



# Clearing Permit Decision Report

## 1 Application details and outcome

### 1.1. Permit application details

<b>Permit number:</b>	CPS 11092/1
<b>Permit type:</b>	Purpose permit
<b>Applicant name:</b>	Allesac Pty Ltd
<b>Application received:</b>	23 May 2025
<b>Application area:</b>	0.074 hectares of native vegetation
<b>Purpose of clearing:</b>	Drainage basin
<b>Method of clearing:</b>	Bulldozing
<b>Property:</b>	Sand Pits Road reserve (PIN 1314663 and PIN 12795676)
<b>Location (LGA area/s):</b>	Shire of Dardanup
<b>Localities (suburb/s):</b>	Crooked Brook

### 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 construct a drainage basin to detain roadside rainfall flow, expanding on an existing drainage basin. The area proposed to be cleared is a 0.074 hectare area on the west side of the Sand Pits Road reserve due to the flow of rainfall along the road to the west (Allesac Pty Ltd, 2025).

### 1.3. Decision on application

<b>Decision:</b>	Granted
<b>Decision date:</b>	27 May 2026
<b>Decision area:</b>	0.074 hectares of native vegetation as depicted in Section 1.5, below.

### 1.4. Reasons for decision

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

In making this decision, the Delegated Officer had regard for the site characteristics (see Appendix A), relevant datasets (see Appendix F.1), the clearing principles set out in Schedule 5 of the EP Act (see Appendix B), relevant planning instruments and any other matters considered relevant to the assessment (see Section 3). The Delegated Officer also took into consideration the purpose of the clearing is for a drainage basin and the Shire of Dardanup's requirements of its construction.

The assessment identified that the proposed clearing will result in:

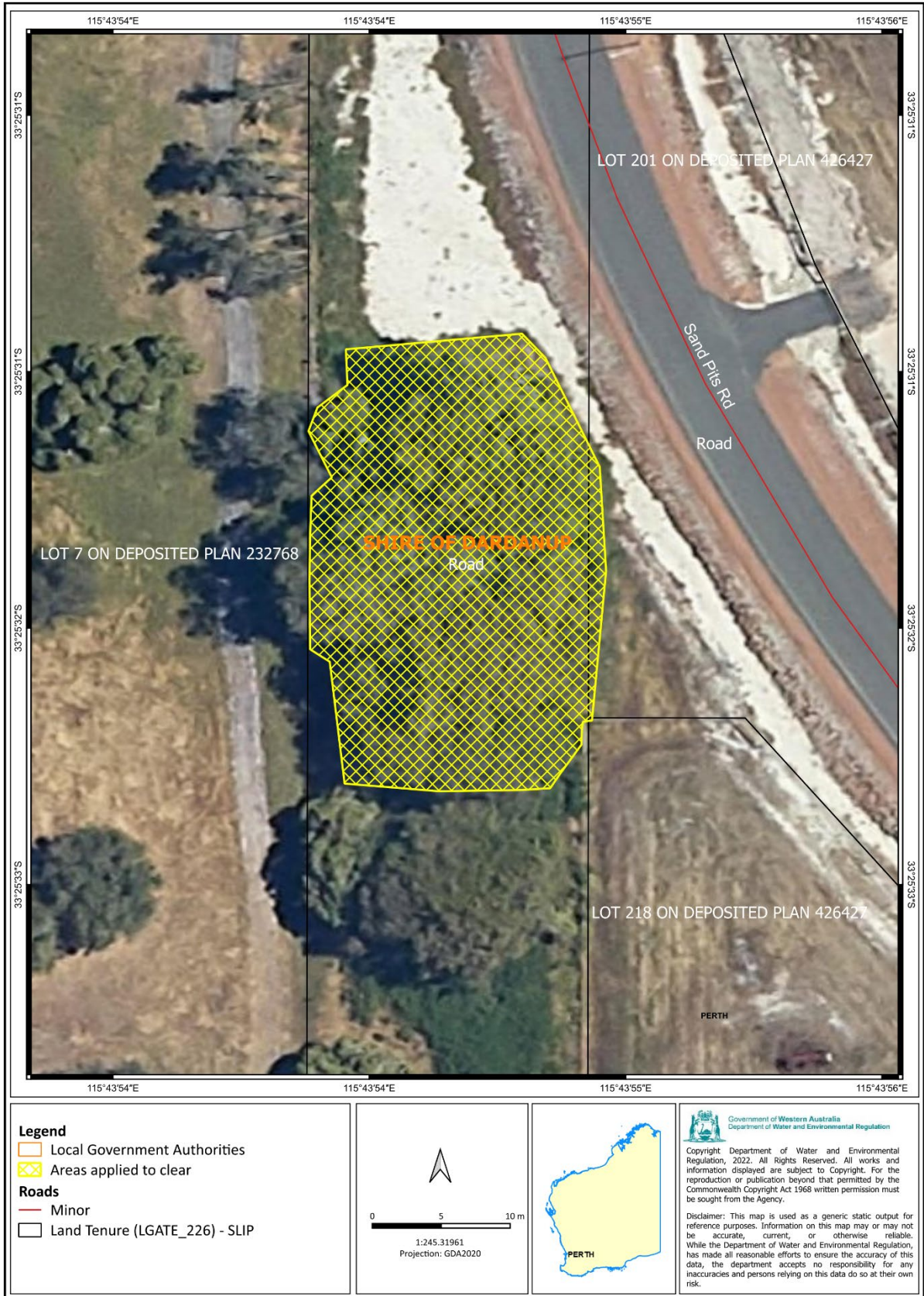
- the potential introduction and spread of weeds and dieback into adjacent vegetation, which could impact on the quality of the adjacent vegetation and its habitat values;
- loss of habitat for *Pseudocheirus occidentalis* (Western ringtail possums) (CR); and
- loss of significant remnant vegetation within an extensively cleared landscape.

After consideration of the available information, as well as the applicant's minimisation and mitigation measures (see Section 3.1), the Delegated Officer determined the applicant has suitably demonstrated avoidance and minimisation measures. The revegetation of 0.29 hectares of native vegetation adjacent to the drainage basin within the road reserve will minimise significant residual impacts to western ringtail possums and significant remnant vegetation within an extensively cleared landscape.

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 to allow terrestrial fauna to move into adjacent habitat ahead of the clearing activity
- pre-clearance surveys for western ringtail possums to ensure no individuals are present at the time of clearing
- revegetation and rehabilitation action requiring 0.29 hectares of native vegetation adjacent to the drainage basin within the road reserve.

## 1.5. Site map



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**Figure 1 - Map of the application area**

The area crosshatched yellow indicates the area authorised to be cleared under the granted clearing permit.



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**Figure 2 - Map of the area subject to conditions**

The area cross-hatched red indicates area within which specific conditions apply.

## 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)

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)
- *Environmental Offsets Guidelines* (August 2014)
- *Procedure: Native vegetation clearing permits* (DWER, October 2019)
- Technical guidance – *Terrestrial Fauna Surveys for Environmental Impact Assessment* (EPA, 2016)

## 3 Detailed assessment of application

### 3.1. Avoidance and mitigation measures

Avoidance and mitigation efforts were submitted by the applicant; these are detailed below.

#### Avoidance measures

The applicant has confirmed that the area chosen is sufficient for the drainage basin expansion construction as it provides the smallest footprint for additional stormwater detention, adjoining the existing basin and is at the same required ground level. Previously cleared adjoining areas have been included to minimise the need for additional stormwater storage in vegetated areas (Allesac Pty Ltd, 2025).

Based on the information above, 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 through design principles.

The Delegated Officer determined that after the application of the avoidance and minimisation measures the following impact remained:

Loss of 0.074 hectares of native vegetation which provides western ringtail possum habitat; and

Loss of 0.074 hectares of native vegetation that represents a significant remnant in and extensively cleared landscape.

To reduce the environmental impacts remaining after avoidance and minimisation measures, revegetation with species suitable for western ringtail possums is required to reduce the environmental impact such that no significant residual impacts remain.

Allesac Pty Ltd has proposed onsite revegetation efforts to mitigate impacts of the proposed clearing (Oversby Consulting, 2025). These revegetation plans include:

- Planting the new expansion area of the basin base and sides with locally native vegetation, including the two main native species (*Melaleuca raphiophylla* and *Agonis flexuosa*) currently within the area to be cleared. Dense understorey on the basin floor of sedge and rush species will also be planted.
- Planting the existing basin base and sides with locally native vegetation, including the two main native species currently within the area to be cleared.
- Planting infill native vegetation within the Sand Pits Road reserve to the north to create a corridor to existing areas of native vegetation (Figure 2).

The above revegetation measures were input into the DWER WA environmental offsets calculator to determine the quantum of mitigation afforded by these measures. A summary of these calculations is available in Appendix E. The Delegated Officer determined that the revegetation action was sufficient that no significant residual impact remained.

In addition to the revegetation, Allesac Pty Ltd will be required to additionally implement the following avoidance and mitigation measures:

- avoid the clearing of native vegetation; and
- minimise the amount of native vegetation to be cleared; and
- reduce the impact of clearing on any environmental value.

### 3.2. Assessment of impacts on environmental values

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

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

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

##### Assessment

The application area provides habitat or is likely to be utilised by significant fauna, including Western ringtail possums (CR) and south-western brush-tailed phascogale, wambenger (CD).

##### ***Pseudocheirus occidentalis* (Western ringtail possums (WRP)) (CR):**

*Pseudocheirus occidentalis* has been found to be Critically Endangered by impacts such as habitat loss. The species is an arboreal folivore, associated with long unburnt mature remnant peppermint woodlands along the Swan Coastal Plain management zone from Mandurah to Augusta, characterised by high canopy cover and connectivity (DPAW, 2017). The species build nests or dreys in low shrub thickets, sedges, rushes, grass trees and within various tree canopies. Their diet is almost exclusively comprised of *Agonis flexuosa*, *Corymbia calophylla* and *Eucalyptus marginata* (TSSC, 2018).

The Targeted Western Ringtail Possum Survey (Western Environmental, 2024) found three dreys in three separate *Melaleuca* trees through both diurnal and nocturnal searches of the application area (Figure 6). The dreys recorded were intact and well maintained and appear to have been in use or recently used. Thermal scope confirmed that one of the three dreys was occupied at the time of survey (Western environmental, 2024). Noting that the recovery plan for the western ringtail possum describes critical habitat as any habitat where the species occurs naturally (DPAW, 2017), the patch of vegetation within the drainage basin is considered critical habitat for the species.

##### ***Phascogale tapoatafa wambenger* (South-western brush-tailed phascogale, wambenger) (CD):**

The South-western brush-tailed phascogale inhabits dry sclerophyll forests and open woodlands, with hollow-bearing trees (usually eucalypts) and sparse understorey. The species forage on invertebrates, nectar, small birds and small mammals, and utilise tree hollows for breeding (DEE, 2016). Critical habitat for the South-western brush-tailed phascogale is likely to comprise mature, hollow-bearing trees that the species relies upon for breeding and diurnal refuge sites (DEC, 2012). No South-western brush-tailed phascogale's or hollow bearing trees were found during the fauna survey (Western Environmental, 2024). As no hollows were observed, the proposed clearing area is not likely to comprise significant habitat for South-western brush-tailed phascogale.

##### ***Idiosoma sigillatum* (Swan Coastal Plain shield-backed trapdoor spider (SCPSBT)) (P3):**

Significant habitat to the SCPSBT's survival is described as open forest remnant vegetation. Microhabitats for the healthy survival of the species are attached to the presence of Sheoak (*Allocasuarina* spp.), which the species uses to construct their burrows (Mason et al., 2018). Sheoak was not recorded within the application area based on site photographs. SCPSBT spiderlings, predominantly create habitats within veldt grass and there is no presence of veldt

grass (Appendix A). Given the small footprint of the application area and the habitat being highly dense with leaf litter and invasive weeds, it is unlikely that the clearing will significantly impact any SCPSBT populations.

#### Conclusion

Based on the above assessment, the proposed clearing will result in the loss of 0.074 hectares of significant western ringtail possum habitat. Undertaking pre-clearance surveys and removing western ringtail possums present at the time of clearing will reduce impacts to individuals. Weed and dieback management measures will minimise impacts to adjacent suitable vegetation. To reduce the significant residual impact to suitable breeding and foraging habitat, the applicant will revegetate 0.29 hectares of native vegetation within the adjacent road reserve.

Significant impacts to South-western brush-tailed phascogale habitat is not likely to occur. However, individuals may utilise the application area as they traverse through the landscape. Slow directional clearing will reduce the impacts to individuals that may be present.

#### Conditions

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

- 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 to allow terrestrial fauna to move into adjacent habitat ahead of the clearing activity
- pre-clearance surveys for western ringtail possums to ensure no individuals are present at the time of clearing
- revegetation and rehabilitation action requiring 0.29 hectares of native vegetation adjacent to the drainage basin within the road reserve

### **3.2.2. Environmental values - significant remnant vegetation - Clearing Principle (e)**

The national objectives and targets for biodiversity conservation in Australia has a target to prevent clearance of ecological communities with an extent below 30 per cent of that present pre-1750, below which species loss appears to accelerate exponentially at an ecosystem level (Commonwealth of Australia, 2001). The presence of dense *Melaleuca* trees recorded within the application area indicates the vegetation proposed to be cleared may be associated with the Southern River Complex vegetation type, however does not entirely represent the complex.

Noting the vegetation extent within the local area is below the 30 per cent threshold, the application area is considered to occur within an extensively cleared landscape. The proposed clearing area is a significant remnant of native vegetation within an extensively landscape due to the presence of breeding and foraging habitat for western ringtail possums.

Whilst, the application area is not mapped within a formal ecological linkage, it may provide linkage value between other areas of remnant native vegetation.

#### Conclusion

Given the low remnant native vegetation extent within the local area and the presence of breeding and foraging habitat for western ringtail possums, the proposed clearing is considered a significant remnant of native vegetation within an extensively landscape. Weed and dieback management measures will minimise impacts to adjacent vegetation. To reduce the significant residual impact to clearing a significant remnant, the applicant will revegetate 0.29 hectares of native vegetation within the adjacent road reserve.

#### Conditions

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

- 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
- revegetation and rehabilitation action requiring 0.29 hectares of native vegetation adjacent to the drainage basin within the road reserve

### **3.3. Relevant planning instruments and other matters**

The Shire of Dardanup (Shire) advised DWER that local government approvals are not required, and that the proposed clearing is consistent with the Shire's Local Planning Scheme. The Shire provided authority to access and clear the vegetation and did not have any objections to the proposed clearing (Shire, 2025).

No Aboriginal sites of significance have been mapped within the application area. The application area is within a road reserve within the south-west settlement, and therefore no native title notifications are required.

**End**

## Appendix A. 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 B.

### A1. Site characteristics

Characteristic	Details
Local context	<p>The area proposed to be cleared is a 0.074 hectare isolated patch of native vegetation in the intensive land use zone of Western Australia. The proposed clearing area is part of continuous roadside vegetation adjacent to Sand Pits Rd minor road, a freehold lot, and a crown allotment.</p> <p>Spatial data indicates the local area (10 kilometre radius from the centre of the area proposed to be cleared) retains approximately 16.65 per cent of the original native vegetation cover.</p>
Ecological linkage	<p>The application area is not within a formal ecological linkage, however may provide linkage value between other areas of roadside vegetation.</p> <p>The nearest formal ecological linkage is the Greater Bunbury Region Scheme linkage, located 0.38 kilometres south-west of the application area.</p>
Conservation areas	<p>The nearest conservation area is North Boyanup Nature Reserve, located 2.3 kilometres west of the application area.</p>
Vegetation description	<p>Photographs supplied by the applicant indicate the vegetation within the proposed clearing area consists of <i>Melaleuca raphiophylla</i> (swamp paperbark) and <i>Agonis flexuosa</i> (peppermint) over <i>Pteridium esculentum</i> and mixed weeds (Allesac Pty Ltd, 2025). Representative photos are available in Appendix D.</p> <p>Due to the presence of <i>Melaleuca raphiophylla</i>, this is slightly consistent with the mapped vegetation type:</p> <ul style="list-style-type: none"> <li>SWAN COASTAL PLAIN - AEOLIAN DEPOSITS - Southern River Complex, described as Open woodland of <i>Corymbia calophylla</i> (Marri) - <i>Eucalyptus marginata</i> (Jarrah) - Banksia species with fringing woodland of <i>Eucalyptus rudis</i> (Flooded Gum) - <i>Melaleuca raphiophylla</i> (Swamp Paperbark) along creek beds.</li> </ul> <p>The mapped vegetation type retains approximately 18.43 per cent of the original extent (Government of Western Australia, 2019).</p>
Vegetation condition	<p>Photographs supplied by the applicant indicate the vegetation within the proposed clearing area is in good (Keighery, 1994) condition.</p> <p>The full Keighery (1994) condition rating scale is provided in Appendix C. Representative photos are available in Appendix D.</p>
Climate and landform	<p>The region experiences a Mediterranean climate with cool winters and hot summers with a mean annual rainfall of 760mm.</p>

Characteristic	Details
Soil description	The soil complex within the application area is mapped as 213Pj__P1b, Harvey-Capel land resources survey. Described as flat to very gently undulating plain with deep acidic mottled yellow duplex (or effective duplex) soils. Moderately deep pale sand to loamy sand over clay: imperfectly drained and moderately susceptible to salinity in limited areas.
Land degradation risk	According to available databases, the mapped application area is susceptible to subsurface acidification, flood risk and wind erosion.
Waterbodies	The desktop assessment and aerial imagery indicated that no watercourses transect the area proposed to be cleared. The nearest waterbody is located 0.33 kilometres north-east of the application area.
Hydrogeography	The application area is mapped within the southwest Groundwater Area proclaimed under the <i>Rights in Water and Irrigation Act 1914</i> .  Groundwater salinity within the application area is mapped at 1000-3000 milligrams per total dissolved solids
Flora	Available datasets identified 47 flora records in local area (10km buffer). There are records of 19 priority flora within the same vegetation complex as the application area, two of these are also within the same soil type. Based on the flora analysis, the species <i>Acacia semitrullata</i> and <i>Aponogeton hexatepalus</i> are recorded within the same vegetation type, and the same soil type. It is unlikely for <i>Aponogeton hexatepalus</i> to be present within the application due to being commonly found within permanent waterbodies and wetlands. It is unlikely for <i>Acacia semitrullata</i> to be present within the application due to the dense understorey comprised of bracken fern and weeds.
Ecological communities	The application area is mapped as occurring within the priority three priority ecological community, Banksia Woodlands of the Swan Coastal Plain ecological community. This community is synonymous with the EPBC Act listed threatened ecological community of the same name.
Fauna	There are 20 threatened fauna species recorded in the local area (10km), the nearest records is a <i>Pseudocheirus occidentalis</i> ((western ringtail possum (WRP)), located 0.8 kilometres north-east from the application area. Three WRP dreys were recorded during the WRP survey, with one of the dreys being occupied by a female WRP at the time (Western Environmental, 2024).

## A2. Vegetation extent

	Pre-European extent (ha)	Current extent (ha)	Extent remaining (%)	Current extent in all DBCA managed land (ha)	Current proportion (%) of pre-European extent in all DBCA managed land
IBRA bioregion*					
Swan coastal plain	1,501,221.93	579,813.47	38.62	222,916.97	14.85
Vegetation complex					
SWAN COASTAL PLAIN - AEOLIAN DEPOSITS - Southern River Complex	58,781.48	10,832.18	18.43	940.36	1.60
Local area					

	Pre-European extent (ha)	Current extent (ha)	Extent remaining (%)	Current extent in all DBCA managed land (ha)	Current proportion (%) of pre-European extent in all DBCA managed land
10km radius	315,338.00	52501.07	16.65	-	-

\*Government of Western Australia (2019a)

### A3. Fauna analysis table

Species name	Conservation status	Suitable habitat features? [Y/N]	Suitable vegetation type? [Y/N]	Distance of closest record to application area (km)	Number of known records (total)
western ringtail possum, ngwayir	CR	Y	Y	0.8	1427
south-western brush-tailed phascogale, wambenger	CD	Y	Y	2.1	53
Swan Coastal Plain shield-backed trapdoor spider	P3	Y	N	3.3	20

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

### A4. Ecological community analysis table

Community name	Conservation status	Suitable habitat features? [Y/N]	Suitable vegetation type? [Y/N]	Suitable soil type? [Y/N]	Distance of closest record to application area (km)
Banksia Woodlands of the Swan Coastal Plain ecological community	P3	Y	Y	Y	0

## Appendix B. Assessment against the clearing principles

Assessment against the clearing principles	Variance level	Is further consideration required?
<b>Environmental value: biological values</b>		
<p><b>Principle (a):</b> "Native vegetation should not be cleared if it comprises a high level of biodiversity."</p> <p><u>Assessment:</u></p> <p>The area proposed to be cleared contains habitat for threatened fauna and significant remnant vegetation. No threatened or priority flora or communities are likely to occur within the application area.</p>	May be at variance	Yes <i>Refer to Section 3.2.1, above.</i>
<p><b>Principle (b):</b> "Native vegetation should not be cleared if it comprises the whole or a part of, or is necessary for the maintenance of, a significant habitat for fauna."</p> <p><u>Assessment:</u></p>	At variance	Yes <i>Refer to Section 3.2.1, above.</i>

Assessment against the clearing principles	Variance level	Is further consideration required?
<p>The area proposed to be cleared contains significant habitat for conservation significant fauna, including <i>Pseudocheirus occidentalis</i> (western ringtail possums) and <i>Phascogale tapoatafa wambenger</i> (southwestern brush-tailed phascogales).</p> <p>The application area is mapped within black cockatoo species distribution habitat, however the species of trees proposed to be cleared are not significant for black cockatoo foraging or breeding habitat value.</p>		
<p><b>Principle (c):</b> <i>“Native vegetation should not be cleared if it includes, or is necessary for the continued existence of, threatened flora.”</i></p> <p><u>Assessment:</u></p> <p>No threatened flora were identified within the proposed clearing area or nearby. The dense weed and Bracken fern understory as well as the high level of disturbance means it is unlikely that the application area will provide habitat for threatened flora species (Allesac Pty Ltd, 2025)</p>	Not likely to be at variance	No
<p><b>Principle (d):</b> <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 area proposed to be cleared is mapped within the Banksia Woodlands of the Swan Coastal Plain (Banksia woodlands) threatened ecological community (TEC). According to the approved conservation advice for the Banksia Woodlands TEC, the key diagnostic criteria for the TEC includes the presence of at least one of the four diagnostic Banksia species, and distinct low woodland to forest structure comprising a canopy co-dominated by Banksia attenuata or Banksia menziesii, where the emergent tree layer often includes marri, jarrah, or tuart, over a diverse shrub or herbaceous understorey (DoEE, 2016). The vegetation proposed to be cleared is not representative of the Banksia woodland TEC.</p>	Not likely to be at variance	Yes <i>Refer to Section 3.2.1, above.</i>
<b>Environmental value: significant remnant vegetation and conservation areas</b>		
<p><b>Principle (e):</b> <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 vegetation proposed to be cleared is a significant remnant vegetation within an extensively cleared area.</p> <p>The vegetation proposed to be cleared is not considered to be part of a significant ecological linkage in the local area.</p>	At variance	Yes <i>Refer to Section 3.2.2, above.</i>
<p><b>Principle (h):</b> <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 the nearest conservation area is located 2.4 kilometres west of the application area and the extent of clearing, the proposed clearing is not likely to have a significant impact on the environmental values of nearby conservation areas.</p>	Not at variance	No
<b>Environmental value: land and water resources</b>		

Assessment against the clearing principles	Variance level	Is further consideration required?
<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 is a drainage basin comprised of <i>Melaleuca raphiophylla</i>. The proposed clearing is growing in association with an environment associated with wetland values.</p> <p>Given the purpose of the clearing is for a drainage basin and the size of the application area, the proposed clearing is unlikely to impact on- or off-site hydrology and water quality.</p>	At variance	No
<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 susceptible to wind, subsurface acidification, waterlogging and are a moderate risk to water repellence/flood risk.</p> <p>Given the size of the application area, the clay and moist soils and the purpose of the clearing (drainage basin), the proposed clearing is not likely to have a significant impact on waterlogging, wind erosion or flood risks.</p> <p>No acid sulphate soil issues were identified in the geotechnical assessments or during the construction of the existing basin. As the excavations are all shallow, the risk of subsurface acidification is considered low (Allesac Pty Ltd, 2025).</p>	Not likely to be at variance	No
<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 purpose of the clearing is for a drainage basin, ensuring a decreased risk of floods.</p> <p>No water courses, or Public Drinking Water Sources Areas recorded within or adjacent to the application area. The proposed clearing is unlikely to impact surface or ground water quality.</p>	Not likely to be at variance	No
<p><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></p> <p><u>Assessment:</u></p> <p>The mapped soils and topographic contours in the surrounding area do indicate the area is at risk of intensity of flooding.</p> <p>However, given the purpose of the clearing is to create a drainage basin, and no water courses are recorded within the application area, the proposed clearing is unlikely to contribute to waterlogging.</p>	Not likely to be at variance	No

## Appendix C. Vegetation condition rating scale

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

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

### Measuring vegetation condition for the Southwest and Interzone Botanical Province (Keighery, 1994)

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

**Appendix D. Photographs of the vegetation**



Figure 3 - images of the application area. vegetation proposed to be cleared (Allesac Pty Ltd, 2025)



Figure 4 - images of the application area. vegetation proposed to be cleared (Allesac Pty Ltd, 2025)



Figure 5 - images of the application area. vegetation proposed to be cleared (Allesac Pty Ltd, 2025)

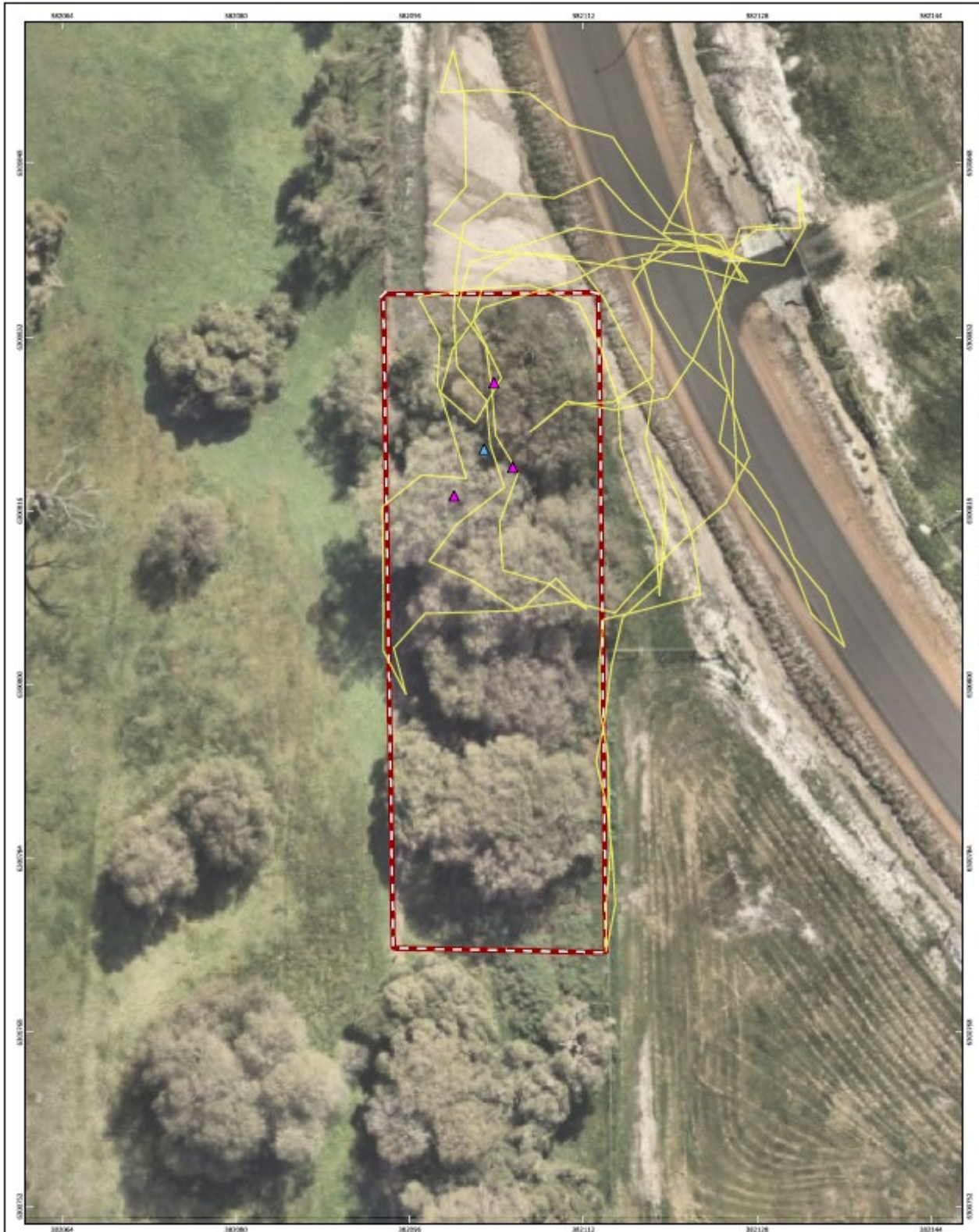


Figure 1: Western Ringtail Possum Survey Results

		<b>PROJECT NAME</b> Western Ringtail Possum Survey Sandpits Rd, Crooked Brook		<b>Legend</b> Survey Area Targeted Search Effort Western Ringtail Possum Nest/Drey Spotlight		<table border="1"> <thead> <tr> <th>No</th> <th>Identification</th> <th>Date</th> <th>Approved</th> <th>Sign</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Target Area</td> <td>17</td> <td>12</td> <td>18/10/2024</td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>		No	Identification	Date	Approved	Sign	1	Target Area	17	12	18/10/2024																				
No	Identification	Date	Approved	Sign																																	
1	Target Area	17	12	18/10/2024																																	
<b>SCALE</b> 1:325		<b>CLIENT</b> Alsec Pty Ltd		<b>DATE</b> 18/10/2024																																	
<b>CONTRACT NUMBER</b> 60A2020 / MSA zone 50		<b>PROJECT NUMBER</b> A24.241		<b>ISSUE</b> 0		<small>Western Environmental Pty Ltd          18 Blue Street   Crooked Brook NSW 2263          Level 10/100-102, West Tower   2024-2025          www.westernenv.com.au</small>																															
<b>DATE ISSUED</b> Nearmap Imagery (13 September 2024)		<b>ISSUED BY / APPROVED BY</b> JFY/AF		<b>DATE</b> 18/10/2024		<small>WESTERN ENVIRONMENTAL</small>																															

Figure 6 - Western ringtail possum habitat mapped (Western Environmental, 2024)

DateObs	CommonName	Abundance	ObsMethod	Comments	Easting	Northing
16/10/2024	Western Ringtail Possum	-	Nest or Drey	confirmed WRP present from thermal scope	382105.49	6300820.031
16/10/2024	Western Ringtail Possum	-	Nest or Drey	Large drey	382103.758	382103.758
16/10/2024	Western Ringtail Possum	-	Nest or Drey	Large drey	382100.078	6300817.373
16/10/2024	Western Ringtail Possum	1	Spotlight	female	382102.83	6300821.66

Figure 7 - Western ringtail possum habitat recorded (Western Environmental, 2024)

## Appendix E. Offset calculator value justification

Rehabilitation credit for impacts to western ringtail possum habitat. The calculation with the highest rehab area requirement is shown.

Environmental values to be offset		
Calculation	Score (area)	Rationale
<b>Conservation significance</b>		
Description	Western ringtail possum (WRP) habitat	The proposed clearing area is in a small, isolated area of vegetation within a road reserve. The proposal is to clear 0.074 hectares of native vegetation suitable for WRP habitat ( <i>Agonis flexuosa</i> (peppermint) and <i>Melaleuca raphiophylla</i> (paperbark)).
Type of Environmental Value	Species (flora/fauna)	<i>Pseudocheirus occidentalis</i> (western ringtail possum) (WRP)
Conservation significance of environmental value	Rare/threatened species - endangered	WRP are listed as critically endangered under the BC Act (state) and EPBC Act (federal)
Landscape-level value impacted	No	
<b>Significant impact</b>		
Description	Clearing of 0.074 hectares of vegetation that contains high quality foraging and breeding habitat for WRP	The proposal is to clear 0.074 hectares of native vegetation suitable for WRP habitat ( <i>Agonis flexuosa</i> (peppermint) and <i>Melaleuca raphiophylla</i> (paperbark)).
Significant impact (hectares)/Type of feature	0.074	Area of WRP habitat being cleared.
Quality (scale)/Number	8.00	Factors influencing this quality score: - overstorey has a sufficient canopy cover to support WRP habitat and movement - presence of dreys being used confirms the application area provides high quality habitat for a local population of WRP - extensively cleared local area
<b>Rehabilitation credit</b>		
Description	0	Applicant proposed the rehabilitation area covering 0.29 hectares (0.074 hectare revegetation of application area + 0.216 hectares outside of the clearing area within the same road reserve) comprised of suitable species for WRP
Proposed rehabilitation (area in hectares)	0.29	Area proposed to be rehabilitated
Current quality of rehabilitation site /Start number (of type of feature)	0	Area will be bare where trees are planted. No habitat present.
Future quality WITHOUT rehabilitation (scale)/Future number WITHOUT rehabilitation	0	Limited capacity to regenerate without management actions

Future quality WITH rehabilitation (scale)/Future number WITH rehabilitation	7.00	expect that very good condition habitat will be achievable, noting the species being planted and activities outlined in supporting rehabilitation plan
Time until ecological benefit (years)	15.00	15 years for trees to produce sufficient habitat
Confidence in rehabilitation result	0.8	reasonably high level of confidence this habitat will be established, noting the activities outlined in supporting rehabilitation plan
<b>Offset</b>		
Description	N/A	Offset not required. Rehabilitation action reduces the total quantum of impact that no significant residual impact remains from clearing.

## Appendix F. Sources of information

### F.1. GIS databases.

Publicly available GIS Databases used (sourced from [www.data.wa.gov.au](http://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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