



CLEARING PERMIT

Granted under section 51E of the Environmental Protection Act 1986

PERMIT DETAILS

Area Permit Number: CPS 11243/1
File Number: DWERVT19811
Duration of Permit: From 29 November 2025 to 29 November 2033

PERMIT HOLDER

Shire of York

LAND ON WHICH CLEARING IS TO BE DONE

Greenhills Road reserve (PINs 11427166 and 11427170), Greenhills

AUTHORISED ACTIVITY

The permit holder must not clear more than two (2) native trees within the area cross-hatched yellow in Figure 1 of Schedule 1.

CONDITIONS

1. Period during which clearing is authorised

The permit holder must not clear any *native vegetation* after 29 November 2027.

2. 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.

3. Weed 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*:

- (a) clean earth-moving machinery of soil and vegetation prior to entering and leaving the area to be cleared;
- (b) ensure that no known *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.

4. Revegetation and rehabilitation

- (a) Within 12 months of undertaking clearing authorised under this permit and no later than 29 November 2028, the permit holder must undertake deliberate *planting* of at least two (2) *Eucalyptus salmonophloia* and one (1) *Eucalyptus loxophleba* within the area cross-hatched red in Figure 2 of Schedule 1 by:
- (i) ensuring only local provenance species are used;
 - (ii) ensuring *planting* is undertaken at the *optimal time*; and
 - (iii) undertaking *weed* control and watering of *plantings* for at least two years post *planting*, if required.
- (b) Within 24 months of *planting* two (2) *Eucalyptus salmonophloia* and one (1) *Eucalyptus loxophleba* trees in accordance with condition 4(a) of this permit, the permit holder must:
- (i) engage an *environmental specialist* to make a determination that at least two (2) *Eucalyptus salmonophloia* and one (1) *Eucalyptus loxophleba* will persist and survive; and
 - (ii) if the determination made by the *environmental specialist* under condition 4(b)(i) is that at least two (2) *Eucalyptus salmonophloia* and one (1) *Eucalyptus loxophleba* will not survive, undertake additional *planting* that will result in at least two (2) *Eucalyptus salmonophloia* and one (1) *Eucalyptus loxophleba* persisting within the area cross-hatched red in Figure 2 of Schedule 1.
- (c) Where additional *planting* of *Eucalyptus salmonophloia* and *Eucalyptus loxophleba* is undertaken in accordance with condition 4(b)(ii), the permit holder must repeat the activities required by conditions 4(a) and 4(b).

5. 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 Geocentric Datum Australia 2020 (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 2; and (f) Actions taken to minimise the risk of the introduction and spread of <i>weeds</i> in accordance with condition 3.

No.	Relevant matter	Specifications
2.	In relation to <i>revegetation</i> and <i>rehabilitation</i> pursuant to condition 4.	(a) The size of the <i>planted Eucalyptus salmonophloia</i> and <i>Eucalyptus loxophleba</i>; (b) The date(s) on which the <i>planting</i> was undertaken; (c) The boundaries of the <i>planted</i> area, 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; (d) A description of the <i>planting</i> activities undertaken, including actions taken to implement watering and <i>weed</i> control; (e) A copy of the <i>environmental specialist's</i> monitoring report and determination; and (f) A description of any remedial actions undertaken pursuant to conditions 4(b)(ii) and 4(c) where monitoring indicates that the <i>planted</i> trees will not survive.

6. Reporting

The permit holder must provide to the *CEO* the records required under condition 5 of this permit when requested by the *CEO*.

DEFINITIONS

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

Table 2: Definitions

Term	Definition
CEO	Chief Executive Officer of the department responsible for the administration of the clearing provisions under the <i>Environmental Protection Act 1986</i> .
clearing	has the meaning given under section 3(1) of the EP Act.
condition	a condition to which this clearing permit is subject under section 51H of the EP Act.
department	means the department established under section 35 of the <i>Public Sector Management Act 1994</i> (WA) and designated as responsible for the administration of the EP Act, which includes Part V Division 3.
environmental specialist	means a person who holds a tertiary qualification in environmental science or equivalent, and has a minimum of 2 years work experience relevant to the type of environmental advice that an environmental specialist is required to provide under this permit, or who is approved by the CEO as a suitable environmental specialist.
EP Act	<i>Environmental Protection Act 1986</i> (WA)

Term	Definition
fill	means material used to increase the ground level, or to fill a depression
local provenance	Means native vegetation seeds and propagating material from natural sources within 150 kilometres and the same Interim Biogeographic Regionalisation for Australia (IBRA) subregion of the area cleared.
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.
optimal time	means the period from May to July for undertaking planting.
planted/ing	means the re-establishment of vegetation by creating soil conditions and planting seedlings of the desired species.
rehabilitate/ion	means the re-establishment of a cover of local provenance native vegetation in an area using methods such as natural regeneration, direct seeding and/or planting, so that the species composition, structure and density is similar to pre-clearing vegetation types in that area.
remedial action/s	Means for the purpose of this permit, any activity that is required to ensure successful re-establishment and survival of planted trees.
revegetate/ion	means actively managing an area containing native vegetation in order to improve the ecological function of the area.
weeds	means any plant – (a) that is a declared pest under section 22 of the <i>Biosecurity and Agriculture Management Act 2007</i>; or (b) published in a Department of Biodiversity, Conservation and Attractions species-led ecological impact and invasiveness ranking summary, regardless of ranking; or (c) not indigenous to the area concerned.

END OF CONDITIONS



Jessica Burton

MANAGER

NATIVE VEGETATION REGULATION

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

6 November 2025

SCHEDULE 1

The boundary of the area authorised to be cleared is shown on the map below (

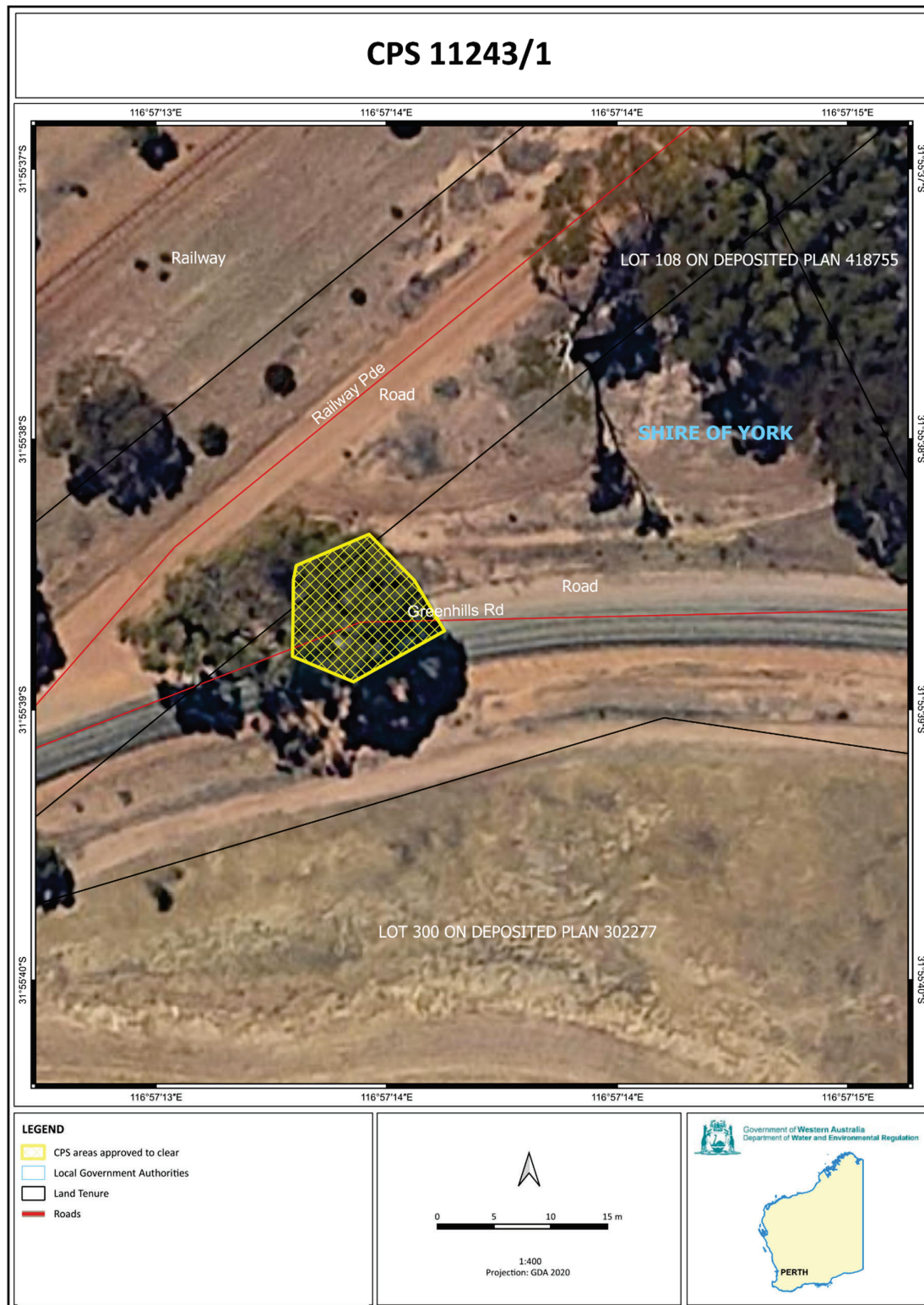


Figure 1).

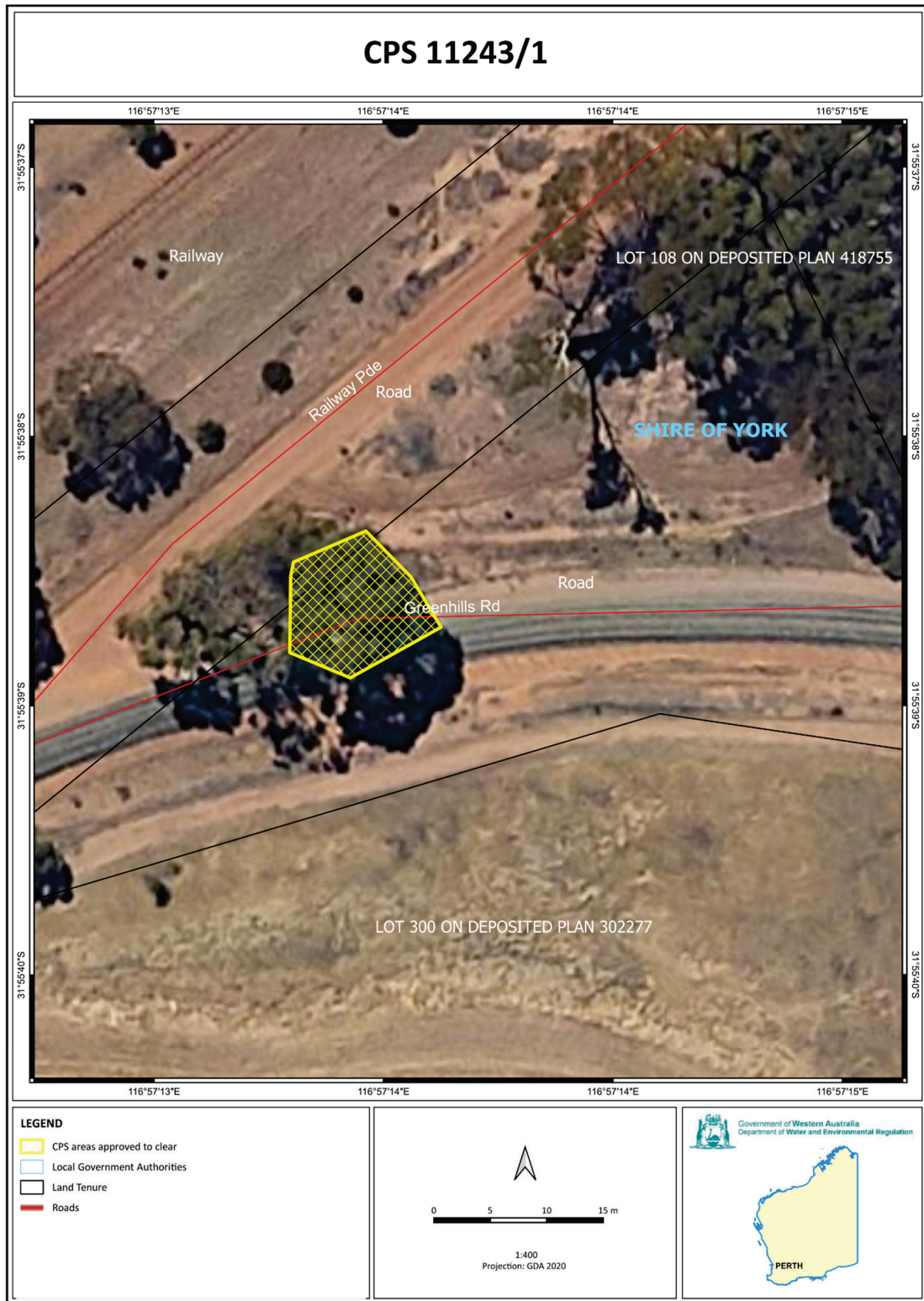


Figure 1: Map of the boundary of the area within which clearing may occur (cross-hatched yellow)



Figure 2: Map of the boundary of the area within which *revegetation* and *rehabilitation* pursuant to condition 4 must occur (cross-hatched red).



Clearing Permit Decision Report

1 Application details and outcome

1.1. Permit application details

Permit number:	CPS 11243/1
Permit type:	Area permit
Applicant name:	Shire of York
Application received:	26 August 2025
Application area:	2 native trees
Purpose of clearing:	Road widening
Method of clearing:	Mechanical
Property:	Greenhills Road Reserve (PINS 11427166 and 11427170)
Location (LGA area/s):	Shire of York
Localities (suburb/s):	Greenhills

1.2. Description of clearing activities

The vegetation proposed to be cleared is contained within a single contiguous area (see Figure 1, Section 1.5) within a road reserve. The application is to remove two mature trees; there is no understory vegetation present. The trees are situated at the curve of a bend in the road and are negatively impacting sightlines for road users and heavy vehicle movement through the area.

1.3. Decision on application

Decision:	Granted
Decision date:	6 November 2025
Decision area:	2 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 21 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 H.1), the clearing principles set out in Schedule 5 of the EP Act (see Appendix D), relevant planning instruments and any other matters considered relevant to the assessment (see Section 3). The Delegated Officer also took into consideration the purpose of the clearing which is to improve community safety by improving sightlines. It is also noted that the application area has been identified as a black spot under the WA Government's Black Spot Funding program which targets dangerous road locations.

The assessment identified that the proposed clearing will result in:

- the loss of native vegetation that is significant as a remnant of native vegetation in an area that has been extensively cleared; 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 and can be minimised and managed to ensure that unacceptable risk to environmental values is unlikely.

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
- Plant two *Eucalyptus salmonophloia* (salmon gum) and one *Eucalyptus loxophleba* (York gum) trees in the adjoining road reserve.

1.5. Site map



Figure 1 Map of the application area

The area cross-hatched yellow indicates the area authorised to be cleared under the granted clearing permit.

2 Legislative context

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

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

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

Other legislation of relevance for this assessment include:

- *Biodiversity Conservation Act 2016* (WA) (BC 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)

3 Detailed assessment of application

3.1. Avoidance and mitigation measures

The applicant has advised that the current road width of the bend, within the application area, does not meet current Austroads safety standards and is likely to contribute to crash incidents at this location. The applicant advised that design considerations prioritised the retention of vegetation where possible, and the road alignment was adjusted at another location along the project to allow the retention of a mature tree (see Figure 2 of Appendix F). The two trees within the application area are located within the clear zone required under safety guidelines.

The applicant has advised that the following alternatives to removing the two trees have been considered:

- installing guardrails
- reducing the seal width of the road
- reducing speed limits
- widening the road on the southern side only.

However, these alternatives were not adequate to reduce the hazardous nature of the road due to:

- the close proximity of the trees within the application area prevents the installation of guardrails, and guardrails were not appropriate due to geometric constraints.
- reducing the seal width of the road would not achieve the required lane geometry along the curve, would not allow the works to provide a more forgiving path for vehicles nor would it allow for the installation of raised reflective pavement markers as additional safety treatments.
- reduction of speed limits is already included as a safety measure for this project, however as a standalone treatment would not result in a significant safety improvement.
- widening on the inside of the bend, would tighten the bend, resulting in a less favourable safety outcome for road users and heavy-vehicle movements through this section.

An area, adjacent to the application area, will be planted with two *Eucalyptus salmonophloia* (salmon gum) and one *Eucalyptus loxophleba* (York gum) to replace the two trees proposed to be cleared.

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 **Error! Reference source not found.**) identified that the impacts of the proposed clearing present a risk to biological values (ecological community, fauna) and significant remnant vegetation. The consideration of these impacts, and the extent to which they can be managed through conditions applied in line with sections 51H and 51I of the EP Act, is set out below.

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

Assessment

According to available datasets, two conservation significant fauna species have been recorded within the local area (10 km radius) including:

- South-western brush tailed phascogale (*Phascogale tapoatafa wambenger*); and
- Peregrine falcon (*Falco peregrinus*)

The application area is also located within the modelled breeding range for Carnaby's cockatoo (*Zanda latirostris*).

Carnaby's cockatoo (*Zanda latirostris*) – Endangered under the BC Act and EPBC Act

Habitat requirements for this species can be categorised as breeding habitat, foraging habitat and night roosting habitat. Carnaby's cockatoo breeding habitat includes wandoo, salmon gum and other Eucalyptus species that are of a suitable diameter at breast height (DBH) of 500 mm or 300 mm (for wandoo and salmon gum) and a suitable breeding hollow (DAWE 2022). Photographs of the vegetation within the application area indicate no suitable breeding hollows for this species within the application area (Shire of York 2025).

Carnaby's cockatoo forage within 12 kilometres of their nest, and 6 kilometres from night roosting habitat (can forage up to 20 km in some instances) (DAWE, 2022). Although no known breeding sites occur, one roosting site is present within a 20 kilometre radius, occurring approximately 18 km to the west. Carnaby's cockatoo typically forage in native shrubland, kwongan heathland and woodland on seeds, flowers and nectar of native proteaceous plant species, *Callistemon* spp. and marri (DAWE, 2022) but have also been known to forage on less preferable foraging species such as *Allocasuarina* spp., wandoo, and salmon gums (Groom, 2011). While the application area contains one salmon gum, given that the roosting site is surrounded by more preferred foraging habitat then what is present within the application area and salmon gums are a non-preferred foraging species, the proposed clearing will not significantly impact black cockatoo foraging habitat.

Carnaby's cockatoo typically roost in tall trees (particularly flat-topped Yate, salmon gum, wandoo, marri, karri, blackbutt, tuart, introduced eucalypts and introduced pines) located in or near riparian environments or natural and artificial permanent water sources (DAWE, 2022). The large salmon gum in the application area may provide suitable roosting habitat for Carnaby's cockatoo. Given that there are no records of Carnaby's cockatoo foraging, breeding or roosting within 18 km of the application area, it is considered unlikely that Carnaby's cockatoos would use the vegetation under application as roosting habitat.

Given the above, the proposed clearing is considered unlikely to have a significant impact on Carnaby's cockatoo.

Peregrine Falcon (*Falco peregrinus*) – Other specially protected fauna

Peregrine falcon are found in most habitats, from rainforests to the arid zone and at most altitudes, from the coast to alpine areas. It requires abundant prey and secure nest sites and prefers coastal and inland cliffs or open woodlands near water and may even be found nesting on high city buildings (Australian Museum, 2020). This species is widespread, highly mobile and is found in various habitats. As such, and noting the extent of the clearing, the proposed clearing is unlikely to significantly impact this species.

South-western brush tailed phascogale (*Phascogale tapoatafa wambenger*)

The *Phascogale tapoatafa wambenger* (south-western brush-tailed phascogale, wambenger) is a Conservation Dependent species and is known to inhabit dry sclerophyll forests and open woodlands, with hollow-bearing trees (usually eucalypts) and sparse understorey, including karri forest (Bradshaw, 2015). They are opportunistic feeders, foraging on invertebrates, nectar, small birds and small mammals and utilise tree hollows for breeding (DEC, 2012b). Given that the two trees in the application area are without hollows, located in a road reserve and isolated from nearby higher value habitat, it is considered unlikely that the proposed clearing will significantly impact this species.

Conclusion

Based on the above assessment, the proposed clearing is unlikely to significantly impact habitat for Carnaby's cockatoo and is unlikely to significantly impact other conservation significant fauna species.

Conditions

Nil

3.2.2. Biological values (ecological community) - Clearing Principles (d)

Assessment

A review of the available databases determined that the application area is mapped within 8 meters of a mapped occurrence of the Wheatbelt Woodlands ecological community, listed as a Priority 3 Priority Ecological Community (PEC) by Department of Biodiversity Conservation and Attractions (DBCA) and as a Critically Endangered Threatened Ecological Community (TEC) under the federal EPBC Act.

The approved conservation advice for this TEC states that the key diagnostic criteria for the community includes occurrence within specified Interim Biogeographic Regionalisation of Australia (IBRA) Bioregions and sub-regions, woodland structure in which the minimum crown cover of the tree canopy is 10 per cent, dominant or co-dominant canopy species are specified Eucalyptus, and a native understorey is present but is of variable composition, being a combination of grasses, other herbs and shrubs (DoE, 2015). The key diagnostic criteria for the Wheatbelt Woodlands TEC also include thresholds for patch size based on Keighery (1994) condition scales, cover of exotic plants (weeds), and abundance of mature trees (DoE, 2015). The descriptions, patch size and condition thresholds that apply to the federally listed TEC also apply to the Wheatbelt Woodlands PEC (DBCA, 2021).

Noting that the application area comprises two trees over grassy weeds in a completely degraded condition, that are isolated from the mapped occurrence by existing cleared areas and are separated from other remnant vegetation in the road reserve, the application area is unlikely to meet the patch size and condition thresholds to be representative of this TEC.

The proposed clearing would not be considered clearing of a TEC, however it does have the potential to result in indirect impacts to the adjacent patch, which can be minimised and managed through standard weed management conditions.

Conclusion

For the reasons set out above, it is considered that the impacts of the proposed clearing on the adjacent Wheatbelt Woodlands TEC does not constitute a significant residual impact.

Conditions

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

- Weed management measures, requiring the permit holder to take hygiene steps to minimise the risk of the introduction and spread of weeds to adjacent vegetation.

3.2.3. Significant remnant vegetation - Clearing Principles (e)

Assessment

The national objectives and targets for biodiversity conservation in Australia has a target to prevent clearance of ecological communities with an extent below 30 per cent of that present pre-1750, below which species loss appears to accelerate exponentially at an ecosystem level (Commonwealth of Australia, 2001). The application area occurs within the Avon Wheatbelt Interim Biogeographic Regionalisation of Australia (IBRA) bioregion and is mapped as containing the York Vegetation Complex.

The current vegetation extent for the Avon Wheatbelt IBRA bioregion is below the 30 per cent threshold, with the mapped York vegetation complex being approximately 17.27 per cent. The local area is also considered an extensively cleared landscape with only 10.10 per cent of vegetation remaining (See appendix C).

The application area is considered to contain vegetation that is representative of the highly cleared York vegetation complex and is therefore considered a significant remnant of native vegetation.

Given the limited extent of clearing and the completely degraded condition of the vegetation proposed to be cleared, it is considered that the impact of clearing could be mitigated through appropriate revegetation. A condition requiring the planting of two salmon gums and one York gums within an adjacent area of road reserve, is considered adequate mitigation, as it will improve the quality of vegetation within a larger remnant of vegetation.

Conclusion

Based on the above assessment, the proposed clearing will impact on significant remnant vegetation within an extensively cleared landscape. For the reasons set out above, it is considered that the impacts of the proposed clearing can be managed to be environmentally acceptable by taking steps to revegetate the adjacent road reserve

as per the applicant's commitment to the permitted condition of planting two *Eucalyptus salmonophloia* (salmon gum) and one *Eucalyptus loxophleba* (York gum) in the adjoining road reserve.

Conditions

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

- Planting of an adjoining area of road reserve, with two salmon gum and one York gum trees. This planting is considered adequate to mitigate impacts to remnant vegetation.
- Weed management measures, requiring the permit holder to take hygiene steps to minimise the risk of the introduction and spread of weeds to adjacent vegetation.

3.3. Relevant planning instruments and other matters

The applicant has advised that the proposed clearing is for a road improvement project that has been identified through the WA Government's Black Spot Program, which targets dangerous road locations. Historic crash data indicates a significant number of high-severity run-off crashes resulting in hospitalizations. The proposed works are to improve the road layout, increase the seal width, and install raised reflective markers and centrelines resulting in a favourable safety outcome for road users and heavy-vehicle movements through this section of the road.

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

End

Appendix A. Additional information provided by applicant

The following additional information was provided by the applicant during assessment.

Summary of comments	Consideration of comment
The applicant provided additional information to address the necessity of the clearing in response to the matters raised in the public submission.	This information has been considered in section 3.1 of the decision report and Appendix B
The applicant provided details of revegetation to mitigate impacts of the proposed clearing to remnant vegetation.	This information has been considered in sections 3.1 and 3.2 of the decision report.

Appendix B. Details of public submissions

The application was advertised for a period of 21 days and one public submission was received. The comments are summarised in the table below.

Summary of comments	Consideration of comment
The submission raised concerns regarding the necessity of the clearing and the lack of consideration of alternatives which would avoid the need for clearing, such as: • speed reduction to reduce the hazardous nature of the road • widening the road on the opposite side by constructing a turning point before and after the proposed clearing area.	In response to the alternatives proposed in the submission, the Shire advised that: • Speed advisory signage is included as a safety measure for this project. However, this measure alone would not result in a significant safety improvement. • Widening of the road on the southern side only, made possible by constructing a turning point before and after the area proposed to be cleared, would not be possible as it would tighten the bend and reduce the desired safety outcome. This information has been considered in section 3.1 of the decision report.

Appendix C. Site characteristics

C.1. Site characteristics

Characteristic	Details
Local context	The area proposed to be cleared is part of an isolated patch of native vegetation in the intensive land use zone of Western Australia. The isolated patch of native vegetation is situated on a road reserve and is adjacent to a railway reserve, a rural townsite, and land that has been historically cleared for rural use. The proposed clearing area is part of a small, isolated remnant in a highly cleared landscape. Spatial data indicates the local area (10-kilometre radius from the centre of the area proposed to be cleared) retains approximately 10 per cent of the original native vegetation cover.
Ecological linkage	The application area does not form part of any significant mapped ecological linkages.
Conservation areas	The application is not part of a mapped conservation covenant, regional park or Department of Biodiversity Conservation and Attraction (DBCA) area of interest or legislated land. The closest conservation area is a conservation covenant as part of the Remnant Vegetation Protection Scheme, situated 2.5km from the application area.
Vegetation description	Spatial data and the photographs provided by the applicant indicate the vegetation within the proposed clearing area consists of one salmon Gum (<i>Eucalyptus salmonophloia</i>) and one York Gum (<i>Eucalyptus loxophleba</i>) with no native understory. Representative photographs are available in Appendix F. This is broadly consistent with the mapped vegetation type: York complex, which is described as <i>Wheatbelt; York gum, salmon gum etc. Eucalyptus loxophleba, E. salmonophloia. Goldfields; gimlet, redwood etc. E. salubris, E. oleosa. Riverine; rivergum E. camaldulensis. Tropical; messmate</i>, (Shepherd et al, 2001). The mapped vegetation type retains approximately 18.5 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 a completely degraded (Keighery, 1994) condition, described as 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 (Keighery, 1994). The full Keighery (1994) condition rating scale is provided in Appendix E. Representative photos and mapping is available in Appendix F.
Soil description	The soil within the application areas is mapped as the Greenhills Soil Landscape System. It is summarised as <i>undulating granitic terrain, in the northern Zone of Rejuvenated Drainage, with deep sandy duplex (grey and red), red/brown deep loamy duplex, bare rock and shallow loamy duplex. York Gum-Jam-Salmon Gum-Wandoo-Sheoak woodland</i> .
Land degradation risk	According to spatial data, the Greenhills Soil landscape system may be susceptible to Sub-Surface Acidification.
Waterbodies	The desktop assessment and aerial imagery indicated that there are no waterbodies intersecting the area proposed to be cleared. The closest waterbody is the Balley Balley Brook, 0.75km away.

Characteristic	Details
Hydrogeography	The application area is located within the Avon River Catchment Surface Water Area, as proclaimed under the Rights in Water and Irrigation Act 1914 (RIWI Act)
Flora	The desktop assessment identified 17 conservation significant flora species mapped within the local area. These include three threatened flora, four priority one flora (P1), two priority two flora (P2), five priority three flora (P3) and three priority four flora (P4). None of these existing records occur within the application area, with the closest record being <i>Dorosera albonotata</i> at a distance of 1.8km away.
Ecological communities	The Wheatbelt Woodlands ecological community, listed as a Priority 3 PEC by DBCA and as a Critically Endangered TEC under the federal EPBC Act is mapped approximately 8 meters from the application area.
Fauna	According to spatial data, two conservation significant fauna species have been recorded within the local area. The records were of the south-western brush tailed phascogale (<i>Phascogale tapoatafa</i> wambenger) and the Peregrine falcon (<i>Falco peregrinus</i>) approximately 250m and 8.5km from the application area. Although the application is within the Carnaby's Cockatoo range, there are no known roosting or breeding sites within the local area.

C.2. Vegetation extent

	Pre-European extent (ha)	Current extent (ha)	Extent remaining (%)	Current extent in all DBCA managed land (ha)	Current proportion (%) of pre-European extent in all DBCA managed land
IBRA bioregion*					
Avon Wheatbelt	9,517,109.95	1,716,187.42	18.51	174,980.68	2.42
Vegetation complex					
Beard vegetation association 352 *	630,577.61	108,887.52	17.27	10,191.45	1.64
Local area (calculation - delete if not required)					
10km radius	31,477.71	3,179.25	10.10	-	-

*Government of Western Australia (2019a)

C.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 in local area)	Are surveys adequate to identify? [Y, N, N/A]
Eucalypt Woodlands of the Western Australian Wheatbelt	Critically Endangered	Y	Y	Y	0.008	>200	N/A

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

Appendix D. Assessment against the clearing principles

Assessment against the clearing principles	Variance level	Is further consideration required?
Environmental value: biological values		
<u>Principle (a):</u> <i>"Native vegetation should not be cleared if it comprises a high level of biodiversity."</i> <u>Assessment:</u> The area proposed to be cleared does not contain locally or regionally significant flora, fauna, habitats, assemblages of plants and occurs in a completely degraded condition.	Not likely to be at variance	No
<u>Principle (b):</u> <i>"Native vegetation should not be cleared if it comprises the whole or a part of, or is necessary for the maintenance of, a significant habitat for fauna."</i> <u>Assessment:</u> The area proposed to be cleared contains low quality foraging, and potential roosting and potential breeding habitat for conservation significant fauna. However, given that the application area consists of two isolated trees, which are separated from adjacent vegetation, it is unlikely that the application area provides significant fauna habitat.	May be at variance	Yes Refer to Section 3.2.1, above.
<u>Principle (c):</u> <i>"Native vegetation should not be cleared if it includes, or is necessary for the continued existence of, threatened flora."</i> <u>Assessment:</u> Given the degraded nature of the application area, site characteristics, data sets, and habitat preferences for these species, the application area is unlikely to provide significant habitat for flora listed under the BC Act.	Not likely to be at variance	No
<u>Principle (d):</u> <i>"Native vegetation should not be cleared if it comprises the whole or a part of, or is necessary for the maintenance of, a threatened ecological community."</i> <u>Assessment:</u> The area proposed to be cleared occurs in a completely degraded condition and is not representative of a threatened ecological community.	Not likely to be at variance	Yes Refer to Section 3.2.1, above.
Environmental value: significant remnant vegetation and conservation areas		
<u>Principle (e):</u> <i>"Native vegetation should not be cleared if it is significant as a remnant of native vegetation in an area that has been extensively cleared."</i> <u>Assessment:</u> The extent of native vegetation in the local area is inconsistent with the national objectives and targets for biodiversity conservation in Australia. The vegetation proposed to be cleared is in a completely degraded condition but is considered to represent the York complex, a highly cleared vegetation community. Given this, the proposed clearing is considered to impact on a significant remnant of native vegetation in an extensively cleared landscape.	At variance	Yes Refer to Section 3.2.2, above.
<u>Principle (h):</u> <i>"Native vegetation should not be cleared if the clearing of the vegetation is likely to have an impact on the environmental values of any adjacent or nearby conservation area."</i> <u>Assessment:</u>	Not at variance	No

Assessment against the clearing principles	Variance level	Is further consideration required?
Given the distance to the nearest conservation area, the proposed clearing is not likely to have an impact on the environmental values of nearby conservation areas.		
Environmental value: land and water resources		
<u>Principle (f):</u> <i>"Native vegetation should not be cleared if it is growing in, or in association with, an environment associated with a watercourse or wetland."</i> <u>Assessment:</u> Given that the closest water course is recorded within 0.75 kilometres of the application area, the proposed clearing is unlikely to impact vegetation growing in or in association with a watercourse or wetland.	Not at variance	No
<u>Principle (g):</u> <i>"Native vegetation should not be cleared if the clearing of the vegetation is likely to cause appreciable land degradation."</i> <u>Assessment:</u> The mapped soils are not susceptible to wind, water erosion, nutrient export, salinity. Noting the small extent and roadside location of the application area the proposed clearing is not likely to cause appreciable land degradation.	Not at variance	No
<u>Principle (i):</u> <i>"Native vegetation should not be cleared if the clearing of the vegetation is likely to cause deterioration in the quality of surface or underground water."</i> <u>Assessment:</u> The proposed clearing area is located within the Avon River Catchment Surface Water Area. Given the small extent of the proposed clearing, it is unlikely to impact surface or ground water quality.	Not at variance	No
<u>Principle (j):</u> <i>"Native vegetation should not be cleared if the clearing of the vegetation is likely to cause, or exacerbate, the incidence or intensity of flooding."</i> <u>Assessment:</u> The mapped soils and topographic contours in the surrounding area do not indicate the proposed clearing is likely to contribute to increased incidence or intensity of flooding or cause waterlogging.	Not 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.

Condition	Description
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. Photographs of the vegetation (Shire of York, 2025)



Figure 1. Photographs of the two trees to be removed (provided coordinates: -31°55'39", 116°57'13"). One *Eucalyptus salmonophloia* (salmon gum) and one *Eucalyptus loxophleba* (York gum)



Figure 2. Photograph of the mature tree to be retained (Direction west)

Appendix H. Sources of information

H.1. GIS databases

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

- 10 Metre Contours (DPIRD-073)
- Aboriginal Heritage Places (DPLH-001)
- Cadastre (LGATE-218)
- Contours (DPIRD-073)
- DBCA – Lands of Interest (DBCA-012)
- DBCA Legislated Lands and Waters (DBCA-011)
- 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
- Wheatbelt Wetlands Stage 1 (DBCA-021)

Restricted GIS Databases used:

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

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