only)	N/A	
Landscape level values of offset?	N/A	N/A

Western ringtail possum foraging habitat

Environmental value to be offset			
Calculation	Score (Area)		Rationale
Conservation significance			
Description	Western ringtail possum foraging habitat		
Type of environmental value	Species (flora/fauna)		
Conservation significance of environmental value	Rare/threatened species - critically endangered		
Landscape-level value impacted	yes/no		
Significant impact			
Description	Western ringtail possum foraging habitat		Marri trees providing foraging habitat for western ringtail possum
Significant impact (hectares) / Type of feature	0.02		The application area consists of 2 marri trees
Quality (scale) / Number	5.00		foraging habitat in good quality
Rehabilitation credit			
Description	0		
Proposed rehabilitation (area in hectares)	0.00		
Current quality of rehabilitation site / Start number (of type of feature)	0.00		
Future quality WITHOUT rehabilitation (scale) / Future number WITHOUT rehabilitation	0.00		
Future quality WITH rehabilitation (scale) / Future number WITH rehabilitation	0.00		
Time until ecological benefit (years)	0.00		
Confidence in rehabilitation result (%)	0		
Offset			
Description	Offset through conservation of western ringtail possum foraging habitat		Utilising banked offset site Lot 13916 on Deposited Plan 38045, Crowea. This site has had the vested purpose changed from gravel extraction to conservation
Proposed offset (area in hectares)	0.09		Amount required to adequately counterbalance the significant residual impact of the clearing
Current quality of offset site / Start number (of type of feature)	8.00		Very good to excellence vegetation condition.
Future quality WITHOUT offset (scale) / Future number WITHOUT offset	8.00		Without an offset the site is not expected to change in quality
Future quality WITH offset (scale) / Future number WITH offset	8.00		Noting there are no proposed management measures no change in quality is expected
Time until ecological benefit (years)	1.00		Minimum value applies
Confidence in offset result (%)	0.9		90% confidence given the location of the lot is situated adjacent to Conservation Commission land, State forest and National Park
Duration of offset implementation (maximum 20 years)	20.00		Maximum value applied
Time until offset site secured (years)	1.00		Site is already secured - minimum value applied
Risk of future loss WITHOUT offset (%)	20.0%		noting the site was vested for gravel extraction there is a 20% risk of loss
Risk of future loss WITH offset (%)	5.0%		With the area placed under secure tenure the risk of loss reduces to 5 percent
Offset ratio (Conservation area only)	N/A		
Landscape level values of offset?	N/A	N/A	

Appendix G. Biological survey information excerpt



Figure 3: Location of the 27 trees to be removed from within the clearing footprint (Harewood, 2025)

Appendix H. Sources of information

H.1. GIS databases

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

- 10 Metre Contours (DPIRD-073)
- Aboriginal Heritage Places (DPLH-001)
- Aboriginal Heritage Places (DPLH-001)
- Cadastre (LGATE-218)
- Cadastre Address (LGATE-002)
- Contours (DPIRD-073)
- DBCA – Lands of Interest (DBCA-012)
- DBCA Legislated Lands and Waters (DBCA-011)
- Directory of Important Wetlands in Australia – Western Australia (DBCA-045)
- Environmentally Sensitive Areas (DWER-046)
- Flood Risk (DPIRD-007)
- Groundwater Salinity Statewide (DWER-026)
- Hydrography – Inland Waters – Waterlines
- Hydrological Zones of Western Australia (DPIRD-069)
- IBRA Vegetation Statistics
- Imagery
- Local Planning Scheme – Zones and Reserves (DPLH-071)
- Native Title (ILUA) (LGATE-067)
- Offsets Register – Offsets (DWER-078)
- Pre-European Vegetation Statistics
- Public Drinking Water Source Areas (DWER-033)
- Ramsar Sites (DBCA-010)
- Regional Parks (DBCA-026)
- Remnant Vegetation, All Areas
- RIWI Act, Groundwater Areas (DWER-034)
- RIWI Act, Surface Water Areas and Irrigation Districts (DWER-037)
- Soil Landscape Land Quality – Flood Risk (DPIRD-007)
- Soil Landscape Land Quality – Phosphorus Export Risk (DPIRD-010)
- Soil Landscape Land Quality – Subsurface Acidification Risk (DPIRD-011)
- Soil Landscape Land Quality – Water Erosion Risk (DPIRD-013)
- Soil Landscape Land Quality – Water Repellence Risk (DPIRD-014)
- Soil Landscape Land Quality – Waterlogging Risk (DPIRD-015)
- Soil Landscape Land Quality – Wind Erosion Risk (DPIRD-016)
- Soil Landscape Mapping – Best Available
- Soil Landscape Mapping – Systems
- Wheatbelt Wetlands Stage 1 (DBCA-021)

Restricted GIS Databases used:

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

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