GOVERNMENT OF
WESTERN AUSTRALIA

CLEARING PERMIT

Granted under section 51E of the Environmental Protection Act 1986

Purpose Permit number:	CPS 11218/1
Permit Holder:	Beijaflore Pty Ltd
Duration of Permit:	From 23 December 2025 to 23 December 2035

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 recreation activities.

2. Land on which clearing is to be done

Wellington National Park

3. Clearing authorised

The permit holder must not clear more than 0.082 hectares of *native vegetation* and 40 native trees within the area cross-hatched yellow in Figure 1 of Schedule 1.

4. Period during which clearing is authorized

The permit holder must not clear *native vegetation* after 30 June 2027.

PART II – MANAGEMENT CONDITIONS

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. Fauna management - directional clearing

The permit holder must:

(a) conduct clearing activities in a slow, progressive manner to allow fauna to move into adjacent *native vegetation* ahead of the clearing activity.

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

8. Fauna management – western ringtail possums, chuditch, and south-western brush-tailed phascogale

(a) In relation to the area cross-hatched yellow in Figure 1 of Schedule 1, the permit holder must engage a *fauna specialist* to inspect that area, including all trees and any tree hollows present, within 24 hours prior to, and for the duration of clearing, for the presence of:
  (i) western ringtail possum(s) (*Pseudocheirus occidentalis*),
  (ii) chuditch (*Dasyurus geoffroii*) and
  (iii) southwestern brush-tailed phascogale(s) (*Phascogale tapoatafa*).

(b) Clearing activities must cease in any area where fauna referred to in condition 7(a) are identified until either:
  (i) the western ringtail possum(s) and/or chuditch and/or southwestern brush-tailed phascogale(s) individual(s) has moved on from that area to adjoining *suitable habitat*; or
  (ii) the western ringtail possum(s) individual(s) has been removed by a *western ringtail possum specialist* and/or chuditch southwestern and/or brush-tailed phascogale(s) has been removed by a *fauna specialist.*

(c) Any western ringtail possum(s) individual removed in accordance with condition 8(b)(ii) must be relocated by a *western ringtail possum specialist* to adjacent *suitable habitat*.

(d) Any southwestern brush-tailed phascogale(s) and/or chuditch individuals removed in accordance with condition 8(b)(ii) must be allowed to disperse into adjacent *native vegetation* or must be relocated by a *fauna specialist* to *suitable habitat.*

(e) Where fauna is identified under condition 8(a), the permit holder must, within two months of undertaking the inspection, provide the following records to the *CEO*:

(i) the number of individuals identified;
(ii) the date each individual was identified;
(iii) the location where each individual was identified recorded using a Global Positioning System (GPS) unit set to Geocentric Datum Australia 2020 (GDA2020), expressing the geographical coordinates in Eastings and Northings or decimal degrees;
(iv) the number of individuals removed and relocated;
(v) the relevant qualifications of the *fauna specialist* undertaking the inspection and/or the *western ringtail possum specialist* undertaking removal and relocation;
(vi) the date each individual was removed;
(vii) the method of removal;
(viii) the date each individual was relocated;
(ix) the location where each individual was relocated to, recorded using a GPS unit set to GDA2020, expressing the geographical coordinates in Eastings and Northings or decimal degrees; and
(x) details pertaining to the circumstances of any death of, or injury sustained by, an individual.

9. Mitigation – Rehabilitation and revegetation

The permit holder must:

(a) within 12 months of undertaking clearing authorised under this permit and no later than 30 June 2027, the permit holder must undertake *revegetation* and *rehabilitation* within a Zone C or higher risk area within the Wellington Dam Catchment Area gazetted under the *Country Areas Water Supply Act 1947* within the Wellington National Park, by:

i. undertaking *weed* control activities prior to planting;
ii. undertaking the deliberate planting of at least 24 *Corymbia calophylla* (marri) and/or *Eucalyptus marginata* (Jarrah) trees within the Zone C or higher risk area within the Wellington Dam Catchment Area gazetted under the *Country Areas Water Supply Act 1947* within the Wellington National Park, in accordance with the following conditions:

1. ensure only local provenance propagating material of plants are used; and
2. ensure planting is undertaken at the *optimal time*.

(b) undertake *weed* control activities and watering of plantings undertaken in accordance with condition 9(a)(ii) on an ‘as needed' basis to ensure success of *revegetation* and *rehabilitation*.

(c) within 24 months of planting the *Corymbia calophylla* and/or *Eucalyptus marginata* trees in accordance with condition 9(a) of this permit, the permit holder must:

i. engage an *environmental specialist* to make a determination that at least 24 individual *Corymbia calophylla* (marri) and/or *Eucalyptus marginata* (Jarrah) trees will persist and survive; and

ii. if the determination made by the *environmental specialist* under condition 9(c)(i) is that at least 24 *Corymbia calophylla* (marri) and/or *Eucalyptus marginata* (Jarrah) trees will not survive, undertake additional planting that will result in *Corymbia calophylla* (marri) and/or *Eucalyptus marginata* (Jarrah) trees persisting, within Zone C or higher risk area within the Wellington Dam Catchment Area gazetted under the *Country Areas Water Supply Act 1947* of the Wellington National Park,

(d) Where additional planting of *Corymbia calophylla* (marri) and/or *Eucalyptus marginata* (Jarrah) trees is undertaken in accordance with condition 9(c)(ii), the permit holder must repeat the activities required by conditions 9(a)(ii), 9(b) and 9(c).

10. Rehabilitation and revegetation location

Within 12 months of undertaking clearing authorised under this permit and no later than 30 June 2027, of undertaking clearing authorised under this permit, the permit holder must provide to the *CEO*, the location of the 24 *Corymbia calophylla* (marri) and/or *Eucalyptus marginata* (Jarrah) trees planted in accordance with condition 9 of the permit, within a Zone C or higher risk area within the Wellington Dam Catchment Area gazetted under the *Country Areas Water Supply Act 1947* within the Wellington National Park.

11. Fauna management – Retain black cockatoo habitat trees

(a) The permit holder must not clear where the diameter at standard height (DSH) is greater than 40 centimetres for the following:

i. black cockatoo habitat trees identified within the Natural Area Holdings' survey '*Beijaflore Wellington National Park Tree Village Flora, Fauna and Black Cockatoo Habitat Surveys 2024'*:

1. Tree ID: 14
2. Tree ID: 20
3. Tree ID: 21
4. Tree ID: 49
5. Tree ID: 50

ii. black cockatoo habitat tree identified within the Natural Area Holdings' survey '*Beijaflore Wellington National Park Tree Village Additional Trees Black Cockatoo Habitat Assessment Supplementary*

Report 2025:
1. Tree ID: 650

(b) The permit holder must maintain a *Notional Root Zone (NRZ)* around all trees to be retained under condition 11 (a), being a minimum radius of 12 times the trunk DSH or as otherwise specified by an arborist.

PART III - RECORD KEEPING AND REPORTING

12. 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 5; (f) actions taken to minimise the risk of the introduction and spread of *weeds* and *dieback* in accordance with condition 6; (g) actions taken in accordance with condition 7; (h) actions taken in accordance with condition 8; (i) actions taken in accordance with condition 9; (j) actions taken in accordance with condition 10; and (k) actions taken in accordance with condition 11.
2.	In relation to fauna management pursuant to condition 8	(a) the date(s) of inspection(s) by the *fauna specialist/ western ringtail possum specialist*; (b) the relevant qualifications of the *fauna specialist/ western ringtail possum specialist;* (c) a description of the *fauna specialist/*

No.	Relevant matter	Specifications
		western ringtail possum specialist inspection methodology employed; (d) the location of each western ringtail possum/chuditch/southwestern brush-tailed phascogale individual identified recorded using a GPS unit set to GDA2020, expressing the geographical coordinates in Eastings and Northings; (e) the date each western ringtail possum/chuditch/southwestern brush-tailed phascogale individual was identified; (f) the date each identified western ringtail possum/chuditch/southwestern brush-tailed phascogale individual moved on to adjacent suitable habitat or was relocated to adjacent suitable habitat and a description of the adjacent suitable habitat; (g) any other actions taken in accordance with condition 8.

13. Reporting

The permit holder must provide to the *CEO* the records required under condition 12 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
black cockatoo habitat trees	means trees that have a diameter, measured at 130 centimetres from the base of the tree, of 50 centimetres or greater (or 30 centimetres or greater for *Eucalyptus salmonophloia* or *Eucalyptus wandoo*) that contain hollows suitable for breeding by black cockatoo species.
black cockatoo	means one or more of the following species: (a)*Calyptorhynchus lateriosis* (Carnaby's cockatoo); (b)*Calyptorhynchus baudinii* (Baudin's cockatoo); and/or (c) *Calyptorhynchus banksii naso* (forest red-tailed black cockatoo).
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
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.
Diameter at Standard Height (DSH)	This new term replaces Diameter at Breast Height (DBH). The calculation and measurement method are the same (1.4 metres from the ground). Refer to *AS 4970-2025: Protection of Trees on Development Sites.*
dieback	means the effect of *Phytophthora* species on native vegetation.
EP Act	*Environmental Protection Act 1986* (WA)
fauna specialist	means a person who holds a tertiary qualification specialising in environmental science or equivalent, and has a minimum of 2 years work experience in fauna identification and surveys of fauna native to the region being inspected or surveyed, or who is approved by the *CEO* as a suitable fauna specialist for the bioregion, and who holds any required fauna licences issued under the *Biodiversity Conservation Act 2016*.
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.
Notional Root Zone (NRZ)	The NRZ represents the theoretical area required to sustain a tree's health and long-term viability. Importantly, the calculation method for the NRZ remains the same as the previous TPZ calculation (Diameter at Breast Height (DBH) x 12). Refer to *AS 4970-2025: Protection of Trees on Development Sites*
suitable habitat (western ringtail possum)	means habitat known to support western ringtail possums (*Pseudocheirus occidentalis*) within the known current distribution of the species, typically characterised by abundant foliage, presence of suitable nesting structures such as tree hollows, as well as high canopy cover and continuity. Known habitat includes peppermint (*Agonis flexuosa*) dominated woodlands, jarrah (*Eucalyptus marginata*) and marri (*Corymbia calophylla*) forests, riparian vegetation with a canopy of Bullich (*Eucalyptus megacarpa*) or flooded gum (*Eucalyptus rudis*), karri (*Eucalyptus diversicolor*) forests, sheoak (*Allocasuarina fraseriana*) dominated woodlands, and other stands of myrtaceous trees growing near swamps, watercourses or floodplains.
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.
western ringtail possum specialist	means a *fauna specialist* who holds a tertiary qualification specialising in environmental science or equivalent, has a minimum of two years of work experience in western ringtail possum (*Pseudocheirus occidentalis*) identification, surveys of western ringtail possums and capture and handling of western ringtail possums, and holds a valid fauna licence issued under the *Biodiversity Conservation Act 2016*.

END OF CONDITIONS

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Mathew Gannaway
SENIOR MANAGER
NATIVE VEGETATION REGULATION

Officer delegated under Section 20
of the Environmental Protection Act 1986

28 November 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 11218/1
Permit type:	Purpose permit
Applicant name:	Beijaflore Pty Ltd
Application received:	7 August 2025
Application area:	0.082 hectares of native vegetation and 40 native trees
Purpose of clearing:	Recreation activities
Method of clearing:	Mechanical
Property:	Wellington National Park
Location (LGA area/s):	Shire of Collie
Localities (suburb/s):	Worsley

1.2. Description of clearing activities

The vegetation proposed to be cleared is contained within a single contiguous area within the Wellington National Park, in the Shire of Collie (see Figure 1, Section 1.5). The application is to selectively clear ground level vegetation to create dedicated pathways for public. Forty individual trees are also proposed to be cleared within the application area due to public safety, health of the tree, and design constraints.

The application area was revised during the assessment stage to include a larger footprint while keeping the area applied to clear the same (i.e. 0.082 hectares and 40 individual trees) due to possible constraints during construction. For instance, if a new black cockatoo nest is found during clearing activities, the design will need to change, and another tree will be selected for the activity. It is also noted that Heritage monitors will be present during construction, and for the same reasons, would need some flexibility (Beijaflore Pty Ltd, 2025a).

1.3. Decision on application

Decision:	Granted
Decision date:	28 November 2025
Decision area:	0.082 hectares of native vegetation and 40 native trees, 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 35 days and one submission was received. Consideration of matters raised in the public submission is summarised in Appendix B.

In making this decision, the Delegated Officer had regard for the site characteristics (see Appendix C), relevant datasets (see Appendix G.1), the findings of a biological survey (see Appendix F), the clearing principles set out in Schedule 5 of the EP Act (see Appendix D), relevant planning instruments and any other matters considered relevant

to the assessment (see Section 3). The Delegated Officer also took into consideration that. the purpose of the clearing aligns with State Government policy objectives and priorities, including the State's broader effort to diversify the Collie economy by developing tourism and to maximise the tourism values of Wellington National Park from investments in infrastructure.

The assessment identified that the proposed clearing will result in:

- the loss of native vegetation that is suitable habitat for black cockatoo, western ringtail possums, chuditch, and south-western brush-tailed phascogales.
- the loss of native vegetation within the Wellington National Park,
- impact to land within Zone C of Wellington Dam Catchment Area, and
- the potential introduction and spread of weeds and dieback into adjacent vegetation, which could impact on the quality of the adjacent vegetation and its habitat values.

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 and can be minimised and managed to unlikely lead to an unacceptable risk to environmental values.

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.
- fauna management – avoidance of black cockatoo breeding habitat trees
- fauna management – relocation of western ringtail possums, chuditch, and south-western brush-tailed phascogale individuals if present at the time of clearing
- avoid and minimise clearing, to minimise the direct impacts to native vegetation
- revegetation and rehabilitation within a zone C or higher risk area within the Wellington Dam Catchment Area gazetted under the *Country Areas Water Supply Act 1947* (CAWS Act) within the Wellington National Park

1.5. Site maps

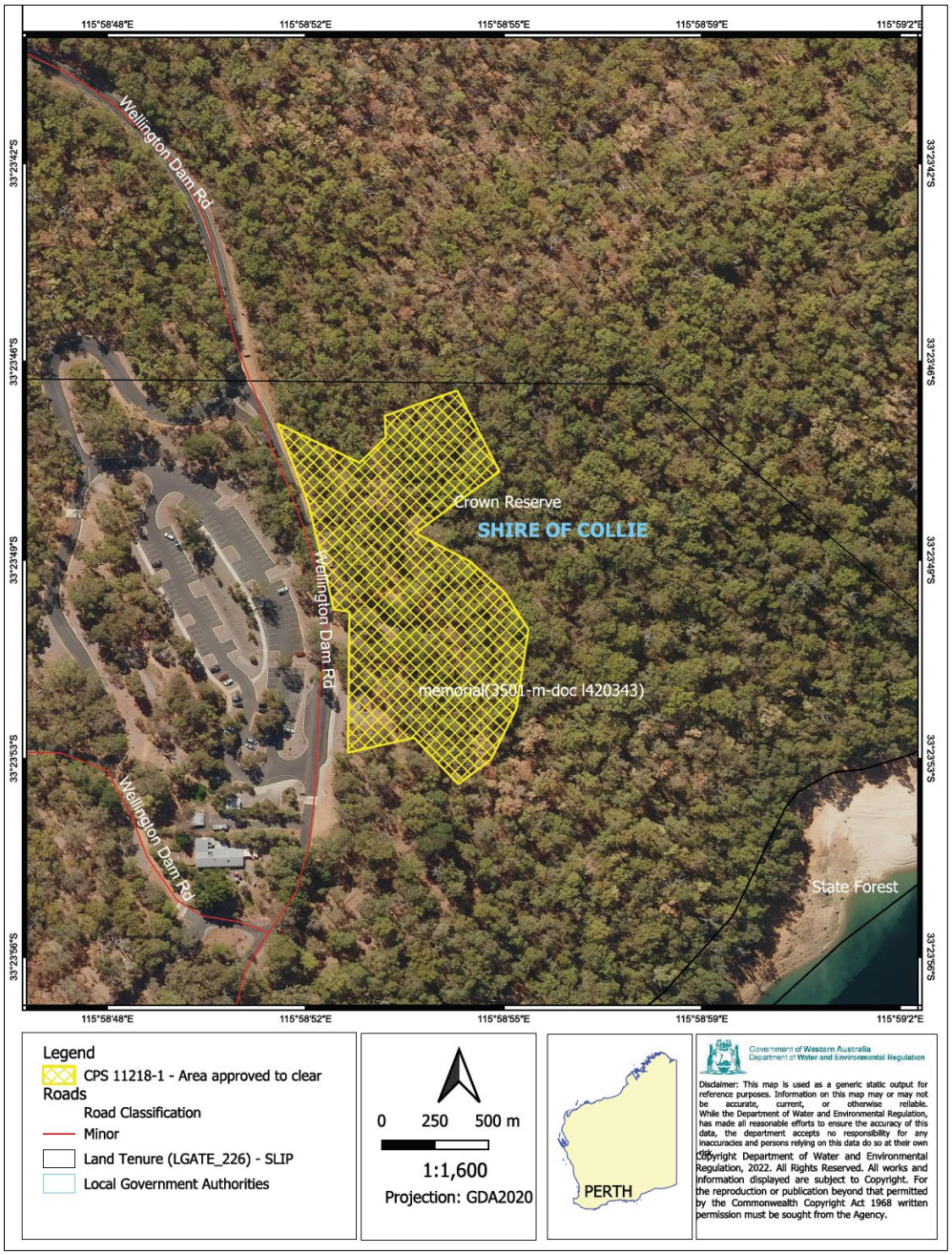

Figure 1 Map of the application area

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)
- *Conservation and Land Management Act 1984* (WA) (CALM Act)

- CAWS Act
- *Environment Protection and Biodiversity Conservation Act 1999* (Cth) (EPBC 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)
- *Environmental Offsets Guidelines* (August 2014)
- Technical guidance – *Flora and Vegetation Surveys for Environmental Impact Assessment* (EPA, 2016)
- Technical guidance – *Terrestrial Fauna Surveys for Environmental Impact Assessment* (EPA, 2016)

3 Detailed assessment of application

3.1. Avoidance and mitigation measures

The applicant informed that the proposed project was selected as part of the new ecotourism and adventure activities in the Wellington National Park, with the purpose of providing another way for people to discover and experience the park, as well as complement State Government investment in the area. The application area was chosen as the development area due to its highly modified visitor setting classification in the park management plan, and to co-locate potential developments with existing infrastructure and visitor services and attractions, including access to toilets and parking (Beijaflore Pty Ltd, 2025a).

The Department notes the proposed project's strategic alignment with State Government policy objectives and priorities, including the State's broader effort to diversify the Collie economy by developing tourism and to maximise the tourism values of Wellington National Park from investments in infrastructure.

The applicant has proposed several avoidance and mitigation measures including:

- No off target clearing of native vegetation.
- No decline or damage to tree or vegetation health as a result of the construction or ongoing use of the tree village.
- No unnecessary damage or destruction of the significant species *Acacia oncinophylla* subsp. *oncinophylla* (P3).
- Avoid damaging or destroying known populations of locally significant species, as listed in the supporting information, where possible.
- Avoid damage to vegetation from vandalism as a result of tree village operations.
- No instances of erosion occurring within the project area or surrounding bushland as a result of construction or operational activities.
- No instances of soil compaction occurring outside the required graded areas as a result of construction or operational activities.
- No instances of soil contamination through spillage of deleterious materials.
- No instances of off target damage to geological features of special interest.
- No declared pests (DP) or Weeds of National Significance (WoNS) are to be present within the project areas or spread into the surrounding bushland as a result of the construction or ongoing use of the tree village.
- No evidence of high impact, rapid invading species spread into the surrounding area as a result of the construction or ongoing use of the tree village.
- Minimise the spread of non-significant weeds resulting from the construction and ongoing use of the tree village areas into the surrounding bushland.
- Vegetation clearing and degradation to be minimised to preserve fauna habitat where possible.
- Reduce the risk of disturbance to fauna species as much as practicable.
- Ensure activities relating to the construction and ongoing use of the suspended walk (i.e. application area) are designed with mitigation measures for disturbances to black cockatoo species.
- Dieback is not moved into or out of the tree village.
- All imported mulch products are to be free from pests and diseases.
- Minimise the risk of introducing Marri Canker to trees used in the construction of the tree village.
- Control populations of any declared pest animal inhabiting the project area.
- In addition, monitoring requirements will be defined during construction and throughout operations.

The applicant has also proposed several measures to manage native vegetation, soil and land degradation, weed infestation, fauna and pest (Natural Area, 2025).

The applicant has commitment to avoidance of five potential/suitable black cockatoo breeding trees (i.e. hollow bearing trees) present within the footprint of the application area (and identified in the 2024 Natural Area biological survey). This commitment will be conditioned in the clearing permit.

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 C) and the extent to which the impacts of the proposed clearing present a risk to biological, conservation, or land and water resource values.

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

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

Assessment

The desktop assessment identified five conservation significant fauna species as likely to occur within the application area:

- Forest Red-tailed Black Cockatoo (*Calyptorhynchus banksii naso*, VU)
- Baudin's Cockatoo (*Zanda baudinii*, EN)
- Carnaby's Cockatoo (*Zanda latirostris*, EN)
- Western ringtail possum(s) (*Pseudocheirus occidentali*s, CR),
- Chuditch (*Dasyurus geoffroii,* VU) and
- Southwestern brush-tailed phascogale(s) (*Phascogale tapoatafa,* CD)
- Western brush wallaby (*Notamacropus irma*, P4)
- Quenda (*Isoodon fusciventer*, P4).

Black cockatoos:
Based on the known distribution and habitat preferences of the conservation significant bird species recorded, all the three threatened black cockatoos most likely occur over the application area. Within the local area, there are eight records of Carnaby's cockatoo, 14 records of Baudin's cockatoo and 23 records of forest red-tailed black cockatoos (FRTBC) with the closest distance of approximately 6.1, 0.28 and 0.2 kilometres, respectively, from the application area. The application area is located within the mapped distribution areas of all three black cockatoo species and is next to a water body. The closest black cockatoo roost is recorded approximately 10 kilometres from the proposed clearing area. No black cockatoo breeding sites are recorded within a 12- kilometre radius from the application area. The survey identified suitable foraging habitat for black cockatoos within the application area. Both *Eucalyptus marginata* (Jarrah) and *Corymbia calophylla* (Marri) are known to be high quality foraging species for all three black cockatoo species. Five trees with potential/suitable hollows were identified in the application area footprint during Natural Area's biological survey (2024). The permit will be conditioned to prevent the clearing of those five trees. Additionally, no trees above 400 millimetres diameter are proposed to be cleared (DBCA, 2025).

Evidence was found of all three black cockatoo species currently or recently using the site as foraging grounds, in the form of chewed Marri nuts. Noting the small extent of clearing, mitigation measures proposed by the applicant, and the extensive area of better-quality foraging and roosting habitat for BC within the surrounding Wellington National Park, the impacts of the proposed clearing on black cockatoo habitat is not considered significant. The permit will be conditioned to mitigate any impacts to BC habitat.

Western ringtail possum:
The western ringtail possum (WRP) is a medium sized, nocturnal species that roams through the trees at night, feeding on leaves of eucalypt, marri and peppermint trees and other fruits and flowers (DPAW, 2017). Habitat critical to survival for this species is not well understood. Therefore, this species' critical habitat is determined based on the habitat variables observed where they are most commonly recorded and vary between key management zones. According to available databases, the application area is not mapped within the three key management zones of this species. There are 67 records of western ringtail possum mapped within the local area, in which the closest record is mapped approximately 0.2 kilometres from the application area. No evidence of WRP was recorded during the

broader survey however suitable habitat was identified (Natural Area, 2024). Noting the application area is mapped outside this species' key management zones and the availably of extensive remnant vegetation within the local area, the application area is not considered as comprising critical habitat for this species. The permit will be conditioned to avoid any impacts to WRP that may be utilising the application area at the time of clearing.

Chuditch:
Chuditch is known to occupy a range of habitats including jarrah forests, eucalypt woodlands, mallee shrublands and heathland. The species uses denning habitat types such as hollow logs, burrows or rock crevices (DEC, 2012a). According to available databases, 123 records occur within the local area with the closest record 0.02 kilometres from the application area. While no evidence of chuditch utilising the application area was found during the survey, many hollow logs were found within the application area and broader survey area (Natural Area, 2024), which is particularly favoured by chuditch. The permit will be conditioned to mitigate any impacts to this species.

Southwestern brush-tailed phascogale:
The desktop assessment identified 62 records of this species within the local area with the closest record approximately 1.5 kilometres from the application area. The survey identified closed eucalypt woodlands and forests, with varying densities of shrubland and heathland understorey, which is a suitable habitat for phascogales. The permit will be conditioned to mitigate any impacts to phascogales.

Quendas:
The desktop assessment identified 85 records of this species within the local area with the closest record approximately 3.8 kilometres from the application area. Evidence of quenda were seen throughout the site, in the form of diggings (Natural Area, 2024). Diggings were seen within areas of loamy clay soil with high leaf litter coverage. Quenda are known to inhabit areas with dense shrubs (DEC, 2012b). All areas surveyed hold value as potential Quenda habitat. The permit will be conditioned to mitigate any impacts to quendas.

Western Brush Wallaby:
The desktop assessment identified 131 records of this species within the local area with the closest record approximately 0.2 kilometres from the application area. A Western Brush Wallaby was recorded during the survey (Natural Area, 2024). This area consisted of an open forest of *E. marginata*, with a closed shrubland of *T. odoratissimum*, *P. longifolia* and *H.pilosa*. Open forests and closed shrubland or heathlands are favoured by the Western Brush Wallaby (DEC, 2012a). The application area and the surrounding vicinity is likely the only suitable habitat for the Western Brush Wallaby within the broader survey boundaries (Natural Area, 2024). The permit will be conditioned to mitigate any impacts to this species, if present at the time of clearing.

Conclusion
Based on the above assessment, the application area is likely to provide suitable habitat for the above conservation significant species. However, the habitat within the application area is not considered significant due to the small extent of clearing in the context of extensive remnant vegetation in the adjacent Wellington National Park.

The clearing activities may impact fauna individuals if they occur within the application area at the time of clearing. In addition, the clearing activities have the potential to impact the quality of the surrounding fauna habitat by facilitating the spread of weeds and dieback. Conditions have been imposed on the clearing permit to manage these impacts.

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
- Fauna management – avoidance of black cockatoo breeding habitat trees
- Fauna management – relocation of western ringtail possums, chuditch, and south-western brush-tailed phascogale individuals if present at the time of clearing
- Weed and dieback management measures to assist in mitigating impacts to surrounding vegetation that provides fauna habitat.

3.2.2. Conservation area - Clearing Principle (h)

Assessment

The application area is mapped within the Wellington National Park which is a conservation area managed by Department of Biodiversity, Conservation and Attractions (DBCA) under the CALM Act. The proposed purpose of

clearing (referred as Stage 1 by DBCA, below) has been assessed by DBCA under the CALM Act, including impacts on environmental, cultural and heritage values. DBCA has assessed Stage 1 (suspended tree walk and associated activities) of the proposal as suitable to be authorised under a lease.

DBCA (2025) provided the following advice regarding the proposed purpose and application area:

- DBCA has assessed Stage 1 of the proposal through its Disturbance Approval System (DAS) which is its formal assessment tool to assess proposals that can potentially affect conservation values.
- DBCA's assessment through DAS was informed by impact assessments undertaken by the proponent including an Environmental Flora and Fauna Survey Report (including Black Cockatoo habitat assessment); Aboriginal Archaeological and Ethnographic Site Identification and Historical Heritage Survey; and Arborist Tree Assessment.
- DBCA assessed the environmental survey undertaken as sufficient.
- Jarrah forest vegetation values are present in the survey area. No specific priority or threatened flora was identified within the proposed suspended tree walk development footprint.
- Minimal clearing of vegetation has been identified by the proponent being approximately 40 trees, 16 being dead, 19 below 200 millimetres, and no trees above 400 millimetres, diameter.
- Platforms and associated infrastructure are proposed to be attached to trees via tree screws which imitate a natural branch, in line with international best practice. The "artificial branch" continues to grow year after year, and over time the screw becomes a permanent part of the tree.
- No Black Cockatoo habit trees are located within the proposed suspended tree walk development footprint. There is a low risk to Black Cockatoo habitat trees, which are concentrated in areas outside this footprint.

DBCA (2025) has further advised that the application area was identified as a potential development area due to its highly modified visitor setting classification in the Wellington National Park management plan, and to co-locate potential developments with existing infrastructure and visitor services and attractions, including access to toilets and parking.

The Delegated officer notes that the Minister for the Environment has approved DBCA to grant a lease under the CALM Act and DBCA is in the process of finalising the lease arrangement (Beijaflore, 2025a).

Noting the necessity of clearing (see Section 3.1), the small extent of clearing compared with the extensive undisturbed remnant vegetation within the Wellington Nation Park and the management actions required by DBCA's DAS approval, the proposed clearing is unlikely to significantly impact the conservation area.

Conclusion

Based on the above assessment, the proposed clearing is unlikely to result in significant impacts to the Wellington National Park. It may spread the weeds and dieback into the remnant vegetation which can be managed through permit conditions.

Conditions

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

- avoid and minimise clearing, to minimise the direct impacts to native vegetation
- weed and dieback management condition to minimize the spread of weeds and dieback within National Park

3.2.3. Land and water resources - Clearing Principle (i)

Assessment

Water resources:

The subject land lies within the CAWS Act Wellington Dam Catchment Area originally gazetted in April 1952. The proposal is not located within a Public Drinking Water Source Protection Area and no protection is proposed. The catchment has however been subject to CAWS Act native vegetation clearing controls since November 1976 to prevent the salinisation of water resources.

The proposed clearing falls within Zone C, a medium salinity risk area of the catchment where the CAWS Act Policy and Guidelines for Licences to Clear allow for essential government works subject to an equivalent area salinity mitigation offset (calculated at a rate of 2:1) being established within the same or higher salinity risk zone. Noting the proposal is being developed to support various State Government priority initiatives and outcomes (see Section 3.1), there is no objection to the proposed clearing subject to the establishment of a 0.24-hectare (or equivalent number of trees i.e. 24 trees, with the assumption 1 tree has an approximate canopy area of 0.01 hectares) salinity mitigation offset within the project area or a higher salinity risk zone within the catchment (DWER, 2025).

Applicant has confirmed their commitment to planting of 24 Marri and/or Jarrah trees within the National Park (Beijaflore, 2025a).

Conclusion
Based on the above assessment, the proposed clearing is unlikely to result in significant impacts to Zone C, a medium salinity risk area of the catchment, subject to the replanting of trees within a Zone C or higher salinity risk zone area.

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

- revegetation and rehabilitation within a zone C or higher risk area within the Wellington Dam Catchment Area gazetted under the CAWS Act within the Wellington National Park

3.3. Relevant planning instruments and other matters

The Shire of Collie (the Shire) advised DWER that local government approvals are not required to clear native vegetation within a State Forest. Given the above, the Shire does not object to the proposed clearing of native vegetation and does not recommend any specific conditions (Shire of Collie, 2025).

The application area lies within the CAWS Act Wellington Dam Catchment Area o. Advice received from the DWER - Drainage and Liveability branch (2025) indicate that there is no objection to the proposed clearing subject to the establishment of a 0.24 hectares salinity mitigation offset within the application area or a higher salinity risk zone within the catchment (see Section 3.2.3).

The applicant and DBCA both have confirmed that the Minister for the Environment has approved DBCA to grant a lease under the CALM Act, and the lease details are being finalised (Beijaflore, 2025a; Section 3.2.2).

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

End

Appendix A. Additional information provided by applicant

Additional information provided by the applicant	Consideration of information
Further information on the CAWS Act requirements, avoidance and mitigation measures (Beijaflore, 2025a)	This information has been considered when making decision and presented in Sections 3.1 and 3.2.3 of this Report
Information regarding the CALM approval	This information has been presented in Section 3.2.2 of this Report

Appendix B. Details of public submissions

Summary of comments	Consideration of comments

• Information lacking about how avoidance and minimisation of clearing has been considered, including consideration of alternative sites/proposals
• Information regarding BC roosting
• Information lacking about actions to prevent damage to vegetation outside the construction footprint:
  ○ How will the clearing footprint be demarcated
  ○ How will visitor movements be restricted to pathways (i.e. without appropriate actions, clearing may facilitate impacts to vegetation outside the application area through visitor movement)
  ○ Actions are proposed if adverse effects are observed rather than installing them to minimise the potential for them to occur.
	The Department requested additional information from the applicant on the avoidance and minimisation measures (see Section 3.1)
	
	No significant black cockatoo roosting habitat will be impacted by the clearing (see Section 3.2). A black cockatoo habitat assessment was undertaken in support of the application (Natural Area Holdings, 2024;2025).
	
	The design will change to avoid any significant features identified during construction (see Section 1.2).

Appendix C. 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 D.

C.1. Site characteristics

Characteristic	Details
Local context	The area proposed to be cleared is a part of an expansive tract of native vegetation in the intensive land use zone of Western Australia. It is located within the Wellington National Park, within the Shire of Collie and is near the Wellington Dam tourist area. Aerial imagery indicates the local area (10-kilometre radius from the centre of the area proposed to be cleared) retains approximately 90 per cent of the original native vegetation cover.
Ecological linkage	The application area is not mapped within any formal ecological linkages.

Characteristic	Details
Conservation areas	Application area is located within the Wellington National Park, a conservation area under the management of DBCA.
Vegetation description	Vegetation survey (Natural Area, 2024) indicate the vegetation within the proposed clearing area comprises of *Eucalyptus marginata* open forest over *Hibbertia hypericoides*, *Xanthorrhoea gracilis* and *Bossiaea eriocarpa* heathland. The full survey descriptions and maps are available in Appendix F. This is consistent with the mapped vegetation type: • Murray 1, which is described as 'Open forest of *Eucalyptus marginata* subsp. *marginata-Corymbia calophylla-Eucalyptus patens* on valley slopes to woodland of *Eucalyptus rudis-Melaleuca rhaphiophylla* on the valley floors in humid and subhumid zones'. The mapped vegetation type retains approximately 75 per cent of the original extent (Government of Western Australia, 2019).
Vegetation condition	Vegetation survey (Natural Area, 2024) indicate the vegetation within the proposed clearing area is in degraded to very good condition (Keighery, 1994) condition. The full Keighery (1994) condition rating scale is provided in Appendix E. The full survey descriptions and mapping are available in Appendix F.
Climate and landform	Climate: The climate experienced in the area is Mediterranean, with warm summers and mild winters. Landform: Balingup moderate slopes (64,606 hectares) with gradients of 15-35 per cent and relief of 60-120 metres.
Soil description	The soil is mapped as 'Balingup moderate slopes Phase' described as Balingup Subsystem, moderate slope phase, slopes 15-35 per cent, relief 60-120 metres.
Land degradation risk	The mapped soils are highly susceptible to water erosion, phosphorus export and subsurface acidification. Applicant has proposed several management measures to avoid risks of land degradation (Natural Area, 2025).
Waterbodies	The desktop assessment and aerial imagery indicated that no waterbodies or wetlands transect the area proposed to be cleared.
Hydrogeography	The application area lies within the Wellington Dam Catchment Area under the CAWS Act.
Flora	The desktop assessment identified 10 priority flora species within 10 kilometres, with the closest record a Priority 3 *Acacia oncinophylla* subsp. *oncinophylla* approximately 0.09 kilometres from the application area. The survey did not identify any threatened flora species within the application area, however, several records of Priority 3 flora species *Acacia oncinophylla* subsp. *oncinophylla* were reported outside of the application area (in the broader survey area). *Acacia oncinophylla* subsp. *oncinophylla* is not limited by range extension.
Ecological communities	The survey (Natural Area, 2024) did not identify any vegetation representative of a threatened or priority ecological community.
Fauna	There are records of 17 fauna of conservation significance within the local area (10-kilometre radius) and two known black cockatoo roost sites within the 12-kilometre radius. The closest conservation significant fauna record is of *Dasyurus geoffroii* (chuditch), 0.029 kilometres from the application area.

Appendix D. 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 conservation significant flora and fauna species. It is also located within a National Park. However, noting the extensive areas of intact remnant vegetation, vegetation condition within the application area compared to outside of the footprint of the application area and mitigation measures proposed by the applicant, the application area is unlikely to comprise a higher level of biodiversity compared with the surrounding native vegetation.	May 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 contains suitable habitat for conservation significant fauna. The survey identified conservation significant fauna species utilising the application area.	At variance	Yes *Refer to Section 3.2.1, above.*
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 habitat for threatened flora species listed under the BC Act or EPBC 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: The area proposed to be cleared does not contain species that can indicate a threatened ecological community.	Not likely to be at variance	No
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 / native vegetation in the local area is consistent with the national objectives and targets for biodiversity conservation in Australia. The vegetation proposed to be cleared is not considered to be part of a significant ecological linkage in the local area.	Not 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:	At variance	Yes *Refer to Section 3.2.2, above.*

Assessment against the clearing principles	Variance level	Is further consideration required?
Given the application area is located within the National Park, the proposed clearing may have an impact on the environmental values of the conservation areas.		
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 proposed clearing is unlikely to impact riparian vegetation.	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: Noting the location of the application area, condition of the vegetation, extent of vegetation cover, management measures proposed by the applicant, and the proposed purpose of clearing, 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: The application area is located within CAWS Act Wellington Dam Catchment Area. Given the extent and the final land use purpose of the clearing, the proposed clearing is unlikely to impact surface or ground water quality.	Not likely to be at variance	Yes Refer to Section 3.2.3, 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, the proposed clearing is likely to contribute to increased incidence or intensity of flooding. Given no water courses are recorded within the application area, the proposed clearing is unlikely to contribute to waterlogging.	Not likely to be at variance	No

Appendix E. Vegetation condition rating scale

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

Considering its location, the scale below was used to measure the condition of the vegetation proposed to be cleared. This scale has been extracted from

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

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

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

Appendix F. Biological survey information

The survey was conducted in the broader area. The application area lies within the 'Suspended Tree walk and camping area' overlapping the mapped facilities area.

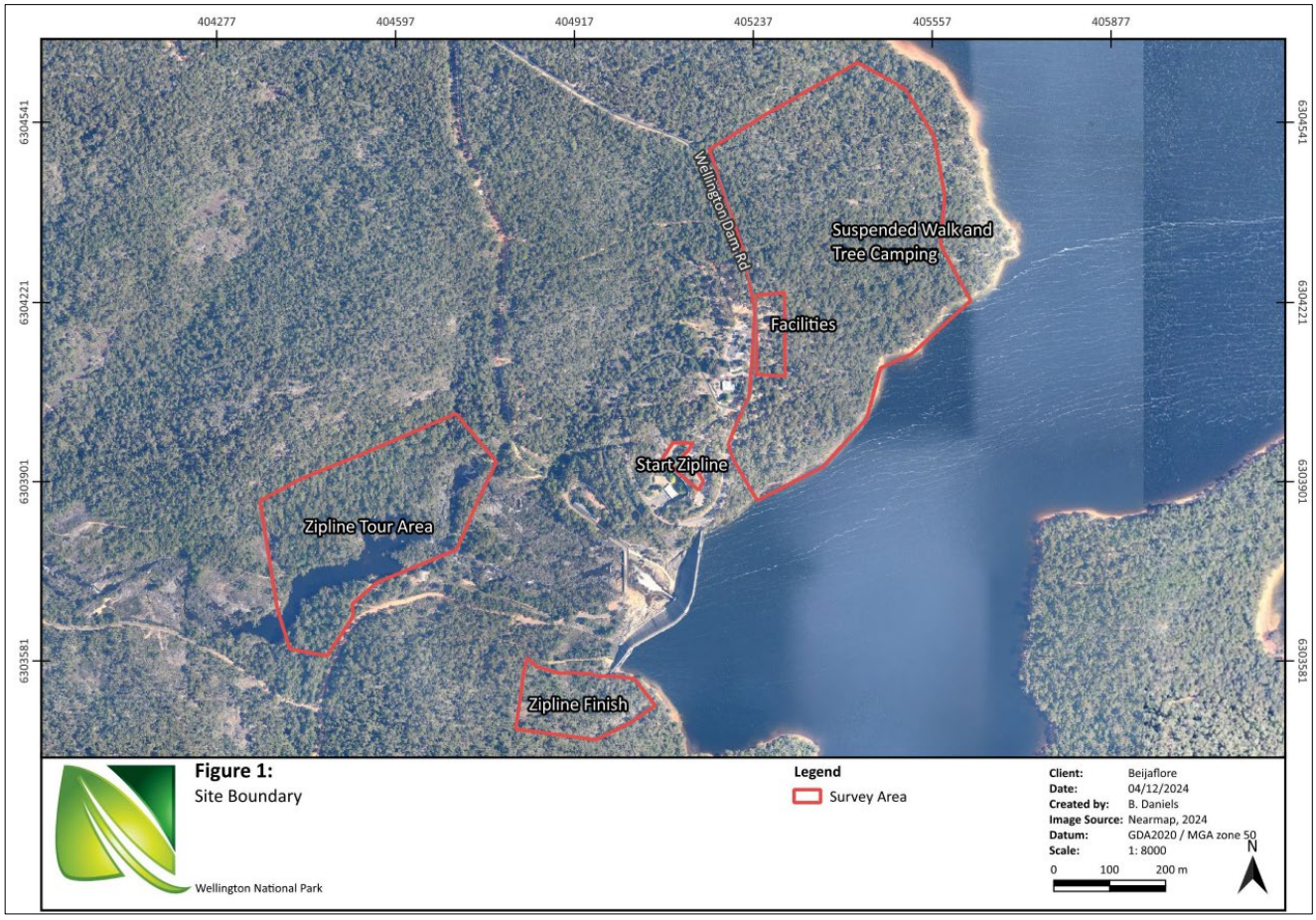

Figure 2: Image indicates most of the broader survey area and the locality within which application area is located (i.e. 'Suspended Walk and Tree camping' area)

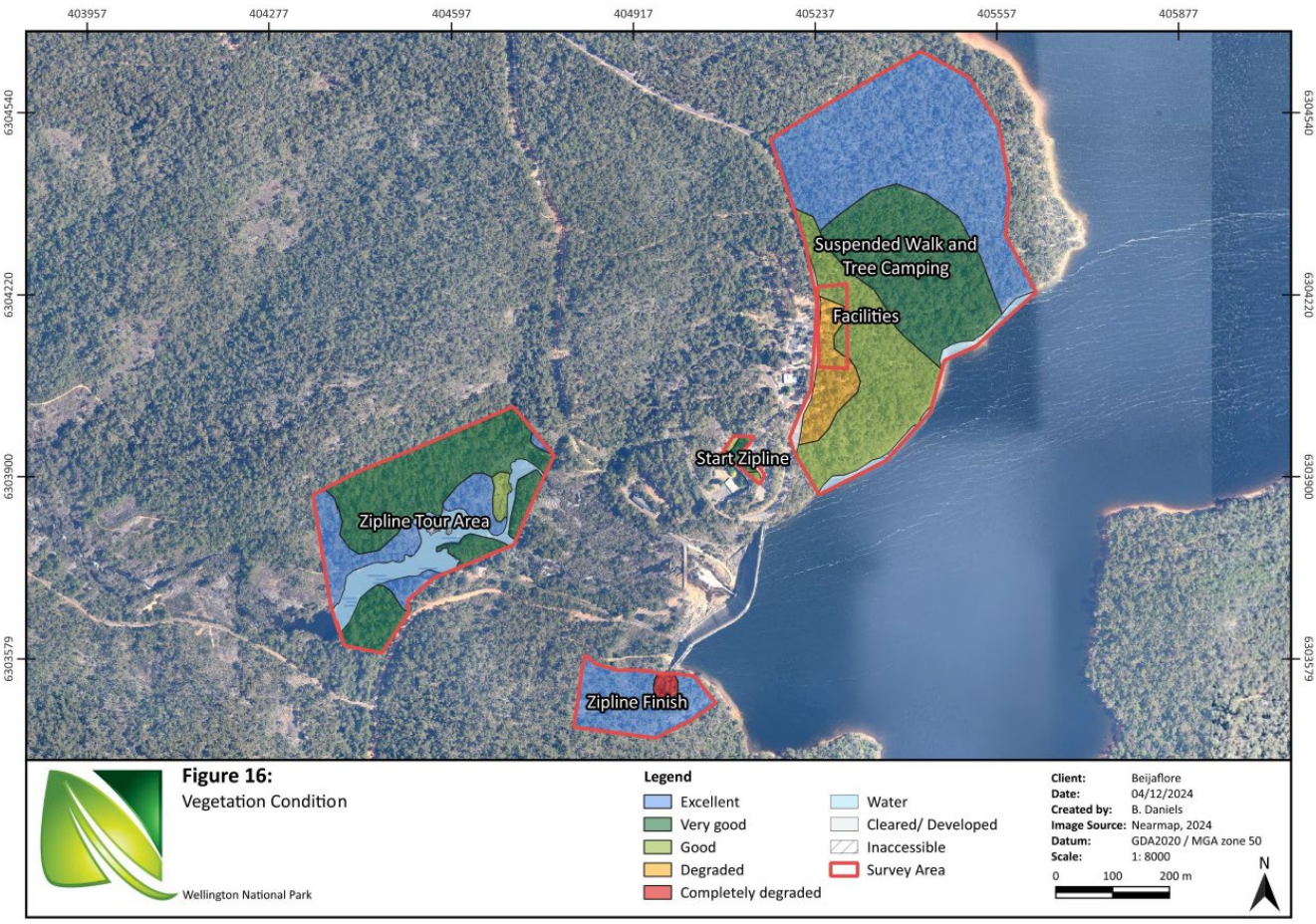

Figure 3: Image demonstrating the vegetation condition within the application area and broader survey area.

Vegetation Type	Areas Present	Description	Photograph
E. marginata open forest over *H. hypericoides*, *X. gracilis* and *B. eriocarpa* heathland (EmOF HhXgBeH)	Suspended Walk and Tree Camping, Facilities	An open forest of *E. marginata* over a heathland of *H. hypericoides*, *Xanthorrhoea gracilis* and *B. eriocarpa* over mixed herbland.	

Figure 4: Vegetation description

Appendix G. Sources of information

G.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)
- Pre-European Vegetation Statistics
- 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)

G.2. References

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