GOVERNMENT OF
WESTERN AUSTRALIA

CLEARING PERMIT

Granted under section 51E of the Environmental Protection Act 1986

Purpose Permit number:	CPS 11167/1
Permit Holder:	Viridis Ag Pty Limited
Duration of Permit:	From 16 October 2025 to 16 October 2030

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 hazard reduction and agriculture.

2. Land on which clearing is to be done

Lot 494 on Deposited Plan 215216, Beaumont

3. Clearing authorised

The permit holder must not clear more than 0.1 hectares of *native vegetation* within the area cross-hatched yellow in Figure 1 of Schedule 1.

PART II – MANAGEMENT CONDITIONS

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

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

(a) avoid the clearing of *native vegetation*;

(b) minimise the amount of *native vegetation* to be cleared; and

(c) reduce the impact of clearing on any environmental value.

5. Weed and dieback management

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

(a) clean earth-moving machinery of soil and vegetation prior to entering and leaving the area to be cleared;

(b) ensure that no known *dieback* or *weed*-affected soil, *mulch*, *fill*, or other material is brought into the area to be cleared; and

(c) restrict the movement of machines and other vehicles to the limits of the areas to be cleared.

PART III - RECORD KEEPING AND REPORTING

6. Records that must be kept

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

Table 1: Records that must be kept

No.	Relevant matter	Specifications
1.	In relation to the authorised clearing activities generally	(a) the species composition, structure, and density of the cleared area; (b) the location where the clearing occurred, recorded using a Global Positioning System (GPS) unit set to GDA2020, expressing the geographical coordinates in Eastings and Northings; (c) the date that the area was cleared; (d) the size of the area cleared (in hectares); (e) actions taken to avoid, minimise, and reduce the impacts and extent of clearing in accordance with condition 4; and (f) actions taken to minimise the risk of the introduction and spread of *weeds* and *dieback* in accordance with condition 5.

7. Reporting

The permit holder must provide to the *CEO* the records required under condition 6 of this permit when requested by the *CEO*.

DEFINITIONS

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

Table 2: Definitions

Term	Definition
CEO	Chief Executive Officer of the department responsible for the administration of the clearing provisions under the *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.
mulch	means the use of organic matter, wood chips or rocks to slow the movement of water across the soil surface and to reduce evaporation.
native vegetation	has the meaning given under section 3(1) and section 51A of the EP Act.
weeds	means any plant – (a) that is a declared pest under section 22 of the *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

C Robertson
22.09.2025
2.57PM

Caron Robertson
MANAGER
NATIVE VEGETATION REGULATION

Officer delegated under Section 20
of the Environmental Protection Act 1986

22 September 2025

Schedule 1

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

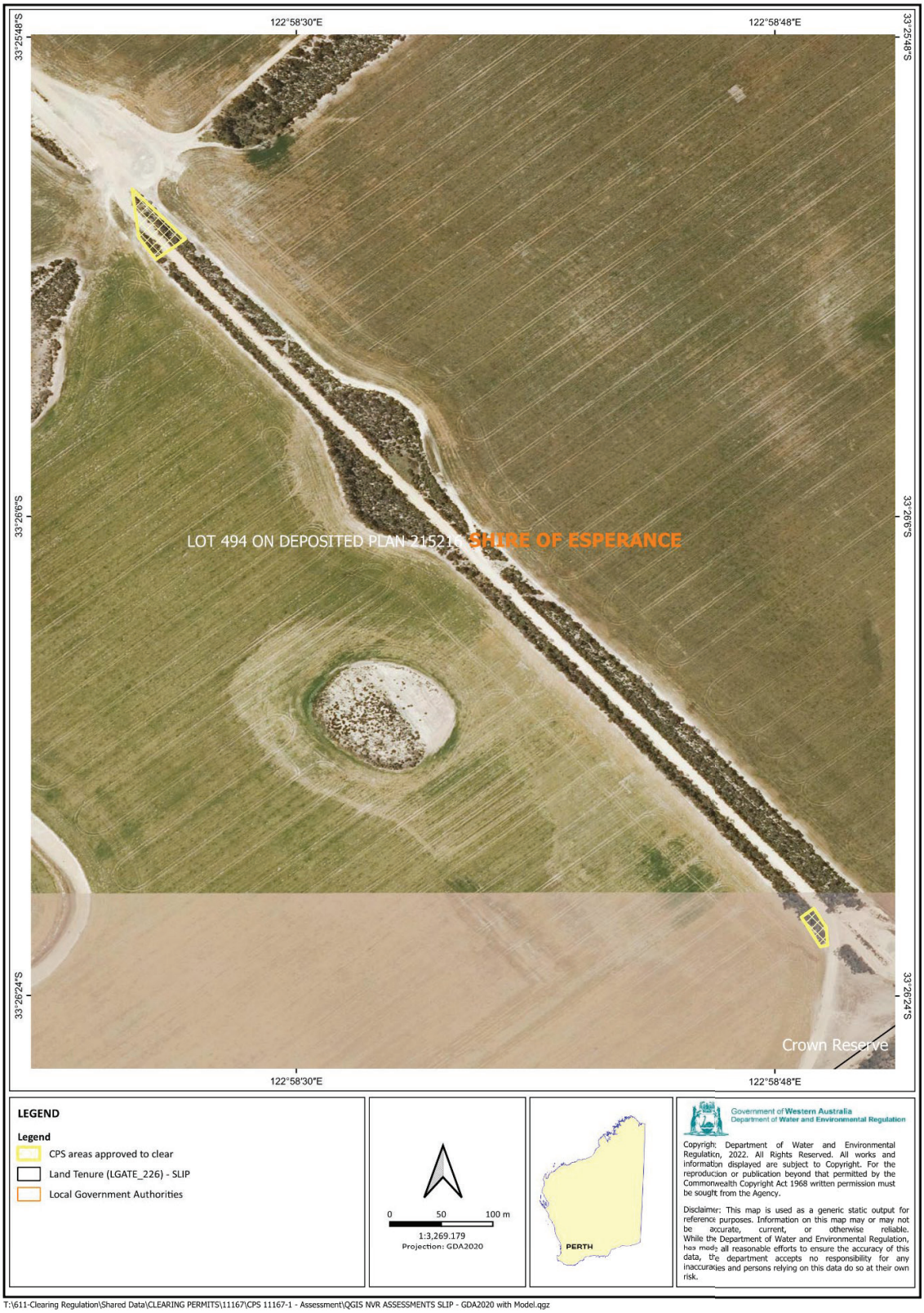

Figure 1: Map of the boundary of the area within which clearing may occur

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 11167/1
Permit type:	Purpose permit
Applicant name:	Viridis Ag Limited
Application received:	9 July 2025
Application area:	0.1 hectares of native vegetation
Purpose of clearing:	Hazard reduction and agriculture
Method of clearing:	Mechanical
Property:	Lot 494 on Deposited Plan 215216
Location (LGA area/s):	Esperance
Localities (suburb/s):	Beaumont

1.2. Description of clearing activities

The application is to clear a small area on the edge of remnant vegetation to support ongoing agricultural use on the property. The vegetation proposed to be cleared is distributed across two separate areas at the edges of a small remnant (see Figure 1, Section 1.5).

1.3. Decision on application

Decision:	Granted
Decision date:	22 September 2025
Decision area:	0.1 hectares of native vegetation, as depicted in Section 1.5, below.

1.4. Reasons for decision

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

In making this decision, the Delegated Officer had regard for:

- the site characteristics (see Appendix B),
- relevant datasets (see Appendix F.1),
- Photographs provided by the applicant (see Appendix E),
- the clearing principles set out in Schedule 5 of the EP Act (see Appendix C),
- relevant planning instruments and any other matters considered relevant to the assessment (see Section 3).

The assessment identified that the proposed clearing will result in:

- the loss of native vegetation that is suitable habitat for malleefowl (*Leipoa ocellata*) and Carnaby's cockatoo (*Zanda latirostris*)
- the loss of native vegetation that forms part of an ecological linkage, and

- the potential introduction and spread of weeds into adjacent vegetation, which could impact on the quality of the adjacent vegetation and its habitat values

After consideration of the available information, as well as the applicant's minimisation and mitigation measures (see Section 3.1), the Delegated Officer determined the proposed clearing is unlikely to have long-term adverse impacts on environmental values. The applicant has suitably demonstrated avoidance and minimisation measures.

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

- avoid, minimise to reduce the impacts and extent of clearing
- take hygiene steps to minimise the risk of the introduction and spread of weeds and dieback.

1.5. Site map

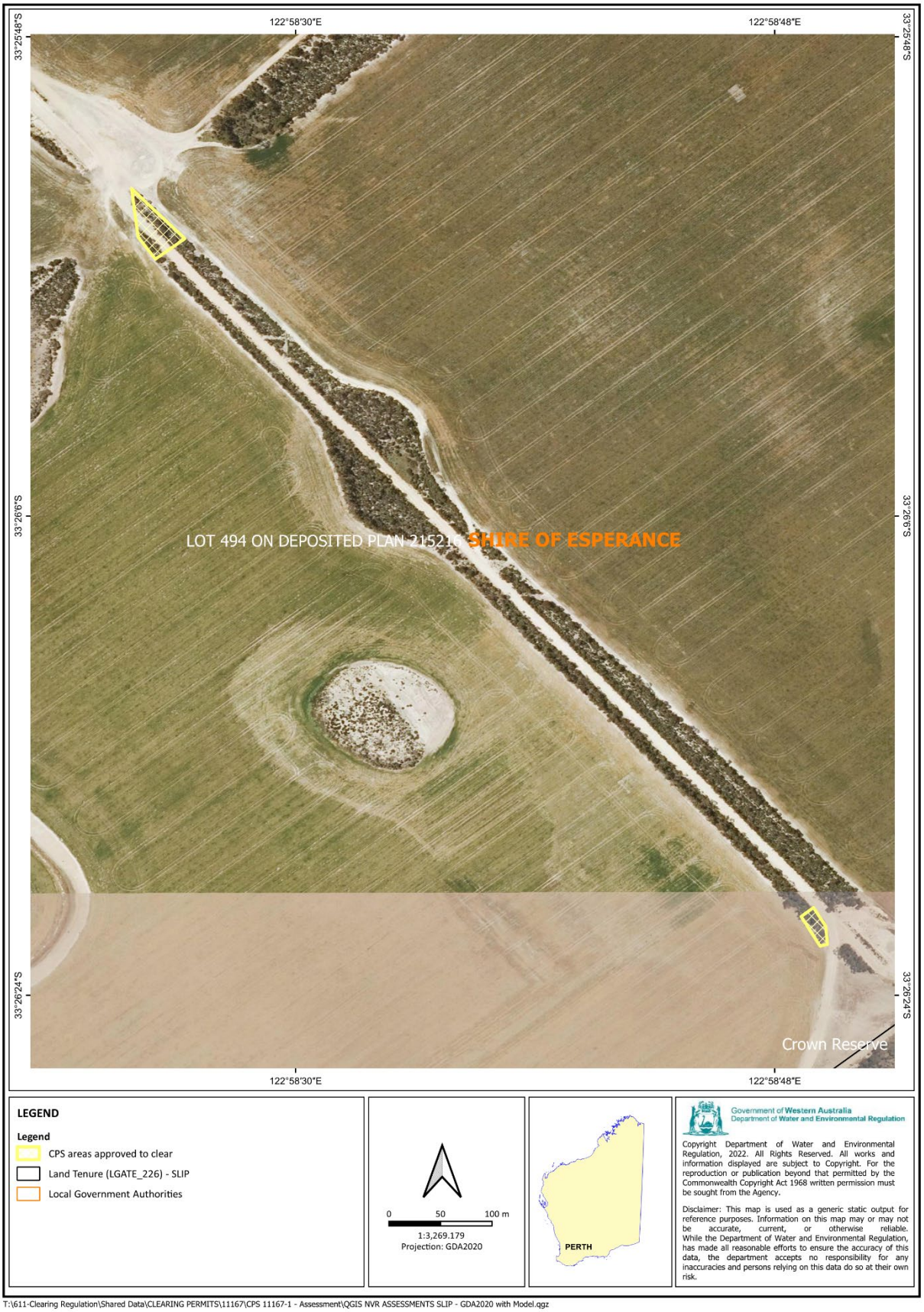

Figure 1. Map of the application area

The areas crosshatched yellow indicate the areas authorised to be cleared under the granted clearing permit.

2 Legislative context

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

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

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

Other legislation of relevance for this assessment include:

- *Biodiversity Conservation Act 2016* (WA) (BC Act)
- *Environment Protection and Biodiversity Conservation Act 1999* (Cth) (EPBC Act)
- *Soil and Land Conservation Act 1945* (WA)

The key guidance documents which inform this assessment are:

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

3 Detailed assessment of application

3.1. Avoidance and mitigation measures

Avoidance
The applicant advised that clearing cannot be entirely avoided even after reviewing alternative site configurations as the vegetation is located at a key operational intersection and poses a significant safety risk to machinery, truck operators and staff due to restricted visibility and manoeuvrability (Viridis, 2025b).

Mitigation
The applicant advised that they have restricted the amount of clearing to the smallest possible area to address safety concerns while retaining native vegetation. The vegetation currently also has significant weed load, and the applicant intends to conduct targeted weed management and soil improvement to mitigate the spread of weeds into surrounding native vegetation (Viridis, 2025b).

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.

3.2. Assessment of impacts on environmental values

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

The assessment against the clearing principles (see Appendix C) identified that the impacts of the proposed clearing present a risk to biological values. 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 (ecological community) - Clearing Principles (a) and (d)

Assessment
The proposed clearing is mapped within the Proteaceae dominated kwongkan shrublands of the southeast coastal floristic province of Western Australia (kwongkan shrublands) ecological community listed as Priority 3 ecological community (PEC) in Western Australia and as an endangered threatened ecological community (TEC) under the *Environmental Protection and Biodiversity Conservation Act 1999* (EPBC Act).

This ecological community is found in the south coast region of WA dominated by flowering shrub species from the Proteaceae family (e.g. Banksia, Grevillea, Hakea). It is facing a high level of threat due to fragmentation that has resulted in a severe reduction in its integrity across its geographic distribution. Remaining areas of this TEC are vulnerable to the impacts of threats such as dieback due to *Phytophthora cinnamomi*, changing fire regimes, land clearing, invasive species, and climate change (DoE, 2014).

The areas considered critical to the survival of the Kwongkan Shrubland TEC cover all patches that meet the key diagnostic characteristics and condition thresholds for the ecological community, and the buffer zones, particularly where this comprises surrounding native vegetation (DoE, 2014).

One of the key diagnostic criteria for the Kwongkan TEC is that is has a 30% or greater cover of Proteaceae species (DoE, 2014). Based on photographs provided by the applicant, the proposed clearing does not contain any proteaceous species such as Banksia or Hakea, and therefore it is unlikely the vegetation is representative of the TEC.

Given the small size and degraded to completely degraded (Keighery, 1994) condition of the vegetation, the proposed clearing is not likely to significantly impact on this community. The proposal may indirectly impact on adjacent vegetation that may be representative of this TEC through the introduction and spread of weeds and dieback.

Conclusion
Based on the above assessment, the proposed clearing is not likely to result in the loss of vegetation representative of the Proteaceae dominated kwongkan shrublands of the southeast coastal floristic province of Western Australia threatened ecological community. It is considered that indirect impacts to adjacent vegetation that may be representative of the TEC can be managed through standard dieback and weed management measures.

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

- hygiene steps to minimise the risk of the introduction and spread of weeds and dieback into adjacent vegetation.

3.2.2. Biological values (fauna) - Clearing Principle (b)

Assessment
The desktop assessment identified only one species of fauna within the local area which was malleefowl (*Leipoa ocellata*). While databases did not have records of black cockatoos within the area, the proposed clearing is mapped within the known distribution of Carnaby's cockatoo (*Zanda latirostris*).

Malleefowl (VU)
Malleefowl are primarily found in semi-arid areas dominated by mallee shrublands and woodlands (DCCEEW, 2024). According to available databases, there are three records of the malleefowl in the local area, the nearest being 9.38 kilometres from the proposed clearing.

In Western Australia malleefowl are known to occur in shrublands dominated by acacia, and occasionally in woodlands dominated by eucalypts such as *Eucalyptus wandoo* (Wandoo), *Corymbia calophylla* (Marri) and *Eucalyptus astringens* (Mallet) (DCCEEW, 2024). Malleefowl require abundant leaf litter and a sandy substrate for the successful construction of nest mounds (DCCEEW, 2024). Its remaining populations are highly fragmented due to extensive land clearing. Malleefowl prefer large areas of remnant vegetation as their primary habitat making it unlikely that they would utilise the proposed clearing area as foraging or breeding habitat.

The proposed clearing area may serve as an ecological linkage for this species between nearby remnant vegetation, especially given the proposal's proximity to Niblick Nature Reserve. The Recovery plan for malleefowl states that there are reports of the species using corridors of thick vegetation to move through the landscape (DCCEEW, 2024). The Recovery Plan also discusses the need to reduce the isolation of the species by maintaining and/or revegetating corridors to link patches of remnant vegetation (DCCEEW, 2024). A review of aerial imagery notes that there are several large corridors of remnant vegetation within the surrounding landscape and the small size of the proposed clearing is not likely to significantly impact on the ability of malleefowl to move through the landscape.

Carnaby's cockatoo (EN)
Habitat requirements for Carnaby's cockatoos can be categorised as breeding habitat, night roosting habitat and foraging habitat. The Kwongkan TEC is also considered to be a significant habitat for the species. The nearest record of the species is 29 kilometres south-east of the application area. The proposed clearing is not mapped within the known breeding distribution of the species.

Suitable breeding habitat for black cockatoos includes trees which either have a suitable nest hollow or are of a suitable diameter at breast height (DBH) to develop a nest hollow (DAWE, 2022). Habitat trees considered potentially suitable for black cockatoo breeding generally have a DBH greater than 500 millimetres. A review of available desktop data revealed no documented breeding records occurring within 20-kilometres of the application area, and there are no documented breeding sites within the Shire of Esperance. The closest known breeding site is more than 250 kilometres west of the application area. Additionally, photographs of the vegetation provided by the applicant do not indicate that an of the trees are large enough to form or contain hollows (Viridis, 2025a), therefore, the proposed clearing is not likely to impact on the availability of breeding habitat for Carnaby's cockatoo.

Black cockatoos rely upon the availability of night roosting habitat in proximity to foraging resources and rely on access to watering points in selecting night roost sites, with roost sites usually within two kilometres of a watering

point. According to available databases, there are no roosting sites within 20 km of the application area, the nearest being over 30 km south and the photographs of the vegetation do not indicate trees large enough to support roosting. Carnaby's are known to forage primarily on seeds, flowers and nectar of native proteaceous plant species (Banksia spp., Hakea spp. and Grevillea spp.), as well as Callistemon spp. and *Corymbia calophylla* (marri) (DAWE, 2022). Noting the small size of the application, the proposed clearing is not likely to significantly impact on foraging habitat for Carnaby's cockatoo.

Ecological Linkage
The proposed clearing is mapped within the South Coast Macro Corridor (macro corridor) which is an ecological linkage strategy created to address habitat fragmentation by identifying a potential regional scale macro corridor of native vegetation from Israelite Bay to Albany (Wilkins et al., 2006). The macro corridor focuses on maintaining connection of vegetation to allow movement between conservation reserves and is composed of three strategic zones. The proposed clearing is in Strategic Zone A which contain areas of woody vegetation where polygons greater than 30 ha in size are spaced no greater than 1 km apart and potentially form the most strategic link between major protected areas (Wilkins et al., 2006).

Aerial imagery suggests that the vegetated corridors may serve as an ecological linkage between areas of remnant vegetation. While there is an extensive tract of vegetation to the east of the application (Great Western Woodlands) there are isolated remnants within the largely cleared agricultural lands including conservation areas such as Niblick Nature Reserve, Neredup Nature Reserve, and Muntz Nature Reserve which are listed for the purpose of conservation of flora and fauna. Therefore, the presence of vegetated corridors such as the proposed clearing area of native vegetation are important to facilitate the movement of fauna between these areas.

The proposed clearing is not likely to have a significant impact on ecological linkage values given the small size of the application and that most of the remnant will remain. Furthermore, there are several other corridors of vegetation which will remain intact for fauna to move through.

Given the vegetation's value as an ecological linkage and proximity to Niblick Nature Reserve, fauna may be passing through the vegetation at the time of clearing however the risk is likely to be small. The movement of machinery, vehicles, and staff within the property during clearing and post-clearing activities may introduce and spread weeds and dieback into the surrounding remnant vegetation which is important for maintaining ecological linkage value. Dieback and weed management practices will be important to maintain this value.

Conclusion
For the reasons set out above, it is considered that the impacts of the proposed clearing on conservation significant fauna, their habitats, and ecological linkages are unlikely to be significant. Potential indirect impacts to remnant vegetation can be managed through standard weed hygiene management conditions.

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

- hygiene steps to minimise the risk of the introduction and spread of weeds and dieback into adjacent vegetation.

3.3. Relevant planning instruments and other matters

The Shire of Esperance advised DWER that local government approvals are not required, and that the proposed clearing is consistent with the Shire's Local Planning Scheme No. 24 and adopted Local Planning Strategy. The Shire did not have any objections to the proposed clearing.

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.

Site context
The applicant has previously applied for two clearing permits over the same area, CPS 10110/1 and CPS 10228/1. CPS 10110/1, which proposed to clear 8.3 hectares of native vegetation, was declined during validation and CPS 10228/1, which proposed to clear 3.73 hectares of native vegetation, was withdrawn during assessment.

CLSC advice
During the assessment for previous application CPS 10228/1 advice from the Commissioner of Soil and Land Conservation (CLSC) was sought. Noting that the application area for CPS 11167/1 overlaps a portion of the previous application and is for the same purpose, this advice is still considered relevant.

In their advice the CLSC advised that the end land use was compatible with the mapped soil types and that no signs of land degradation were observed on the property (CLSC, 2023).

End

Appendix A. Additional information provided by applicant

Summary of comments	Consideration of comment
Avoidance and mitigation measures (Viridis, 2025b)	See Section 3.1 Avoidance and mitigation measures.

Appendix B. Site characteristics

B.1. Site characteristics

Characteristic	Details
Local context	The area proposed to be cleared is part of a largely fragmented remnant corridor of native vegetation in the intensive land use zone of Western Australia. I It is surrounded by previously cleared agricultural land and adjacent to large areas of intact native vegetation. Spatial data indicates the local area (20-kilometre radius from the centre of the area proposed to be cleared) retains approximately 60 per cent of the original native vegetation cover.
Ecological linkage	The area proposed to be cleared is located within Strategic Zone A of the South Coast Macro Corridor. The proposed clearing could also be considered a linkage through the agricultural areas to nearby vegetation.
Conservation areas	The proposed clearing is not mapped within any conservation areas. six conservation areas are mapped in the local area (20-kilometre radius), the nearest being Niblick Nature Reserve which is located approximately 135 m south of the proposed clearing area.
Vegetation description	Photographs supplied by the applicant indicate the vegetation within the proposed clearing area consists of mallee woodland and shrubland. Representative photos are available in Appendix E. This is consistent with the mapped vegetation type(s): • Beard - 516, which is described as Shrublands; mallee scrub, black marlock (Shepherd et al, 2001). The mapped vegetation type retains approximately 37.41 per cent of the original extent (Government of Western Australia, 2019).
Vegetation condition	Photographs supplied by the applicant indicate the vegetation within the proposed clearing area is in completely degraded to degraded (Keighery, 1994) condition. The full Keighery (1994) condition rating scale is provided in Appendix D. Representative photos are available in Appendix E.
Climate and landform	The nearest weather station is Esperance which records an average maximum temperature of 21.9 Celsius and average rainfall of 620.2 mm. The mapped landform of the proposed clearing is described as Gently undulating to undulating plain with many small playas.
Soil description	The soil is mapped as the Halbert 5 subsystem which is described as Calcareous loamy earths and alkaline grey shallow sandy duplex soils with associated salt lake soils.
Land degradation risk	The mapped soil type is not at high risk of land degradation. Land degradation mapping suggests that the proposed clearing may be at moderate risk of wind erosion and subsurface acidification.
Waterbodies	The desktop assessment and aerial imagery indicated that no watercourses or wetlands intercept the proposed clearing area. There are several non-perennial lakes (known as playas) in proximity to the proposal, the nearest being 0.15 km away.
Hydrogeography	The proposed clearing is not mapped within any proclaimed groundwater or surface water areas. The proposed clearing is not mapped as high risk for water erosion or waterlogging.
Flora	According to available databases, there are 62 records across 27 species of conservation significant flora within the local area (20-kiometre radius), all of which are listed as Priority by DBCA and none listed as threatened under the BC Act. No species were recorded within or within one kilometre of the proposed clearing, the nearest record being *Leucopogon remotus* (Priority 1).

Characteristic	Details
Ecological communities	The southern portion of the application area is mapped within the 'Proteaceae dominated kwongkan shrublands of the southeast coastal floristic province of Western Australia' community which is listed as Priority 3 (DBCA) and Endangered (EPBC Act).
Fauna	Three records of malleefowl (*Leipoa ocellata*) were the only fauna records within the local area (20-kilometre radius), the nearest being 9.38 km from the application area. The proposed clearing is mapped within the distribution of Carnaby's cockatoo (*Zanda latirostris*). There are no mapped breeding and roosting sites within the local area.

B.2. Fauna analysis table

Species name	Conservation status	Suitable habitat features? [Y/N]	Suitable vegetation type? [Y/N]	Distance of closest record to application area (km)	Number of known records (total)	Are surveys adequate to identify? [Y, N, N/A]
Malleefowl (*Leipoa ocellata*)	VU	Y	Y	9.38	3	N/A

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

B.3. 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)	Number of known records (total)	Are surveys adequate to identify? [Y, N, N/A]
Proteaceae dominated kwongkan shrublands of the southeast coastal floristic province of Western Australia	P3 (DBCA) EN (EPBC Act)	N	Y	Y	0	445	N/A

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

Appendix C. 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: A portion of the application is mapped as the Proteaceae dominated kwongkan shrublands of the southeast coastal floristic province of Western Australia priority ecological community. Noting the small size and condition of the vegetation, in addition to the history of disturbance, the proposed clearing is not likely to contain significant habitat for threatened or priority flora.	Not likely to be at variance	Yes *Refer to Section 3.2.1 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: The area proposed to be cleared may contain suitable habitat for conservation significant fauna. The threatened ecological community is considered to provide habitat for malleefowl and is key foraging resource for Carnaby's cockatoo. It is also mapped within the South Coast Macro corridor and based	Not likely to be at variance	Yes *Refer to Section 3.2.2, above.*

Assessment against the clearing principles	Variance level	Is further consideration required?
on aerial imagery the proposed clearing areas may function as an ecological linkage between remnant vegetation.		
Principle (c): *"Native vegetation should not be cleared if it includes, or is necessary for the continued existence of, threatened flora."* Assessment: The area proposed to be cleared is unlikely to contain flora species listed under the BC Act.	Not likely to be at variance	No
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: A portion of the area proposed to be cleared is mapped within the 'Proteaceae dominated kwongkan shrublands of the southeast coastal floristic province of Western Australia' threatened ecological community (TEC), listed as Endangered under the EPBC Act.	Not likely to be at variance	Yes *Refer to Section 3.2.1, 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.	Not likely to be 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: While the proposed clearing is in proximity to Niblick Nature Reserve, its small size and location within already cleared farmland is not likely to impact on the values in the reserve.	Not likely to be at variance	No
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: Given no water courses or wetlands are recorded within the application area, the small size of the application and location within existing cleared farmland the proposed clearing is unlikely to impact on- or off-site hydrology and water quality.	Not likely to be at variance	No .
Principle (g): *"Native vegetation should not be cleared if the clearing of the vegetation is likely to cause appreciable land degradation."* Assessment: The mapped soil is not susceptible to land degradation. Noting the extent and location of the application area, the proposed clearing is not likely to have an appreciable impact on land degradation.	Not likely to be at variance	No
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:	Not likely to be at variance	No

Assessment against the clearing principles	Variance level	Is further consideration required?
Given no water courses or wetlands are recorded within the application area, the small size of the application and location within existing cleared farmland, the proposed clearing is unlikely to impact surface or ground water quality.		
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 soil and topographic contours in the surrounding area do not indicate the proposed clearing is likely to contribute to increased incidence or intensity of flooding.	Not likely to be at variance	No

Appendix D. Vegetation condition rating scale

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

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

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

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

Appendix E. Photographs of the vegetation (Viridis, 2025a)

Appendix F. Sources of information

F.1. GIS databases

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

- 10 Metre Contours (DPIRD-073)
- Aboriginal Heritage Places (DPLH-001)
- Cadastre (LGATE-218)
- Cadastre Address (LGATE-002)
- 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

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)

F.2. References

Commissioner of Soil and Land Conservation (CSLC) (2023) *Land Degradation Advice and Assessment Report for clearing permit application CPS 10228/1,* received 1 September 2023, Department of Primary Industries and Regional Development, Western Australia (DWER Ref: DWERDT830542).

Commonwealth of Australia (2001) *National Objectives and Targets for Biodiversity Conservation 2001-2005*, Canberra.

Department of Agriculture, Water and the Environment (DAWE) (2022), *Referral guideline for 3 WA threatened black cockatoo species: Carnaby's Cockatoo, Baudin's Cockatoo and the Forest Red-tailed Black-*

cockatoo, Department of Agriculture, Water and the Environment, Canberra, February. Available from: Referral guideline for 3 WA threatened black cockatoo species - DCCEEW

Department of Climate Change, Energy, the Environment and Water (DCCEEW) (2024). *National Recovery Plan for the Malleefowl* (Leipoa ocellata). Department of Climate Change, Energy, the Environment and Water, Canberra. Available from: http://www.dcceew.gov.au/environment/biodiversity/threatened/publications/recovery/malleefowl. In effect under the EPBC Act from 04-Sep-2024.

Department of the Environment (2014). *Approved Conservation Advice for Proteaceae Dominated Kwongkan Shrublands of the southeast coastal floristic province of Western Australia*. Canberra: Department of the Environment. Available from: http://www.environment.gov.au/biodiversity/threatened/communities/pubs/126-conservation-advice.pdf. In effect under the EPBC Act from 01-Feb-2014.

Department of Environment Regulation (DER) (2013). *A guide to the assessment of applications to clear native vegetation*. Perth. Available from: https://www.der.wa.gov.au/images/documents/your-environment/native-vegetation/Guidelines/Guide2_assessment_native_veg.pdf.

Department of Primary Industries and Regional Development (DPIRD) (2019). *NRInfo Digital Mapping. Department of Primary Industries and Regional Development.* Government of Western Australia. URL: https://maps.agric.wa.gov.au/nrm-info/

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

Government of Western Australia. (2019) *2018 Statewide Vegetation Statistics incorporating the CAR Reserve Analysis (Full Report). Current as of March 2019.* WA Department of Biodiversity, Conservation and Attractions. https://catalogue.data.wa.gov.au/dataset/dbca-statewide-vegetation-statistics

Keighery, B.J. (1994) *Bushland Plant Survey: A Guide to Plant Community Survey for the Community*. Wildflower Society of WA (Inc). Nedlands, Western Australia.

Shire of Esperance (2025) *Advice for clearing permit application CPS 11167/1*, received 11 March 2020 (DWER Ref: DWERDT1169135).

Northcote, K. H. with Beckmann G G, Bettenay E., Churchward H. M., van Dijk D. C., Dimmock G. M., Hubble G. D., Isbell R. F., McArthur W. M., Murtha G. G., Nicolls K. D., Paton T. R., Thompson C. H., Webb A. A. and Wright M. J. (1960-68) *Atlas of Australian Soils*, Sheets 1 to 10, with explanatory data. CSIRO and Melbourne University Press: Melbourne.

Schoknecht, N., Tille, P. and Purdie, B. (2004) *Soil-landscape mapping in South-Western Australia – Overview of Methodology and output*s Resource Management Technical Report No. 280. Department of Agriculture.

Shepherd, D.P., Beeston, G.R. and Hopkins, A.J.M. (2001) *Native Vegetation in Western Australia, Extent, Type and Status*. Resource Management Technical Report 249. Department of Agriculture, Western Australia.

Viridis Ag Pty Ltd (Viridis) (2025a) *Clearing permit application CPS 11167/1*, received 9 July 2025 (DWER Ref: DWERDT1158122).

Viridis Ag Pty Ltd (Viridis) (2025b) *Supporting information for clearing permit application CPS 11167/1 – Avoidance and mitigation measures,* received 18 September 2025 (DWER Ref: DWERDT1198994).

Western Australian Herbarium (1998-). *FloraBase - the Western Australian Flora*. Department of Biodiversity, Conservation and Attractions, Western Australia. https://florabase.dpaw.wa.gov.au/

Wilkins, P., Gilfi llan, S., Watson, J. and Sanders, A. (ed). 2006. *The Western Australian South Coast Macro Corridor Network – a bioregional strategy for nature conservation*, Department of Conservation and Land Management (CALM) and South Coast Regional Initiative Planning Team (SCRIPT), Albany, Western Australia.