GOVERNMENT OF
WESTERN AUSTRALIA

CLEARING PERMIT

Granted under section 51E of the Environmental Protection Act 1986

Purpose Permit number:	CPS 11140/1
Permit Holder:	Forest Products Commission
Duration of Permit:	From 19 February 2026 to 14 March 2027

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 timber harvesting.

2. Land on which clearing is to be done

Lot 4470 on Deposited Plan 29854, Karridale

3. Clearing authorised

The permit holder must not clear more than 52.42 hectares of *native vegetation* within the combined areas cross-hatched yellow in Figure 1 of Schedule 1.

PART II – MANAGEMENT CONDITIONS

4. Clearing not authorised

(a) The permit holder must not undertake any clearing activities within the combined areas cross-hatched yellow in Figure 1 of Schedule 1 from 1 September to 30 November of each calendar year, to avoid the breeding season of the white-bellied frog (*Anstisia alba)*.

(b) The permit holder must not undertake any clearing activities within the combined areas cross-hatched red in Figure 1 of Schedule 1.

(c) When undertaking clearing authorised under this permit, the permit holder must not traverse the combined areas cross-hatched red in Figure 1 of Schedule 1 with any machinery.

(d) Condition 4(c) of this permit does not apply to firebreaks within the combined areas cross-hatched red in Figure 1 of Schedule 1 outside of the white-bellied frog (*Anstisia alba*) breeding period from 1 September to 30 November, for the following purposes:

(i) *fire management activities*; and

(ii) for access to areas authorised to be cleared under this permit, where such access is essential to carry out the authorised clearing.

5. 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.

6. 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.

7. Directional clearing

The permit holder must:

(a) conduct clearing activities authorised under this permit in one direction towards adjacent native vegetation; and

(b) allow a reasonable time for fauna present within the area being cleared to move into adjacent native vegetation ahead of the clearing activity.

8. Fauna habitat and wetland management – Pre-rainfall sediment control

The permit holder must:

(a) install *sediment and runoff control measures* prior to 1 May 2026, following the commencement of clearing.

(b) inspect the *sediment and runoff control measures* required under Condition 8(a) when a *significant rainfall event* is predicated to occur and implement *mitigation measures* to immobilise sediment within runoff, from flowing into the combined areas cross-hatched red in Figure 1 of Schedule 1.

9. Fauna habitat and wetland management – Post-rainfall sediment control

The permit holder must inspect *sediment and runoff control measures* after every *significant rainfall event* and apply further *mitigation measures,* as required, to immobilise sediment within runoff from flowing into the areas cross-hatched red in Figure 1 of Schedule 1.

PART III - RECORD KEEPING AND REPORTING

10. 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 boundaries of clearing undertaken on each date, recorded using a Global Positioning System (GPS) unit set to GDA2020, expressing the geographical coordinates in Eastings and Northings; (b) the size of the area cleared (in hectares); (c) method of clearing; (d) actions taken to avoid, minimise, and reduce the impacts and extent of clearing in accordance with condition 5; (e) actions taken to minimise the risk of the introduction and spread of *weeds* and *dieback* in accordance with condition 6; (f) actions taken in accordance with condition 7.
2.	In relation to fauna habitat and wetland management pursuant to condition 8 and 9.	(a) type(s) and date(s) that *sediment and runoff control measures* are installed; and (b) other actions taken to manage and control sediment in accordance conditions 8 and 9 of this permit.

11. Reporting

(a) The permit holder must provide to the *CEO* on or before 30 June of each year, a written report:

(i) of records required under condition 10 of this Permit; and

(ii) concerning activities done by the permit holder under this Permit between 1 January to 31 December of the preceding calendar year.

(b) If no clearing authorised under this Permit has been undertaken, a written report confirming that no clearing under this Permit has been undertaken, must be provided to the *CEO* on or before 30 June of each year.

(c) Prior to the expiry date of this Permit, the permit holder must provide to the *CEO* a written report of records required under condition 10 of this Permit where these records have not already been provided under condition 11(a) of this Permit.

DEFINITIONS

In this permit, the terms in Table 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 *Environmental Protection Act 1986*.
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.

Term	Definition
dieback	means the effect of *Phytophthora* species on native vegetation.
department	means the department established under section 35 of the *Public Sector Management Act 1994* (WA) and designated as responsible for the administration of the EP Act, which includes Part V Division 3.
EP Act	*Environmental Protection Act 1986* (WA)
fill	means material used to increase the ground level, or to fill a depression.
fire management activities	means actions taken to reduce bushfire risk.
mitigation measures	means methods to prevent, reduce or control adverse environmental effects of sediment arising from the clearing activities.
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.
sediment and runoff control measures	means earth bunds, hay bales or similar, to act as sediment traps to prevent the movement of sediments through runoff into adjacent waterways and wetlands.
significant rainfall event	means 40 millimetres of rainfall, or greater is predicted by the Bureau of Meteorology, within a 24-hour period.
weeds	means any plant – (a) that is a declared pest under section 22 of the *Biosecurity and Agriculture Management Act 2007*; 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

J Burton

Jessica Burton
MANAGER
NATIVE VEGETATION REGULATION

Officer delegated under Section 20
of the Environmental Protection Act 1986

27 January 2026

Schedule 1

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

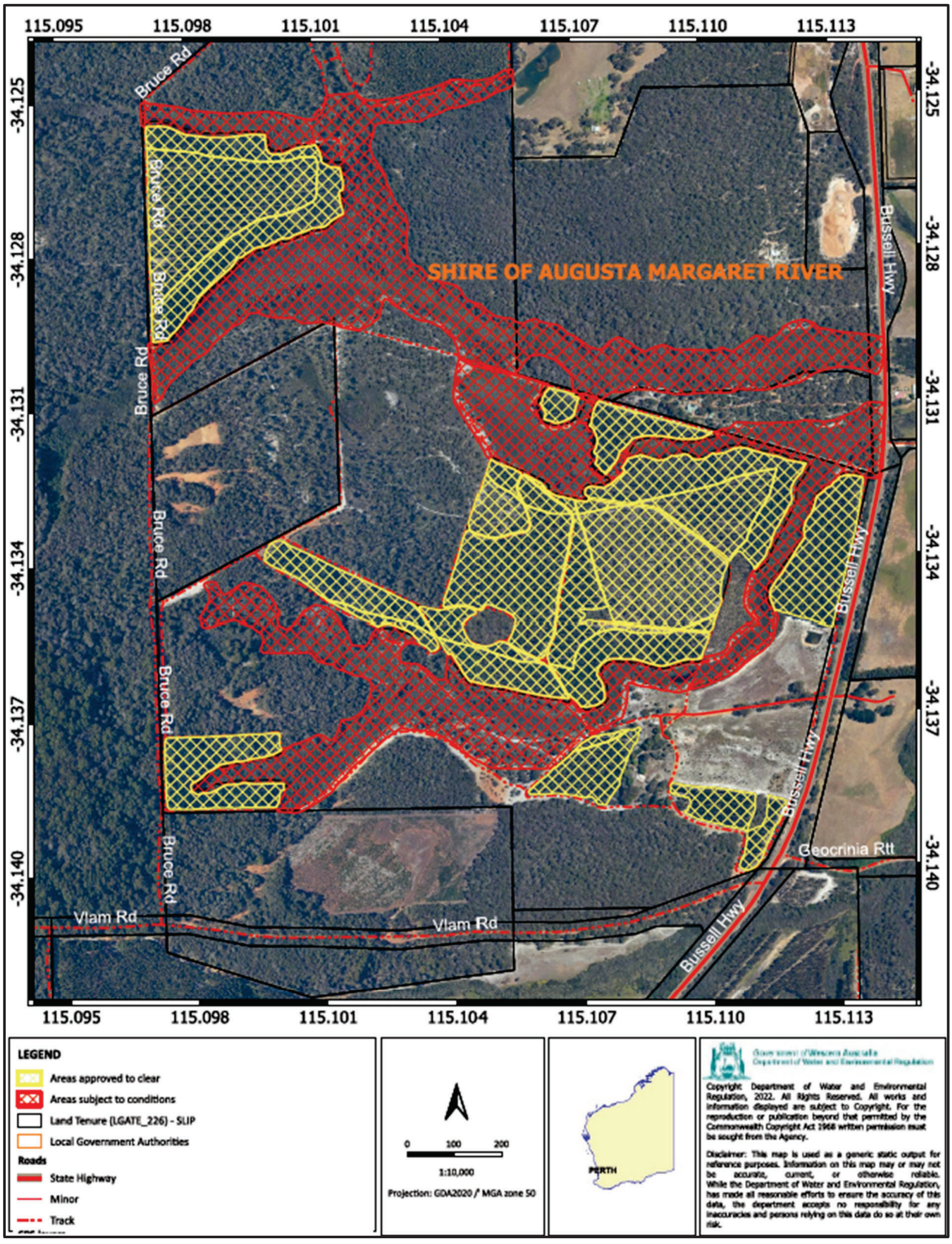

Figure 1: Map of the boundary of the area within which clearing may occur (cross-hatched yellow) and the boundary of the areas subject to conditions 4, 8 and 9 (cross-hatched red)

Government of Western Australia
Department of Water and Environmental Regulation

Clearing Permit Decision Report

1 Application details and outcome

1.1. Permit application details

Permit number:	CPS 11140/1
Permit type:	Purpose permit
Applicant name:	Forest Products Commission
Application received:	17 June 2025
Application area:	52.24 hectares of native vegetation
Purpose of clearing:	Timber harvesting
Method of clearing:	Mechanical
Property:	Lot 4470 on Deposited Plan 29854
Location (LGA area/s):	Shire of Augusta Margaret River
Localities (suburb/s):	Karridale

1.2. Description of clearing activities

Forest Products Commission (FPC) currently hold a Profit a Prendre timber sharefarming agreement on Lot 4470 on Deposited Plan 29854, owned by Department of Biodiversity, Conservation and Attractions (DBCA). *Pinus radiata* is the dominant plantation species in this lot (FPC, 2025). The pine plantation has been identified as a risk to the survival of the white-bellied frogs (*Anstisia alba*) which resides in creeks within the property due to increased fire risk of the plantation, sedimentation risk caused by machinery and vehicles in plantation-associated activities, and hydrological resources utilized by the pines (FPC, 2025).

The application is to facilitate the early harvesting of the existing pine plantation to support the recovery of native vegetation and to enhance habitat for white-bellied frogs. The vegetation proposed to be cleared is distributed across several separate areas (see Figure 2, Section 1.5). Areas to be cleared will then be rehabilitated with native species by DBCA to restore the local native vegetation complex (DBCA, 2025).

The application area partially overlaps with a previously approved area under CPS 8338/1 which expired in April 2025 (see Figure 1). The permit CPS 8338/1 authorised selective clearing for the purpose of commercially thinning the pine plantation on the property. The current application, CPS 11140/1, seeks approval to completely remove the pine plantation (52.24 ha). The pine harvest operation will impact the native shrubs and sedges which have encroached within the pine plantation (FPC, 2025).

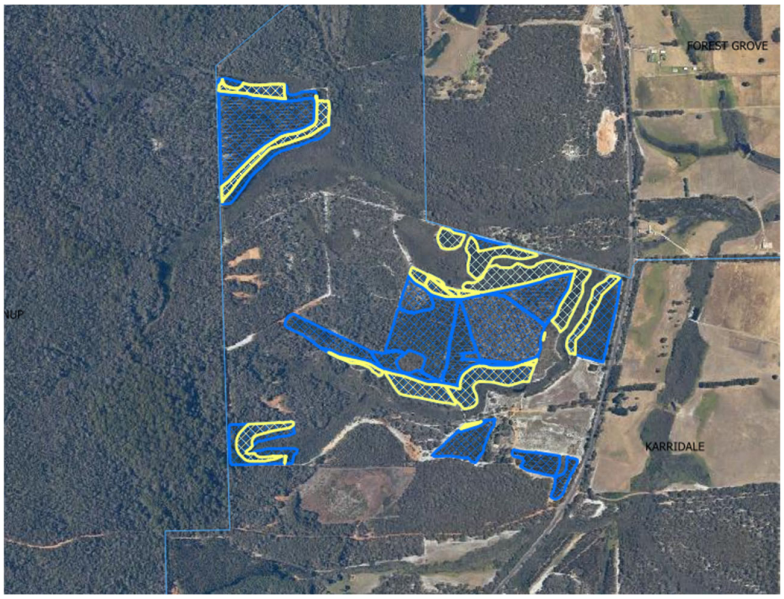

Figure 1: Map showing the application area CPS 11140/1 (blue cross-hatched polygons) and approved area under CPS 8331/1 (yellow cross-hatched polygons).

1.3. Decision on application

Decision:	Granted
Decision date:	27 January 2026
Decision area:	52.42 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 E.1), advice from DBCA, the clearing principles set out in Schedule 5 of the EP Act (see Appendix B), relevant planning instruments and any other matters considered relevant to the assessment (see Section 3). The Delegated Officer also took into consideration that the purpose of the proposed clearing is to remove pine plantation to facilitate the long-term development of native vegetation and the improvement of suitable habitat for the critically endangered white-bellied frog species.

The assessment identified that the proposed clearing will result in:

- the potential introduction and spread of weeds into adjacent vegetation, which could impact on the quality of the adjacent vegetation, including conservation areas, and their habitat values;
- the impacts on watercourse-dependent fauna species, including threatened species;
- the impacts on threatened ecological community ‘“‘*Empodisma* peatlands of southwestern Australia’ listed under *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) or ‘*Reedia spathacea* - *Empodisma gracillimum* – *Sporadanthus rivularis* dominated floodplains and paluslopes of the Blackwood River catchment’ listed under *Biodiversity Conservation Act 2016* (WA) (BC Act); and
- the impacts to surface water quality of watercourses and wetlands within the property.

After consideration of the available information, the applicant’s minimisation and mitigation measures (see Section 3.1), as well as the purpose of the proposed clearing and the rehabilitation plan developed by DBCA to be undertaken post-clearing, the Delegated Officer determined the proposed clearing may have short-term impacts on the watercourses, wetlands and their associated ecological communities and fauna species. These impacts can be minimised and managed to unlikely lead to an unacceptable risk to environmental values through permit conditions. The applicant has suitably demonstrated avoidance and minimisation measures.

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

- Avoid, minimise to reduce the impacts and extent of clearing
- Take hygiene steps to minimise the risk of the introduction and spread of weeds and dieback
- Undertake slow, progressive one directional clearing to allow terrestrial fauna to move into adjacent habitat ahead of the clearing activity
- Avoid the clearing activity during the breeding season of White Bellied Frog (*A. alba)* (September-November).
- No clearing within 6-metre buffer measured from the outer boundary of the firebreaks around the wetland areas.
- Measures to control runoff and sedimentation.

1.5. Site map

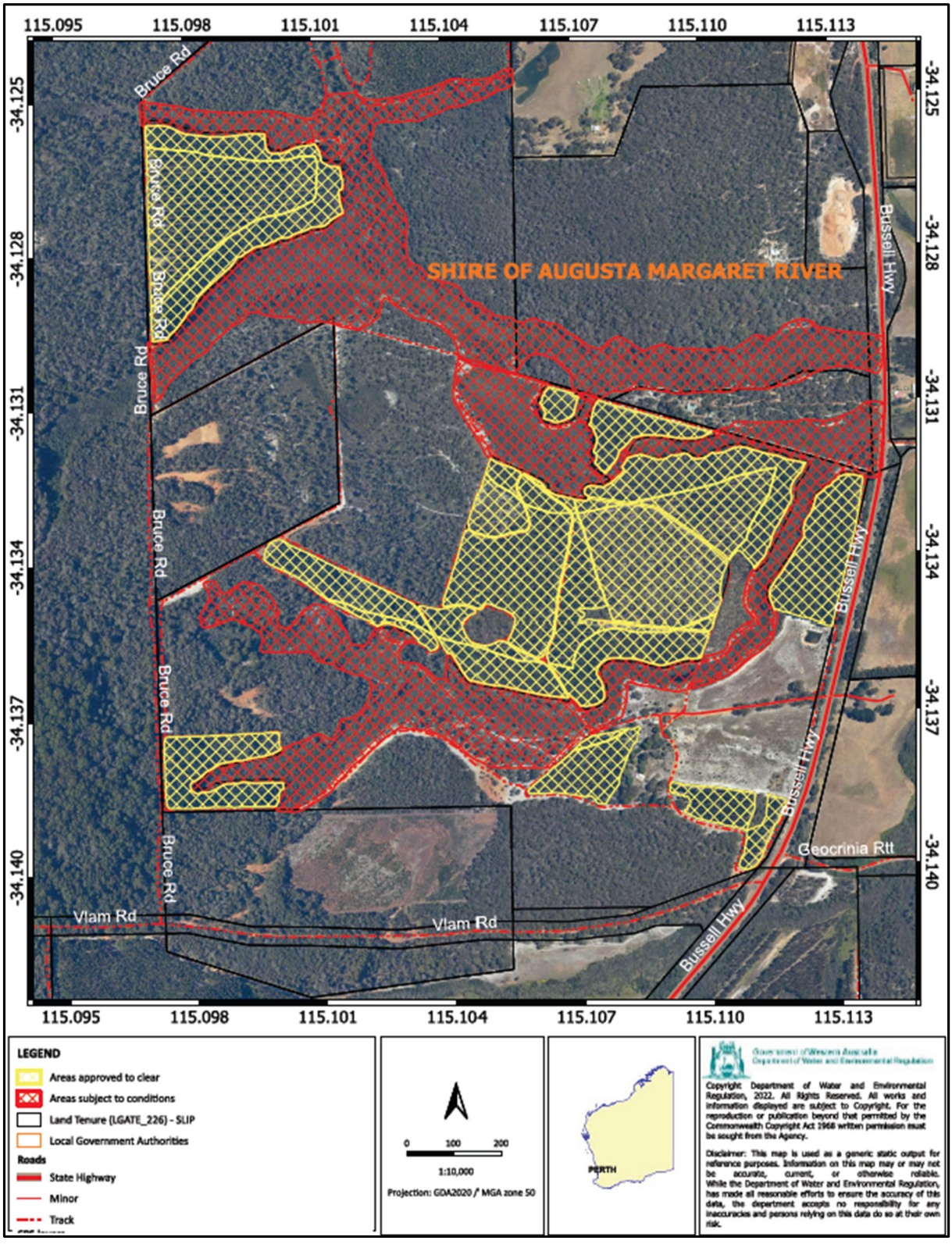

Figure 2. Map of the application area

The areas crosshatched yellow indicate the areas authorised to be cleared under the granted clearing permit. The areas cross-hatched red indicate areas within which clearing activities must not be undertaken.

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:

- BC Act
- *Conservation and Land Management Act 1984* (WA) (CALM Act)
- EPBC Act
- *Right in Water and Irrigation Act 1914* (RiWI Act)

The key guidance documents which inform this assessment are:

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

3 Detailed assessment of application

3.1. Avoidance and mitigation measures

The application form indicates that the mitigation hierarchy has been applied:

Avoidance

- Hand-felling pine trees was considered to minimize soil disturbance; however, it was deemed unsafe due to the high tree density. Heavy machinery would still be required for timber extraction even if trees were hand-felled.
- In consultation with DBCA, the following measures will be implemented:
  - Enforce a 6 m no-machinery buffer around known frog populations. Harvesters will reach in from outside the buffer to extract pine trees.
  - Prohibit machinery traffic on firebreaks adjacent to known frog habitats.

Mitigation

- All machinery and vehicles will be clean on entry to the site to reduce the likelihood of introducing weeds.
- Harvesting will be monitored by FPC and DBCA to identify any sedimentation caused by operations. If sedimentation occurs, mitigation measures will be agreed upon by DBCA and FPC before operations resume.
- No-disturbance buffers will be demarcated in field using spray paint and/or flagging tape.
- A portable water tank may be engaged during harvesting operations for fire protection measures. Water must not be drawn from water points within the property to avoid contamination, sedimentation, and agitation.
- If any felled trees (of any species) land in creek habitats, they must be removed without machinery entering the habitat, cell boundary firebreak, or no-disturbance buffer. Any encroachment must be reported to DBCA as an incident. Alternative recovery methods require DBCA approval before implementation.
- DBCA will rehabilitate the plantation area to native species after harvesting is completed. DBCA has provided an indicative rehabilitation plan (DBCA, 2025) for 76.8 hectares of plantation areas within Lot 4470 on Deposited Plan 29854, including the areas of pine plantation proposed to be cleared under this application:
  - The rehabilitation plan aims to establish a cover of native flora species indicative of the Glenarty Hills complex with representatives from each structural class, that will lead to a resilient structural diversity and ecological function in the long term (25+ yrs), capable of supporting a range of native flora and fauna species with minimal management intervention.
  - The rehabilitation will follow a staged approach, comprising eight cells of 10–20 hectares each, with one cell rehabilitated per year over several years.

- The targets are to achieve an average of 20 native flora species per 10x10m monitoring quadrat and a combined vegetation cover at 70 per cent or greater per quadrat in each revegetation cell by year 10.

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

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, flora, threatened ecological community), conservation areas, and land and water resources. The consideration of these impacts, and the extent to which they can be managed through conditions applied in line with sections 51H and 51I of the EP Act, is set out below.

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

Assessment

Fauna

The desktop assessment identified that there are 56 conservation significant fauna species recorded in the local area (10-kilometre radius), including one amphibian, 27 birds, three fish, four invertebrates, 20 mammals and one reptile.

Based on the site characteristics (See Appendix A.1) and the habitat preferences and ecology of the species known from the local area, the application area may provide habitat for 11 conservation significant fauna species (See Appendix A.2 for fauna analysis table).

Threatened black cockatoo species, including:

- Carnaby's cockatoo (*Zanda latirostris*) (Endangered)
- Forest red-tailed black cockatoo (FRTBC) (*Calyptorhynchus banksii naso*) (Vulnerable)
- Baudin's cockatoo (*Zanda baudinii*) (Endangered)

Based on the known distribution and habitat preferences, habitat is likely to occur within the application area for all three cockatoo species. Within the local area, there are 43 records of Carnaby's cockatoo, 71 records of Baudin's cockatoo and ten records of FRTBC with the closest distance of approximately 0.01, 0.37 and 0.37 kilometres, respectively, from the application area. The closest black cockatoo roost is recorded approximate 4.3 kilometres from the proposed clearing area. No black cockatoo breeding sites are recorded within a 12- kilometre radius from the application area (QGIS database).

There are three key components of BC habitat: foraging habitat; roosting habitat; and breeding habitat. Any tall trees, generally close to a riparian environment, can provide potential roosting habitat for BC (Commonwealth of Australia, 2022). A tree suitable for BC breeding is defined as a tree with a diameter of 50 centimetres or greater at a height of 1.5 metres above the ground. BC generally forages within six kilometres of a night roost site and, while nesting, within a 12-kilometre radius of their nest site (Commonwealth of Australia, 2022). BC forages on the seeds, nuts and flowers of a large variety of plants including *Proteaceou*s species (*Banksia*, *Hakea* and *Grevillea*), as well as *Allocasuarina* and *Eucalyptus* species, *Corymbia calophylla* and a range of introduced species (Valentine and Stock, 2008).

The application area contains pine plantation which is unlikely to provide suitable breeding habitat for the threatened cockatoo species, however, may provide suitable foraging habitat for BC. The BC is more likely to forage on the non-native *Pinus* species over the small native understorey shrubs within the application area.

Given that BC foraging habitat within the application primarily consists of planted coniferous species, DWER considers the impact of the proposed clearing on BC foraging habitat is beyond the scope of the native vegetation clearing permit assessment and does not constitute a significant impact.

Ground-dwelling fauna species, including:

- Western ringtail possum (*Pseudocheirus occidentalis*) (Critically endangered)
- Quokka (*Setonix brachyurus*) (Vulnerable)
- Quenda (*Isoodon fusciventer*) (Priority 4)
- Western brush wallaby (*Notamacropus irma)* (Priority 4)

Numerous records of these species are mapped within the local area, with the closest record of each species ranging from 0.03 to 2.85 kilometres from the application area (See Appendix B.2) Although the vegetation within the application area may provide suitable habitat for these species, the area proposed to be cleared is unlikely to provide significant habitat for these species, given the predominance of planted coniferous species and the sparse native

understorey (DBCA. 2025). More suitable habitat for these species is available in the adjacent Leeuwin-Naturaliste National Park.

However, there is a chance that the proposed clearing may result in impacts to fauna individuals if they happen to be transiting across the application area during the time of the clearing.

Watercourse-dependent fauna species, including:

- White-bellied frog (*Anstisia alba* – formerly *Geocrinia alba* until its reclassification in 2022) (Critically endangered)
- Carter's freshwater mussel (*Westralunio carteri*) (Vulnerable)
- Mud minnow (*Galaxiella munda*) (Vulnerable)

White-bellied frog

There are 87 records of *Anstisia alba* mapped within the local area. Some populations of *A.alba* have been identified within the Lot 4470 which are adjacent to the proposed clearing area (DBCA, 2019). These populations were considered as "the most important (largest area and potentially greatest number of individuals) of any population that occurs on private property" and "the 2nd most important site for the species" (DBCA, 2019).

For the previous permit CPS 8338/1 for the thinning of the pine plantation, conditions requiring buffers of 15–30 metres were applied, including a 15-metre exclusion zone for all activities and restrictions on machinery use within a 15–30 metre buffer adjacent to known habitat areas. For this current application, the applicant proposed 6-metre no-machinery-access buffer from known frog populations, following their consultation with DBCA.

DBCA has advised that this reduced buffer is a compromise from the original 15- and 30-metre buffers in CPS 8338/1, due to safety constraints preventing hand-felling of pine trees. The negotiated buffer lies upslope of the firebreak in the pine needle bed, away from the creek line. Including the firebreak, the total buffer to vegetation downslope toward the creek is approximately nine (9) metres. This distance allows a harvester with a long arm to reach over the buffer and remove pine trees within the wetland and regrowth vegetation. The reduction in buffer width reflects the urgent need to remove all pine trees to prevent their significant hydrological impacts, which lower the water table. Complete removal of the pine plantation will ultimately protect and improve the critically endangered habitat (DBCA, 2025).

Based on DBCA's recent advice, it is considered that the smaller buffer may result in short-term impacts to the frog population within the creek line during clearing process through the sedimentation and runoff. However, in the long term, removal of the pines is expected to have positive outcomes for *A. alba* habitat. DBCA also advised that, in addition to avoiding harvesting outside the breeding season of *A. alba* (i.e. September - November) and prior to the first winter rains in late autumn, when soil moisture is at its lowest, to avoid the sedimentation (i.e. during summer), the runoff control measures as required under CPS 8338/1 are sufficient to mitigate impacts to the white-bellied frogs (DBCA, 2025).

Given DBCA's recommendation to avoid clearing from May to December each year, it will be challenging for the applicant to complete harvesting by March 2027 under DBCA's current approval for disturbance activities (see Section 3.3). Therefore, the permit for this application will be amended to require the installation of sediment and runoff control measures prior to the first winter following the commencement of clearing. By ensuring these controls are in place prior to the wet season (from May) and applying additional mitigation during significant rainfall events, sedimentation risks can be adequately managed without necessitating a prohibition on clearing during the May–August wet season.

Carter's freshwater mussel and mud minnow

There are one and five records of Carter's freshwater mussel and mud minnow, respectively, within the local area, with the closest occurrences located approximately 0.02 kilometres and 0.29 kilometres from the application area. The application area is mapped transecting and adjacent to several minor tributes of the Blackwood River system. The proposed clearing may impact these two species through soil disturbance and runoff sedimentation. However, DBCA has advised that there will be no flowing water in the creek during summer, which minimises potential impacts, as these species are expected to have retreated to permanent pools such as the nearby house dam and other water points away from harvesting areas (DBCA, 2025). Additionally, imposing a condition to apply measures to control runoff and sedimentation would further reduce impacts of the proposed clearing to watercourse-dependent fauna.

Flora

Results of the desktop assessment and an analysis of suitable soil type, vegetation type, and habitat showed that there are five conservation significant flora species having the potential to be present within the application area. This presumption is based on known records on similar landform types within the local area. They consist of one threatened species and four priority species (See Appendix A.3 for flora analysis table), including:

- *Actinotus repens* (Priority 3)
- *Acacia inops* (Priority 3)

- *Machaerina ascendens (*Priority 2)
- *Reedia spathacea* (Threatened)
- *Stylidium gloeophyllum* (Priority 1)

The closest record of each species is mapped from 0.25 to 2.63 kilometres from the application area. The above conservation significant flora species are mapped within the same soil types and vegetation types of the application area. However, given the application area is a pine plantation with historical and ongoing disturbance, the area proposed to be cleared is unlikely to provide significant habitat for these species (DBCA, 2025).

The clearing activities have the potential to impact the quality of the surrounding native vegetation by facilitating the spread of weeds and dieback.

Conclusion

Based on the above assessment, the proposed clearing may have impacts to watercourse-dependent fauna species residing in the wetland and creek line within the property. The clearing will also impact the terrestrial fauna individuals if they occur within the application area during the clearing process. In addition, it will increase the risks of spreading weeds and dieback into adjacent remnant vegetation.

Conditions

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

- Directional clearing, which requires slow, progressive, one directional clearing to allow terrestrial fauna to disperse ahead of the clearing activity should they occur on site at the time of clearing.
- Weed and dieback management measures to assist in mitigating impacts to surrounding vegetation that provides fauna habitat.
- Restrict the clearing activity in September to November every year to avoid the breeding season of *A. alba*.
- No clearing within 6-metre buffer from the wetland areas (excluding the firebreaks).
- Measures to control runoff and sedimentation.

3.2.2. Biological value (threatened ecological community) - Clearing Principles (d)

Assessment

According to the available database, no threatened ecological communities (TEC) are mapped within the property. However, DBCA advised that the wetland areas within the property are a known occurrence of TEC '*Empodisma* peatlands of southwestern Australia' listed as Endangered under EPBC Act (DBCA, 2025). This EPBC listed TEC is equivalent to the TEC '*Reedia spathacea - Empodisma gracillimum – Sporadanthus rivularis* dominated floodplains and paluslopes of the Blackwood River catchment', which has been recently listed as Critically Endangered under BC Act (Government of Western Australia, 2025).

Some sections of the proposed clearing areas overlap the wetland areas which are occurrence of this TEC. Implementing a 6-metre buffer from wetland areas (excluding firebreaks) to minimise impacts on white-bellied frogs (see Section 3.2.1) will help avoid directs impacts on this TEC. However, it is expected that the clearing activities will have indirect impacts to this TEC through the soil disturbance, sedimentation and runoff. These indirect impacts can be managed through measures to control runoff and sedimentation.

Noting the proposed clearing will have impacts on a TEC listed under both EPBC Act and BC Act, the applicant is recommended to contact the Commonwealth Department of Climate Change, the Environment, Energy and Water (DCCEEW) and DBCA to discuss the applicant's responsibilities.

Conclusion

Based on the above assessment, the proposed clearing will have impacts on an occurrence of a TEC listed under both EPBC Act and BC Act.

Conditions

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

- No clearing within 6-metre buffer measured from the outer boundary of the firebreaks around the wetland areas.
- Measures to control runoff and sedimentation.
- Weed and dieback management measures

3.2.3. Conservation areas - Clearing Principles (h)

Assessment

The application area is mapped adjacent to two conservation area, the Leeuwin-Naturaliste National Park to its west and an Agreement to Reserve area under the *Soil and Land Conservation Act 1945* to its north.

The proposed clearing may increase the risk of spreading weeds and dieback into the remnant vegetation of the adjacent conservation areas and impact their habitat values. These impacts can be managed by weed and dieback management and control measures.

Conclusion
Based on the above assessment, the proposed clearing is likely to result in impacts to its adjacent conservation areas through spreadinf the weeds and dieback into the remnant vegetation.

Conditions

To address the above impact, the following management measure will be required as condition on the clearing permit:

- Weed and dieback management condition to minimise the spread of weeds and dieback.

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

Assessment

Land

Multiple soil types are mapped within the application area, most of which are highly susceptible to wind erosion, subsurface acidification and phosphorus export (See Appendix A.4). As the proposed clearing involves the removal of planted pine trees, some understory vegetation will be partially impacted but not completely removed. The remaining understory vegetation will continue to provide some level of soil protection. Furthermore, as the clearing area will be rehabilitated post-clearing by DBCA to restore native vegetation (FPC, 2025; DBCA, 2025); the risk to land degradation is expected to be short-term and manageable.

Water

The application area is partially mapped within a floodplain and a draft proposed Ramsar site (Spearwood Creek). Several minor, nonperennial watercourses are mapped intersecting or close to the area proposed to be cleared. Noting that the proposed clearing is limited to harvesting planted pine trees and the site will be rehabilitated post-clearing, the proposed clearing is expected to have short-term impacts on watercourses, wetland and riparian vegetation. The application of a no-clearing buffer around the wetland areas, along with measures to control runoff and sedimentation, will help mitigate potential impacts to the watercourses and wetland areas. DBCA has recommended a 6-metre buffer (plus an approximately 3-metre firebreak) to mitigate the impacts to wetlands (DBCA, 2025).

The proposed clearing may also exacerbate the incidence of flooding and waterlogging. However, noting the area to be cleared will be rehabilitated following clearing, these impacts are in short-term and not significant.

Conclusion

Based on the above assessment, the proposed clearing is unlikely to result in significant land degradation. However, it can impact the adjacent watercourses and wetland areas.

Conditions

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

- No clearing within 6-metre buffer measured from the outer boundary of the firebreaks around the wetland areas.
- Measures to control runoff and sedimentation.

3.3. Relevant planning instruments and other matters

The clearing permit application was advertised on DWER's website on 22 July 2025, inviting submissions from the public within a 21-day period. No submissions were received.

As Lot 4470 on Deposited Plan 29854 is under the management of DBCA, FPC has received DBCA's approval to undertake disturbance activity for the proposal Boranup 2 Plantation P002678 TO for the period from 14 March 2025 to 14 March 2027 (FPC, 2025).

No Aboriginal sites of significance have been mapped within the application area. It is the permit holder's responsibility to comply with the *Aboriginal Heritage Act 1972* (WA) and ensure that no Aboriginal Sites of Significance are damaged through the clearing process.

End

Appendix A. Site characteristics

A.1. Site characteristics

The information provided below describes the key characteristics of the 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.

Characteristic	Details
Local context	The area proposed to be cleared is part of an expansive tract of native vegetation in the intensive land use zone of Western Australia. It is surrounded by remnant native vegetation. Spatial data indicates the local area (10-kilometre radius from the centre of the area proposed to be cleared) retains approximately 54.5 per cent of the original native vegetation cover.
Ecological linkage	The proposed clearing is mapped adjacent to the axis line of a South West Regional Ecological linkage.
Conservation areas	The proposed clearing area is mapped adjacent to the Leeuwin-Naturaliste National Park and an Agreement to Reserve under the *Soil and Land Conservation Act 1945*.
Vegetation description	Photographs supplied by the applicant (FPC, 2025) indicate the vegetation within the proposed clearing area consists of primarily pine plantation with some native regrowth. Representative photos are available in Appendix D. This is inconsistent with the mapped vegetation types (Mattiske and Havel, 1998): • Glenarty Hills, H, described as Open forest of *Eucalyptus marginata* subsp. *marginata-Corymbia calophylla-Banksia grandis* with some *Eucalyptus diversicolor* on upland and slopes in hyperhumid and perhumid zones, and • Glenarty Hills wetland, Hw, described as Mixture of open forest of *Eucalyptus diversicolor-Callistachys lanceolata,* woodland of *Eucalyptus patens-Corymbia calophylla* and woodland of *Eucalyptus rudis-Melaleuca rhaphiophylla* on depressions in hyperhumid and perhumid zones. The mapped vegetation types retain approximately 31 and 35 per cent of the original extent respectively (Government of Western Australia, 2019).
Vegetation condition	Photographs supplied by the applicant (FPC, 2025) indicate the vegetation within the proposed clearing area is in degraded (Keighery,1994) condition. The full Keighery (1994) condition rating scale is provided in Appendix C. Representative photos are available in Appendix D.
Climate	Karridale is located within the South West Region of Western Australia which is generally considered to have a temperate climate with wet winters and dry summers. Temperature: Mean maximum temperature is 21.9 degrees Celsius. Mean minimum temperature is 15.8 degrees Celsius. Rainfall: Mean annual rainfall is 948.5 millimetres. (At Cape Leeuwin station, 19.4 kilometres from Karridale - BOM, 2025)

<table>
<tr><th>Characteristic</th><th>Details</th></tr>
<tr><td>Soil and landform description</td><td>Several soil and landform types are mapped within the proposed clearing area, discussed below.
<table>
<tr><th>Soil type</th><th>Description</th><th>Area (ha)</th><th>Proportion (%)</th></tr>
<tr><td>(Cowaramup) Glenarty deep sand Phase (216CoGLd)</td><td>Flats with deep bleached sands.</td><td>8.60</td><td>15.56</td></tr>
<tr><td>Glenarty deep sandy slope Phase (216WvGLd3)</td><td>Slopes (gradients mainly 5-10%) with deep bleached sands and quartz grits.</td><td>24.10</td><td>43.63</td></tr>
<tr><td>Glenarty gentle slope Phase (216WvGL3)</td><td>Slopes (gradients mainly 5-10%) with a variety of soil types.</td><td>3.49</td><td>6.32</td></tr>
<tr><td>Glenarty ironstone slope Phase (216WvGLi3)</td><td>Slopes (gradients mainly 5-10%) with shallow gravelly sands over laterite.</td><td>1.40</td><td>2.53</td></tr>
<tr><td>Glenarty wet valley Phase (216WvGLvw)</td><td>Broad U-shaped drainage depressions with swampy floors.</td><td>17.65</td><td>31.95</td></tr>
</table></td></tr>
<tr><td>Land degradation risk</td><td>Most of the soils are mapped as having high risks of wind erosion, subsurface acidification and phosphorus export risk. The risks due to other factors are considered low or medium. The land unit 216WvGLvw has a relatively higher risk regarding flood and water logging compared to the remaining units. (See Appendix A.4) (DPIRD, 2019).</td></tr>
<tr><td>Waterbodies</td><td>The desktop assessment and aerial imagery indicated that several waterbodies intersect the area proposed to be cleared including, numerous minor, nonperennial watercourses of the Blackwood River and a Floodplain (seasonally inundated flat).

The proposed clearing is also mapped within the boundaries of the Spearwood Creek (DRAFT Proposed Ramsar Addition).</td></tr>
<tr><td>Hydrogeography</td><td>The proposed clearing is mapped within the Lower Blackwood River Surface Water Area and Blackwood Groundwater Area as proclaimed under the RIWI Act.

None of the mapped soils are at high risk of water erosion, however, the Glenarty wet valley Phase is mapped as high risk for waterlogging.</td></tr>
<tr><td>Flora</td><td>According to available databases, there are 99 records across 25 species of conservation significant flora in the local area (10-kilometre radius), four of which are listed as threatened under the BC Act and 21 listed as Priority by DBCA. None of these records are within the proposed clearing area. There are five species found on the same soil types and vegetation types as of the application area.

Three species have previously been recorded within one kilometre of the proposed clearing area:
Actinotus repens (P3)
Acacia inops (P3)
Machaerina ascendens (P2)</td></tr>
<tr><td>Ecological communities</td><td>The proposed clearing is not located within any mapped threatened or priority ecological communities. The nearest community is the “Reedia spathacea - Empodisma gracillimum – Sporadanthus rivularis dominated floodplains and paluslopes of the Blackwood River catchment” Priority 1 (DBCA) and Endangered (EPBC Act) community, located approximately 1.15 km from the proposed clearing.</td></tr>
<tr><td>Fauna</td><td>According to available databases, there are 5760 records across 56 species of conservation significant fauna in the local area (10-kilometre radius), composed of two extinct, 31 threatened, nine priority and 14 other specially protected species.

One species, the white-bellied frog (Anstisia alba) (CR), has previously been recorded within the proposed clearing area.

Eight other fauna species have been recorded within one kilometre of the proposed clearing, namely:
Carnaby's cockatoo (Zanda latirostris) (EN)</td></tr>
</table>

Characteristic	Details
	• Carter's freshwater mussel (*Westralunio carteri*) (VU) • western ringtail possum (*Pseudocheirus occidentalis*) (CR) • mud minnow (*Galaxiella munda*) (VU) • forest red-tailed black cockatoo (*Calyptorhynchus banksii naso*) (VU) • Baudin's cockatoo (*Zanda baudinii*) (EN) • south-western brush-tailed phascogale (*Phascogale tapoatafa wambenger*) (CD) • quenda (*Isoodon fusciventer*) (P4) Three known black cockatoo roosting sites are located within the local area, the nearest being 4.30 km from the proposed clearing.

A.2. Fauna analysis table

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

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 within the local area	Are surveys adequate to identify? [Y, N, N/A]
White-bellied frog (*Anstisia alba*)	CR	Y	Y	0	87	N/A
Carnaby's cockatoo (*Zanda latirostris*)	EN	Y	Y	0.01	43	N/A
Carter's freshwater mussel (*Westralunio carteri*)	VU	N	N	0.02	1	N/A
Western ringtail possum (*Pseudocheirus occidentalis*)	CR	Y	Y	0.03	731	N/A
Mud minnow (*Galaxiella munda*)	VU	N	N	0.29	5	N/A
Forest red-tailed black cockatoo (*Calyptorhynchus banksii naso*)	VU	Y	Y	0.37	10	N/A
Baudin's cockatoo (*Zanda baudinii*)	EN	Y	Y	0.37	71	N/A
South-western brush-tailed phascogale (*Phascogale tapoatafa wambenger*)	CD	N	N	0.77	91	N/A
Quenda (*Isoodon fusciventer*)	P4	Y	Y	0.88	770	N/A
Western brush wallaby (*Notamacropus irma)*	P4	Y	Y	2.85	140	N/A
Quokka (*Setonix brachyurus*)	VU	Y	Y	2.85	522	N/A

CR: critically endangered, EN: endangered, VU: vulnerable, CD: conservation dependent; P: priority

A.3. Flora analysis table

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

Species 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)	Number of known records in the local area	Are surveys adequate to identify? [Y, N, N/A]
Actinotus repens	P3	N	Y	Y	0.25	7	N/A
Acacia inops	P3	N	Y	Y	0.27	4	N/A
Machaerina ascendens	P2	N	Y	Y	0.92	1	N/A
Reedia spathacea	T	N	Y	Y	1.21	5	N/A
Stylidium gloeophyllum	P4	N	Y	Y	2.63	1	N/A

T: threatened, P: priority

A.4. Land degradation risk table

Risk categories	Land unit 216CoGLd	Land unit 216WvGLd3	Land unit 216WvGL3	Land unit 216WvGLi3	Land unit 216WvGLvw
Wind erosion	H2	H1	H1	H2	M1
Water erosion	L1	L1	L1	L1	M1
Salinity	L1	L1	L1	L1	L1
Subsurface Acidification	H2	H2	H2	H2	H2
Flood risk	L1	L1	L1	L1	M2
Water logging	M1	M1	M1	L1	H1
Phosphorus export risk	H1	H2	L2	L1	H1

Note:

L1 <3% of map unit has a moderate/high to high/extreme (or is presently acid/saline for the risk of subsurface acidification/salinity)

L2 3-10% of map unit has a moderate/high to high/extreme (or is presently acid/saline for the risk of subsurface acidification/salinity)

M1 10-30% of map unit has a moderate/high to high/extreme (or is presently acid/saline for the risk of subsurface acidification/salinity)

M2 30-50% of map unit has a moderate/high to high/extreme (or is presently acid/saline for the risk of subsurface acidification/salinity)

H1 50-70% of map unit has a moderate/high to high/extreme (or is presently acid/saline for the risk of subsurface acidification/salinity)

H2 >70% of map unit has a moderate/high to high/extreme (or is presently acid/saline for the risk of subsurface acidification/salinity)

(DPIRD, 2024).

Appendix B. Assessment against the clearing principles

Assessment against the clearing principles	Variance level	Is further consideration required?
Environmental value: biological values		
Principle (a): *"Native vegetation should not be cleared if it comprises a high level of biodiversity."* Assessment: The area proposed to be cleared contains suitable habitat for significant fauna and flora. However, noting that majority vegetation was planted, the application area is unlikely to provide high level of biodiversity comparing with the surrounding vegetation, which is within the adjacent Leeuwin-Naturaliste National Park.	Not likely to be at variance	Yes *Refer to Section 3.2.1 and 3.2.2, above.*
Principle (b): *"Native vegetation should not be cleared if it comprises the whole or a part of, or is necessary for the maintenance of, a significant habitat for fauna."* Assessment: Vegetation proposed to clear provide suitable habitat for threatened black cockatoo species and other ground dwelling species. However, as the application area contains mostly planted coniferous species with very sparse understory, it is not considered to provide significant habitat for black cockatoos and majority of the ground dwelling species within the local area as suitable habitat for these species can be found in the adjacent Leeuwin-Naturaliste National Park. The proposed clearing may indirectly impact the species *Anstisia alba* (White-bellied frog) which is present within the property (outside of the application) and is very sensitive to disturbances.	May be at variance	Yes *Refer to Section 3.2.1, above.*

Assessment against the clearing principles	Variance level	Is further consideration required?
Principle (c): *"Native vegetation should not be cleared if it includes, or is necessary for the continued existence of, threatened flora."* Assessment: Given the historical clearing and current land use of the application are as a pine plantation, the proposed clearing is not likely to contain individuals or habitat for threatened flora species.	Not likely to be at variance	Yes *Refer to Section 3.2.1, above.*
Principle (d): *"Native vegetation should not be cleared if it comprises the whole or a part of, or is necessary for the maintenance of, a threatened ecological community."* Assessment: The proposed clearing area is composed of pine plantation with limited regrowth of native vegetation and is therefore not likely to be representative of a threatened ecological community. However, the wetland areas within the property are a known occurrence of the '*Empodisma* peatlands of southwestern Australia' TEC listed as Endangered under the EPBC Act (DBCA, 2025) and likely the "*Reedia spathacea* - *Empodisma gracillimum* – *Sporadanthus rivularis* dominated floodplains and paluslopes of the Blackwood River catchment" TEC listed as Critically Endangered under BC Act, which may be impacted by the proposed clearing.	At variance	Yes *Refer to Section 3.2.2, above.*
Environmental value: significant remnant vegetation and conservation areas		
Principle (e): *"Native vegetation should not be cleared if it is significant as a remnant of native vegetation in an area that has been extensively cleared."* Assessment: The extent of the mapped vegetation type and native vegetation in the local area is consistent with the national objectives and targets for biodiversity conservation in Australia. Majority of the vegetation proposed to be cleared is planted which is not considered as a significant remnant.	Not at variance	No
Principle (h): *"Native vegetation should not be cleared if the clearing of the vegetation is likely to have an impact on the environmental values of any adjacent or nearby conservation area."* Assessment: Given the distance to the nearest conservation area, the proposed clearing may have an impact on the environmental values of adjacent conservation areas.	May be at variance	Yes *Refer to Section 3.2.3, above.*
Environmental value: land and water resources		
Principle (f): *"Native vegetation should not be cleared if it is growing in, or in association with, an environment associated with a watercourse or wetland."* Assessment: According to available datasets, the application area intersects a mapped floodplain in a number of areas, intersects a minor perennial watercourse and is in close proximity to McLeod creek. Given that, the proposed clearing may impact an environment associated with a watercourse or wetland.	At variance	Yes *Refer to Section 3.2.4, above.*
Principle (g): *"Native vegetation should not be cleared if the clearing of the vegetation is likely to cause appreciable land degradation."* Assessment:	May be at variance	Yes *Refer to Section 3.2.4, above.*

Assessment against the clearing principles	Variance level	Is further consideration required?
The mapped soils are highly susceptible to wind erosion, subsurface acidification and phosphorus export. Noting the extent of the application area, the proposed clearing is likely to have an appreciable impact on land degradation.		
Principle (i): *"Native vegetation should not be cleared if the clearing of the vegetation is likely to cause deterioration in the quality of surface or underground water."* Assessment: Given watercourses and wetlands are recorded transecting and adjacent to the application area, the proposed clearing may impact surface or ground water quality.	May be at variance	Yes *Refer to Section 3.2.4, above.*
Principle (j): *"Native vegetation should not be cleared if the clearing of the vegetation is likely to cause, or exacerbate, the incidence or intensity of flooding."* Assessment: The mapped soils and topographic contours in the surrounding area indicates the proposed clearing is likely to contribute to increased incidence or intensity of flooding. Given watercourses and wetlands are recorded transecting and adjacent to the application area, the proposed clearing may contribute to waterlogging.	May be at variance	Yes *Refer to Section 3.2.4, above.*

Appendix C. Vegetation condition rating scale

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

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

Measuring vegetation condition for the South West and Interzone Botanical Province (Keighery, 1994)

Condition	Description
Pristine	Pristine or nearly so, no obvious signs of disturbance.
Excellent	Vegetation structure intact, with disturbance affecting individual species; weeds are non-aggressive species.
Very good	Vegetation structure altered, with obvious signs of disturbance. For example, disturbance to vegetation structure caused by repeated fires, the presence of some more aggressive weeds, dieback, logging and/or grazing.
Good	Vegetation structure significantly altered by very obvious signs of multiple disturbances. Retains basic vegetation structure or ability to regenerate it. For example, disturbance to vegetation structure caused by very frequent fires, the presence of some very aggressive weeds at high density, partial clearing, dieback and/or grazing.
Degraded	Basic vegetation structure severely impacted by disturbance. Scope for regeneration but not to a state approaching good condition without intensive management. For example, disturbance to vegetation structure caused by very frequent fires, the presence of very aggressive weeds, partial clearing, dieback and/or grazing.

Condition	Description
Completely degraded	The structure of the vegetation is no longer intact and the area is completely or almost completely without native species. These areas are often described as 'parkland cleared' with the flora comprising weed or crop species with isolated native trees or shrubs.

Appendix D. Photographs of the vegetation

Figure D.1. Representative photos of vegetation proposed to be cleared which consists of primarily pine plantation with some native regrowth (FPC, 2025)

Appendix E. Sources of information

E.1. GIS databases

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

- 10 Metre Contours (DPIRD-073)
- Aboriginal Heritage Places (DPLH-001)
- Cadastre (LGATE-218)
- 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

E.2. References

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