



CLEARING PERMIT

Granted under section 51E of the Environmental Protection Act 1986

| | |
|-------------------------------|-----------------------------------|
| Purpose Permit number: | CPS 11260/1 |
| Permit Holder: | Shire of Cuballing |
| Duration of Permit: | From 12 June 2026 to 12 June 2031 |

ADVICE NOTE

In regard to *Condition 8*, it is noted that the permit holder has allocated 4.47 hectares of its banked offset site at Lot 434 on Deposited Plan 84296 (Crown Reserve 2556) Stratherne, to this project. The nominated 4.47 hectare area contains similar environmental values to the application area, being; habitat for Carnaby's cockatoo (*Zanda latirostris*) and Baudin's cockatoo (*Zanda baudinii*) and vegetation representative of the Eucalyptus Woodland of the Western Australian Wheatbelt Ecological Community

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 road construction and widening.

2. Land on which clearing is to be done

Wandering-Narrogin Road reserve (PIN 11368101, 11368103, 11368108, 11374623, 11376438, 11586728, 11586729 and 11586730), Dryandra, Lol Gray and West Popanyinning

Unnamed road reserve (PIN 11368096), West Popanyinning

3. Clearing authorised

The permit holder must not clear more than 1.59 hectares of *native vegetation* within the area cross-hatched yellow in Figure 1, Figure 2, Figure 3, Figure 4, Figure 5 and Figure 6 of Schedule 1.

PART II – MANAGEMENT CONDITIONS**4. Avoid, minimise, and reduce impacts and extent of clearing**

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

- (a) avoid the *clearing* of *native vegetation*;
- (b) minimise the amount of *native vegetation* to be cleared; and
- (c) reduce the impact of *clearing* on any environmental value.

5. Weed and dieback management

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

- (a) clean earth-moving machinery of soil and vegetation prior to entering and leaving the area to be cleared;
- (b) ensure that no known *dieback* or *weed*-affected soil, *mulch*, *fill*, or other material is brought into the area to be cleared; and
- (c) restrict the movement of machines and other vehicles to the limits of the areas to be cleared.

6. Directional clearing

The permit holder must:

- (a) conduct *clearing* under this permit in one direction from northwest to southeast, towards adjacent *native vegetation* and away from existing cleared areas;
- (b) allow reasonable time for fauna present within the area being cleared to move into adjacent *native vegetation* ahead of the clearing activity.

7. Offset - Lot 434 on Deposited Plan 84296 (being Crown Reserve 2556)

- (a) Prior to 12 June 2027, the permit holder shall provide to the *CEO* a copy of the executed change in purpose of the area hatched orange on Figure 1 of Schedule 2 within Lot 434 on Deposited Plan 84296 (Crown Reserve 2556), Stratherne, from 'Gravel' to 'Conservation', including the 4.47 hectares offset site hatched red on Figure 2 of Schedule 2.
- (b) In the event that the change in purpose of Lot 434 on Deposited Plan 84296 (Crown Reserve 2556), Stratherne, is not achieved in accordance with Condition 7(a), the permit holder must provide to the *CEO* an alternative offset proposal prepared in accordance with the Government of Western Australia's *WA Environmental Offsets Policy* (September 2011) and *WA Environmental Offsets Guidelines* (August 2014).

PART III - RECORD KEEPING AND REPORTING**8. 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 | <ul style="list-style-type: none"> (a) the species composition, structure, and density of the cleared area; (b) the location where the <i>clearing</i> 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 <i>clearing</i> in accordance with condition 4; (f) actions taken to minimise the risk of the introduction and spread of <i>weeds</i> and <i>dieback</i> in accordance with condition 5; and (g) actions taken in accordance with condition 6. |
| 2. | In relation to the offset site pursuant to condition 8 | <ul style="list-style-type: none"> (a) actions taken to execute a change in purpose of the area hatched red on Figure 2 of Schedule 2 within Lot 434 on Deposited Plan 84296 (Crown Reserve 2556), Stratherne, in accordance with condition 8. |

9. Reporting

The permit holder must provide to the *CEO* the records required under condition 8 of this permit when requested by the *CEO*.

DEFINITIONS

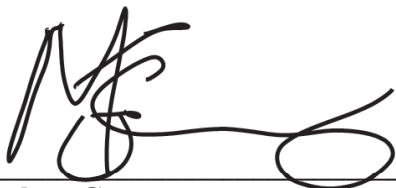
In this permit, the terms in Table 2 have the meanings defined.

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> . |

| Term | Definition |
|-------------------|--|
| 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. |
| dieback | means the effect of <i>Phytophthora</i> species on native vegetation. |
| EP Act | <i>Environmental Protection Act 1986</i> (WA) |
| fill | means material used to increase the ground level, or to fill a depression. |
| mulch | means the use of organic matter, wood chips or rocks to slow the movement of water across the soil surface and to reduce evaporation. |
| native vegetation | has the meaning given under section 3(1) and section 51A of the EP Act. |
| weeds | means any plant – <ul style="list-style-type: none"> (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



Mathew Gannaway
SENIOR MANAGER
NATIVE VEGETATION REGULATION

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

18 May 2026

Schedule 1

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

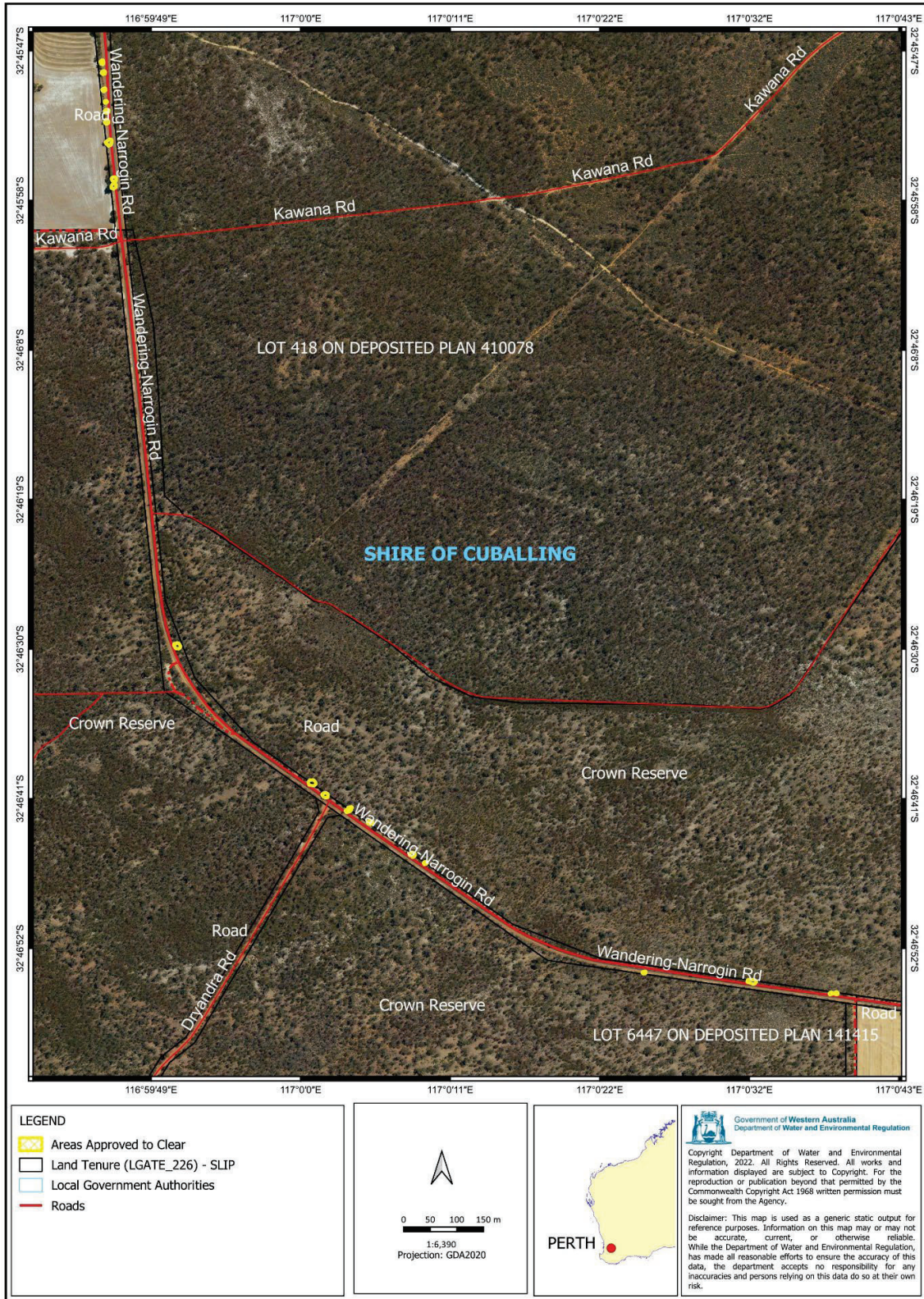


Figure 1: Map of the boundary of the area within which clearing may occur

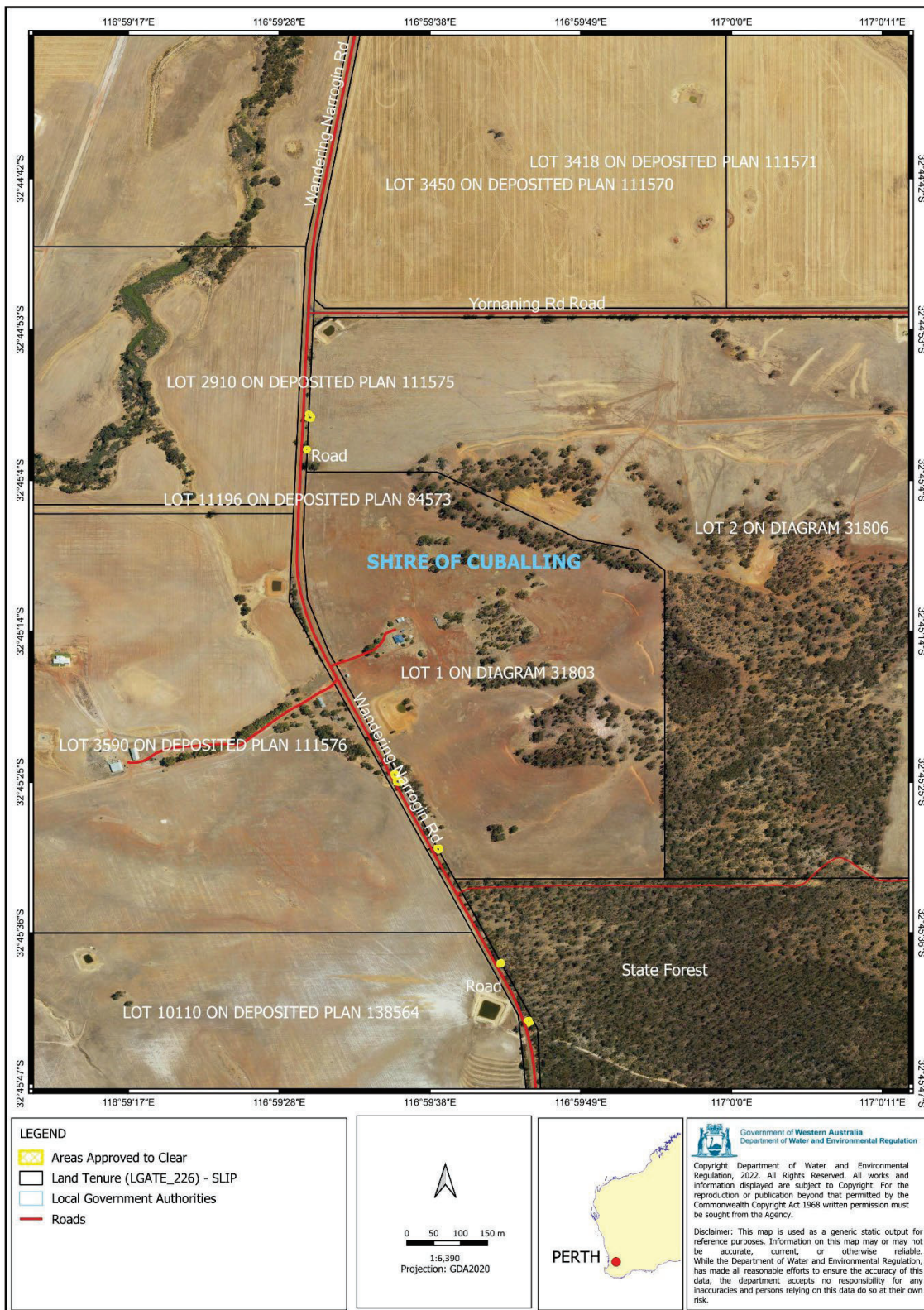


Figure 2: Map of the boundary of the area within which clearing may occur

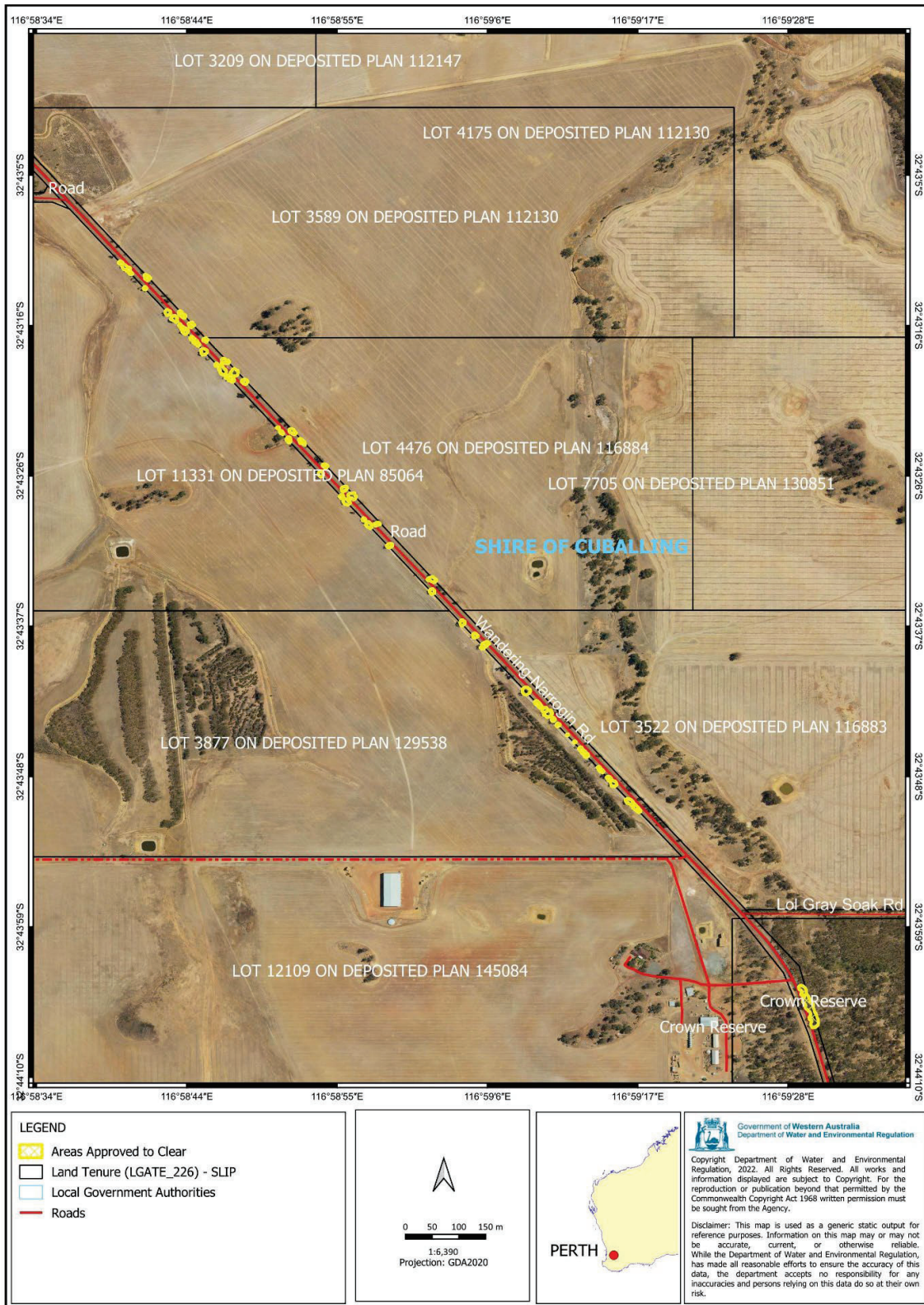


Figure 3: Map of the boundary of the area within which clearing may occur

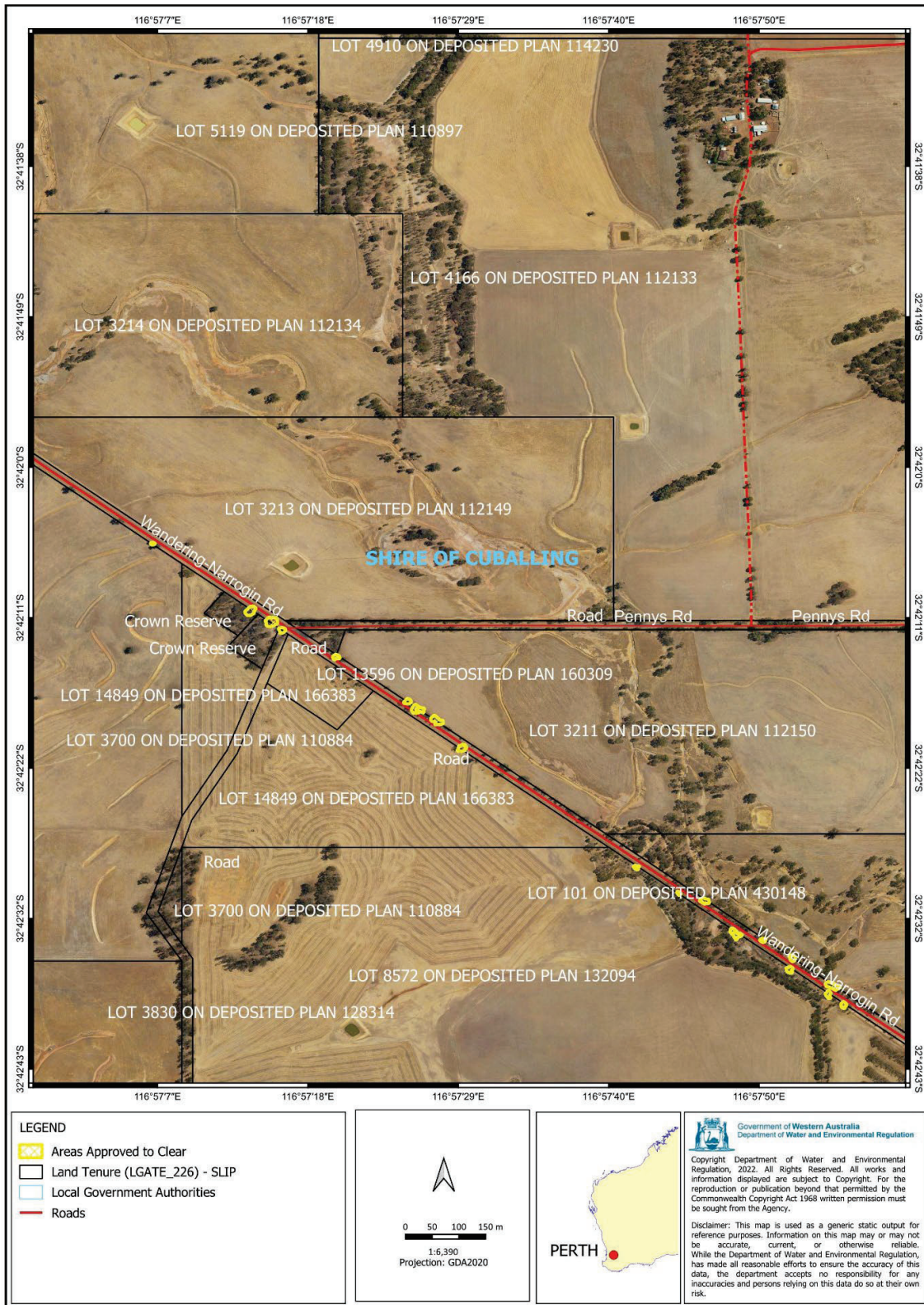


Figure 4: Map of the boundary of the area within which clearing may occur

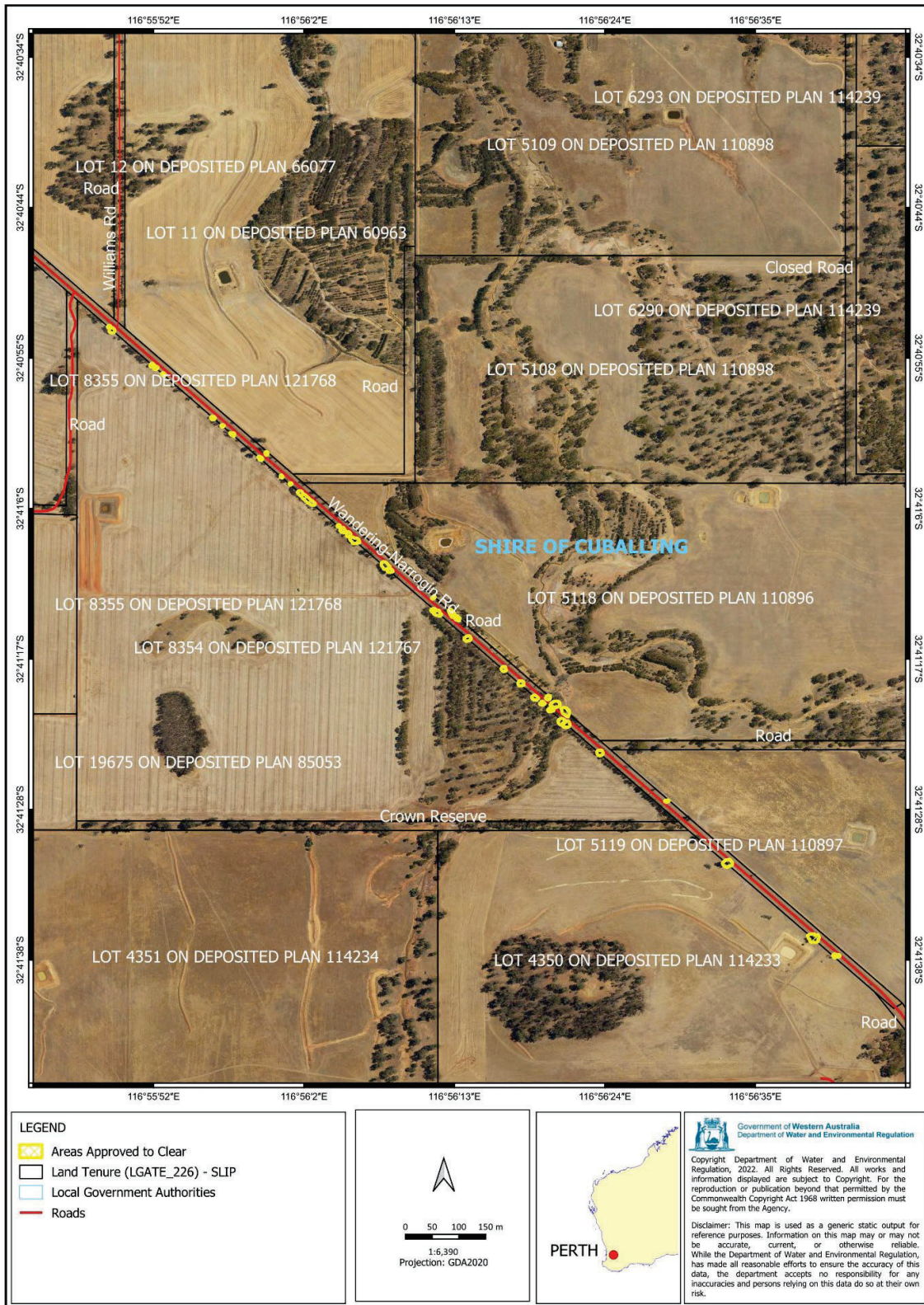


Figure 5: Map of the boundary of the area within which clearing may occur

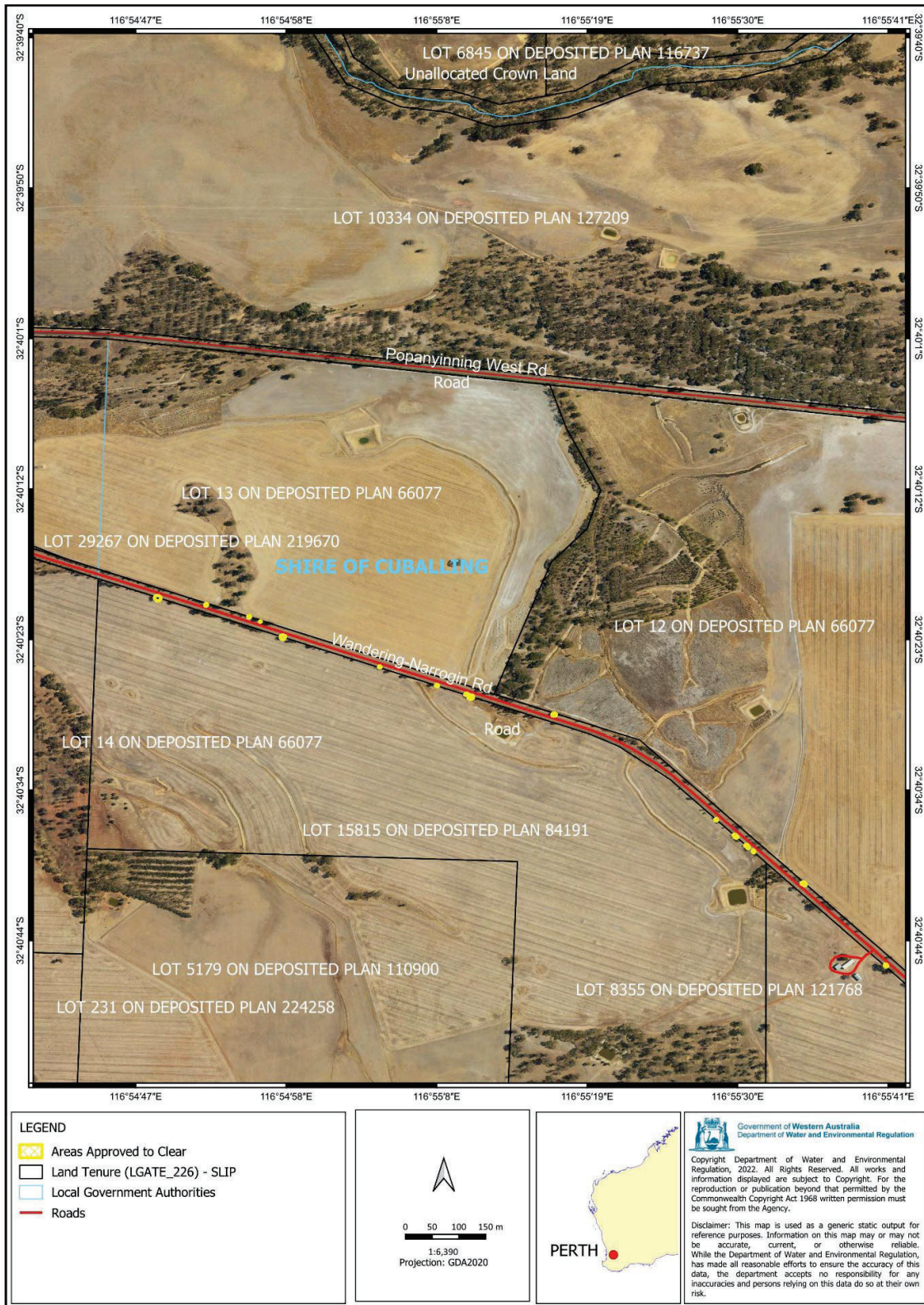


Figure 6: Map of the boundary of the area within which clearing may occur

Schedule 2

The portion of Lot 434 on Deposited Plan 84296 (Crown Reserve 2556), Stratherne, to be effected with a change of purpose from 'Gravel' to 'Conservation' is shown in the map below (Figure 1) and the boundary of the CPS 11260/1 offset site is shown in the map below (Figure 2).

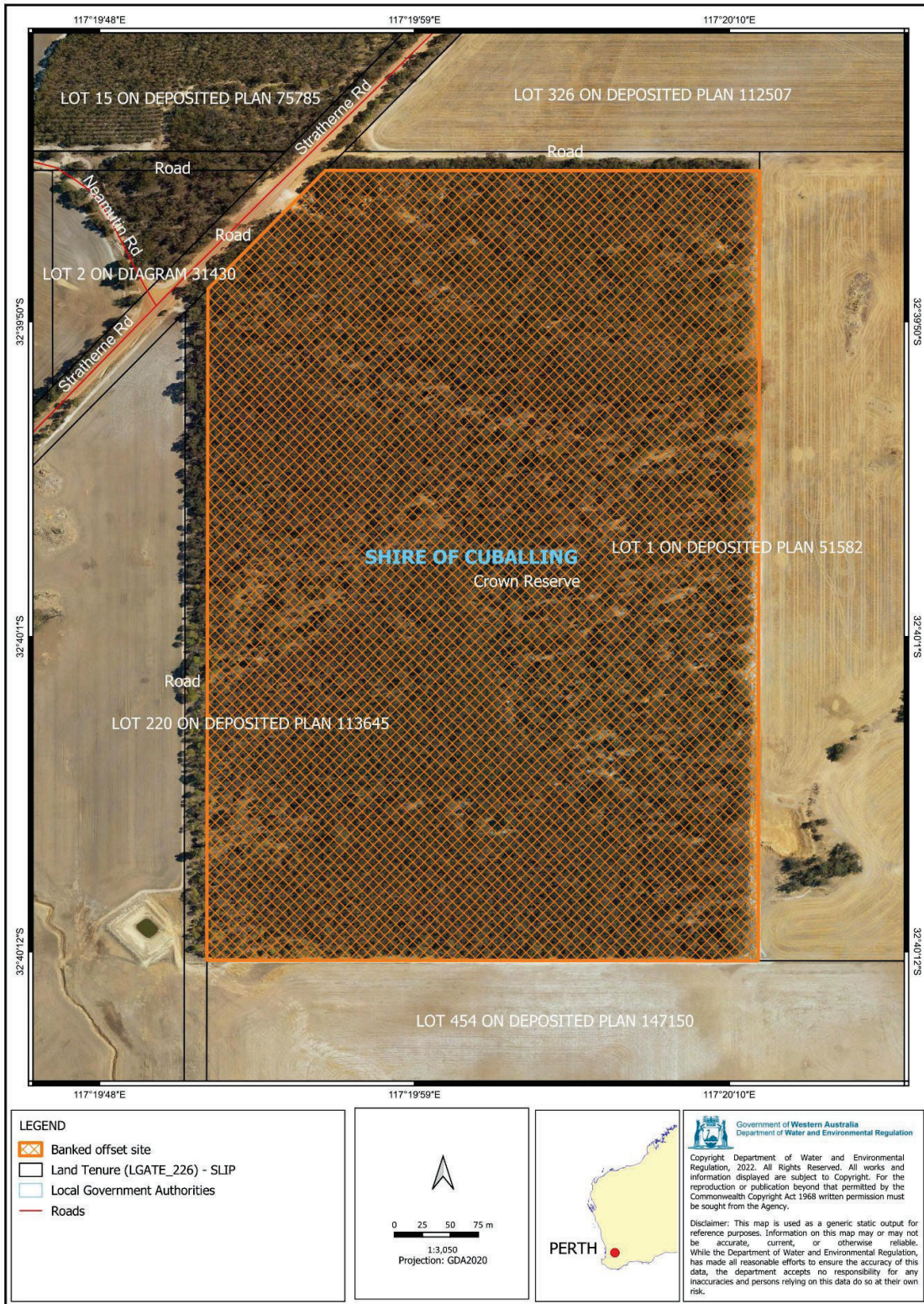


Figure 1: Banked offset site, Lot 434 on Deposited Plan 84296 (Crown Reserve 2556)

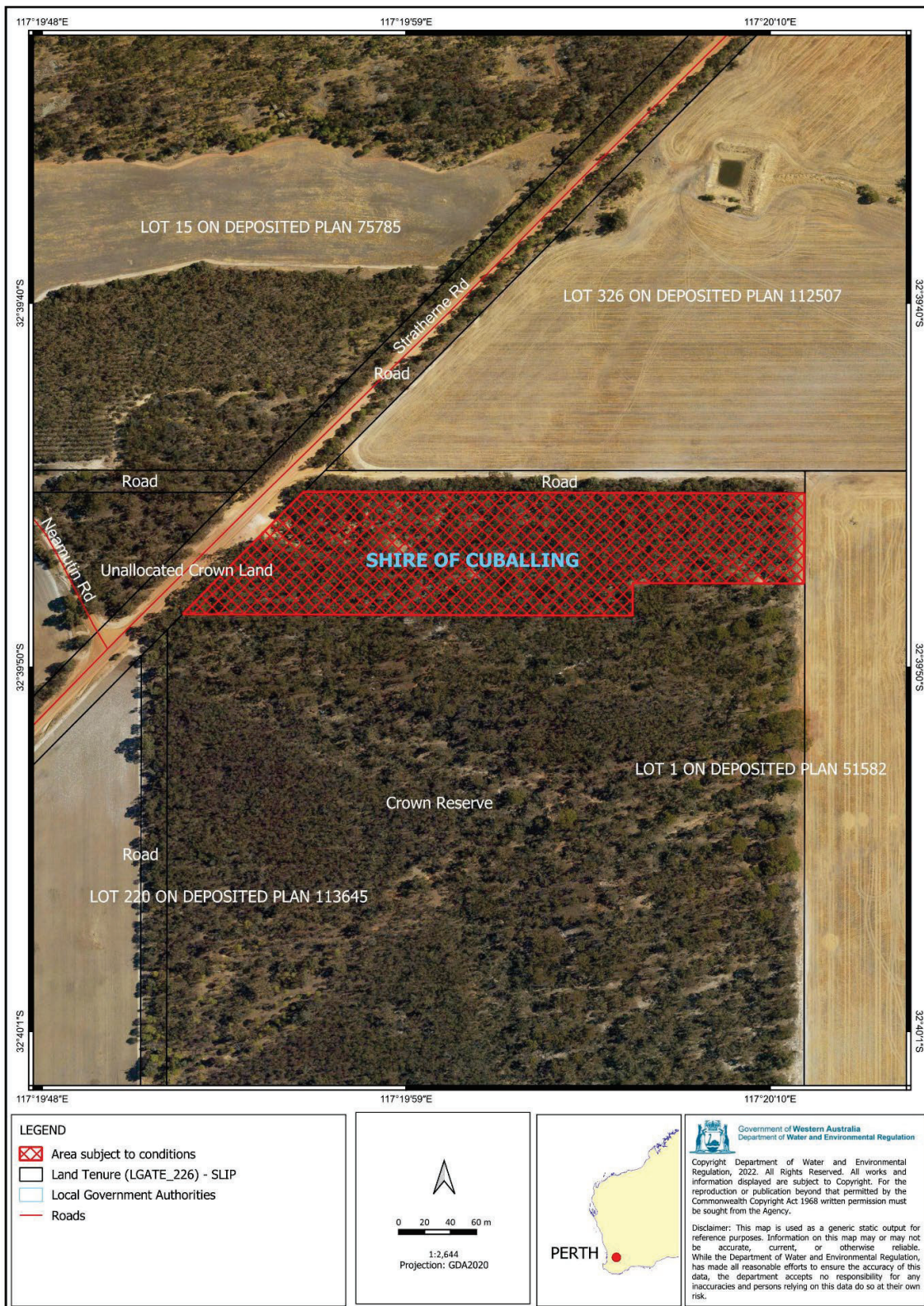


Figure 2: Portion of Lot 434 on Deposited Plan 84296 (Crown Reserve 2556) allocated to CPS 11260/1 as an offset



Clearing Permit Decision Report

1 Application details and outcome

1.1. Permit application details

| | |
|-------------------------------|--|
| Permit number: | CPS 11260/1 |
| Permit type: | Purpose permit |
| Applicant name: | Shire of Cuballing |
| Application received: | 10 September 2025 |
| Application area: | 1.59 hectares of native vegetation |
| Purpose of clearing: | Road construction and widening |
| Method of clearing: | Mechanical |
| Property: | Wandering-Narrogin Road reserve (SLK 0.0 – 16.5) (PINs 11368101, 11368103, 11368108, 11374623, 11376438, 11586728, 11586729 and 11586730) and unnamed road reserve (PIN 11368096), |
| Location (LGA area/s): | Shire of Cuballing |
| Localities (suburb/s): | Dryandra, Lol Gray and West Popanyinning |

1.2. Description of clearing activities

The vegetation of the application area is distributed across 160 separate areas (see Figure 1 to Figure 6, Section 1.5) within the Avon wheatbelt and Jarrah forest. The application is to clear 1.59 hectares of native vegetation to facilitate road upgrades on the Wandering-Narrogin Road.

During the assessment the application was revised from 1.6 hectares to 1.59 hectares, to exclude one tree from within the application area which provides black cockatoo and red tailed phascogale habitat.

1.3. Decision on application

| | |
|-----------------------|--|
| Decision: | Granted |
| Decision date: | 18 May 2026 |
| Decision area: | 1.59 hectares of native vegetation, as depicted in Section 1.5, below. |

1.4. Reasons for decision

This clearing permit application was submitted, accepted, assessed and determined in accordance with sections 51E and 51O of the *Environmental Protection Act 1986* (EP Act). The Department of Water and Environmental Regulation (DWER) advertised the application for 21 days and 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 flora and vegetation and a fauna survey, 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 Wandering-Narrogin Road is one of the main sealed arterial roads linking Perth to the eastern Wheatbelt agricultural area. This

road has also seen an increase in the average annual daily traffic by 90 percent over the past 13 years and heavy vehicle count has increased by 60.6 per cent (RMECS, 2025). The widening of this road is necessary to support an increase in use and to align with the standards of other major arterial roads.

The assessment identified that the proposed clearing will result in:

- the loss of vegetation which is a significant as a remnant of native vegetation in an area that has been extensively cleared
- the loss of black cockatoo foraging habitat,
- removal of native vegetation which is representative of the Eucalyptus Woodland of the Western Australian Wheatbelt (Wheatbelt Woodland) threatened ecological community (TEC), and
- the potential introduction and spread of weeds and dieback into adjacent vegetation of the Dryandra National Park 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 will have adverse impacts on the environmental values listed above which results in a significant residual impact. To counterbalance the significant residual impact, the applicant proposed an offset (see Section 4) in the Shire banked offset site, which the Delegated Officer determined was appropriate to counterbalance the significant residual impacts.

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
- provide an offset comprising of 4.47 hectares within the Shires banked offset site (Lot 434 on Deposited Plan 84296 (Crown reserve 2556), Stratherne

1.5. Site maps

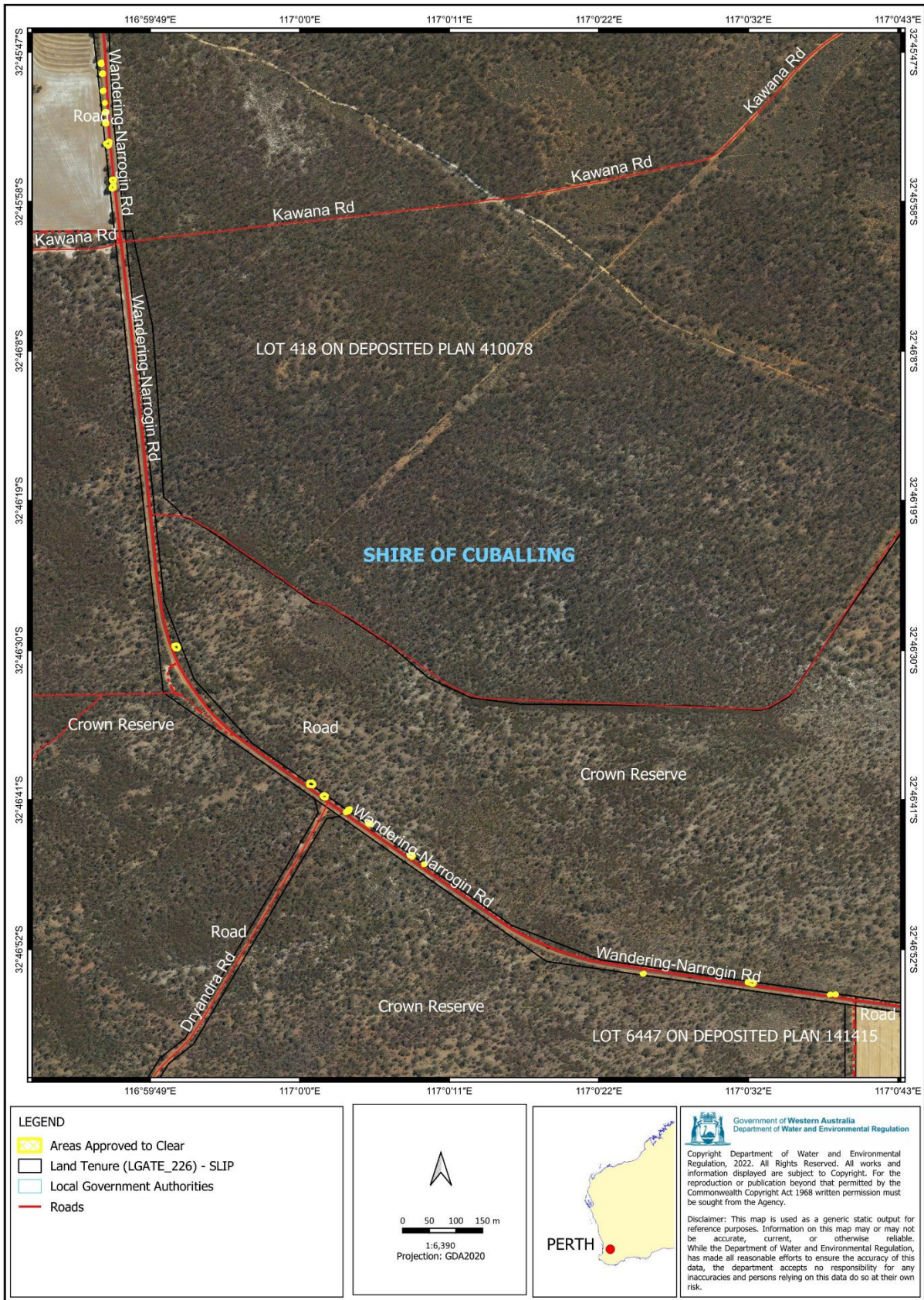


Figure 1 Map a of the application area

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

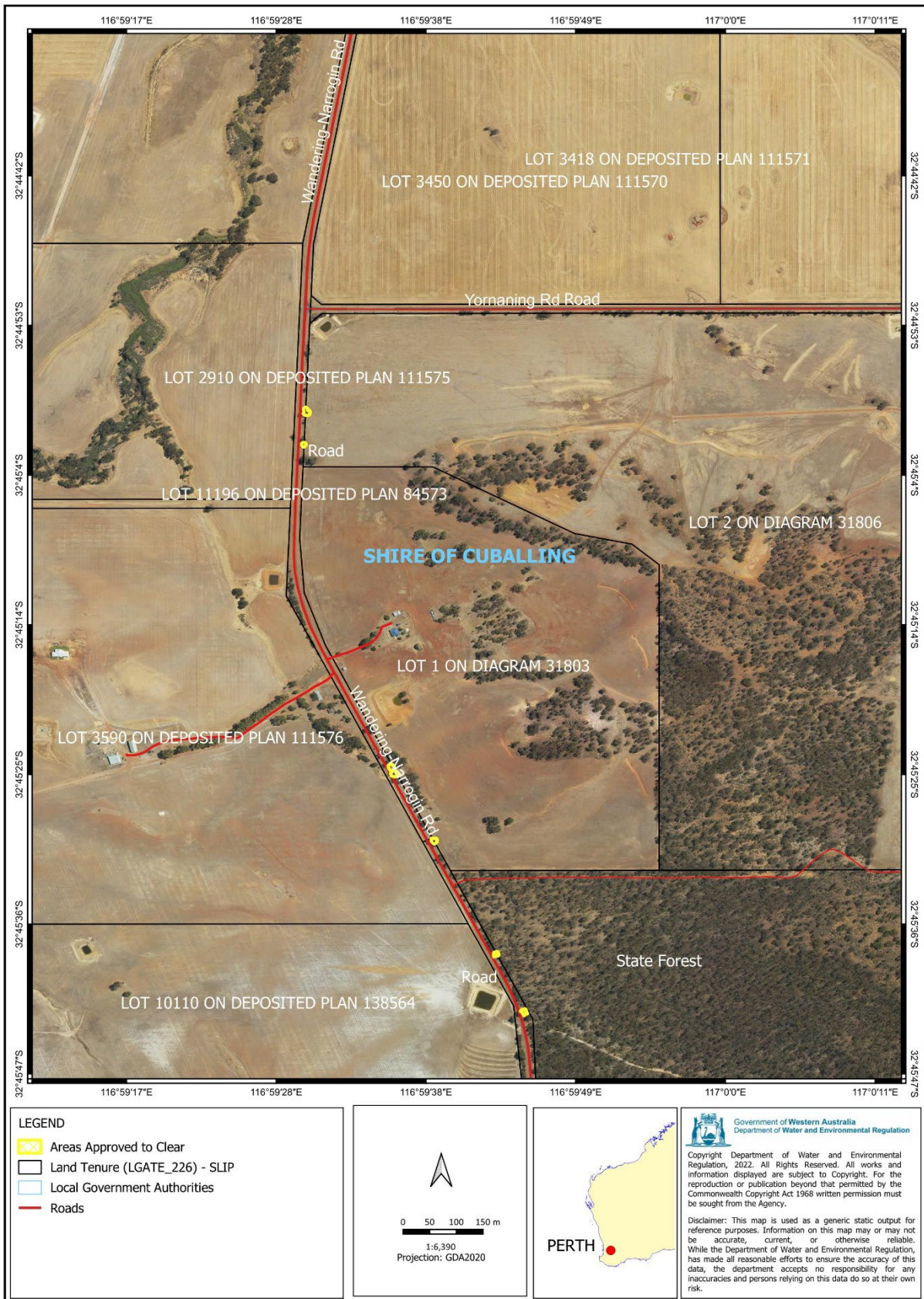


Figure 2 Map b of the application area

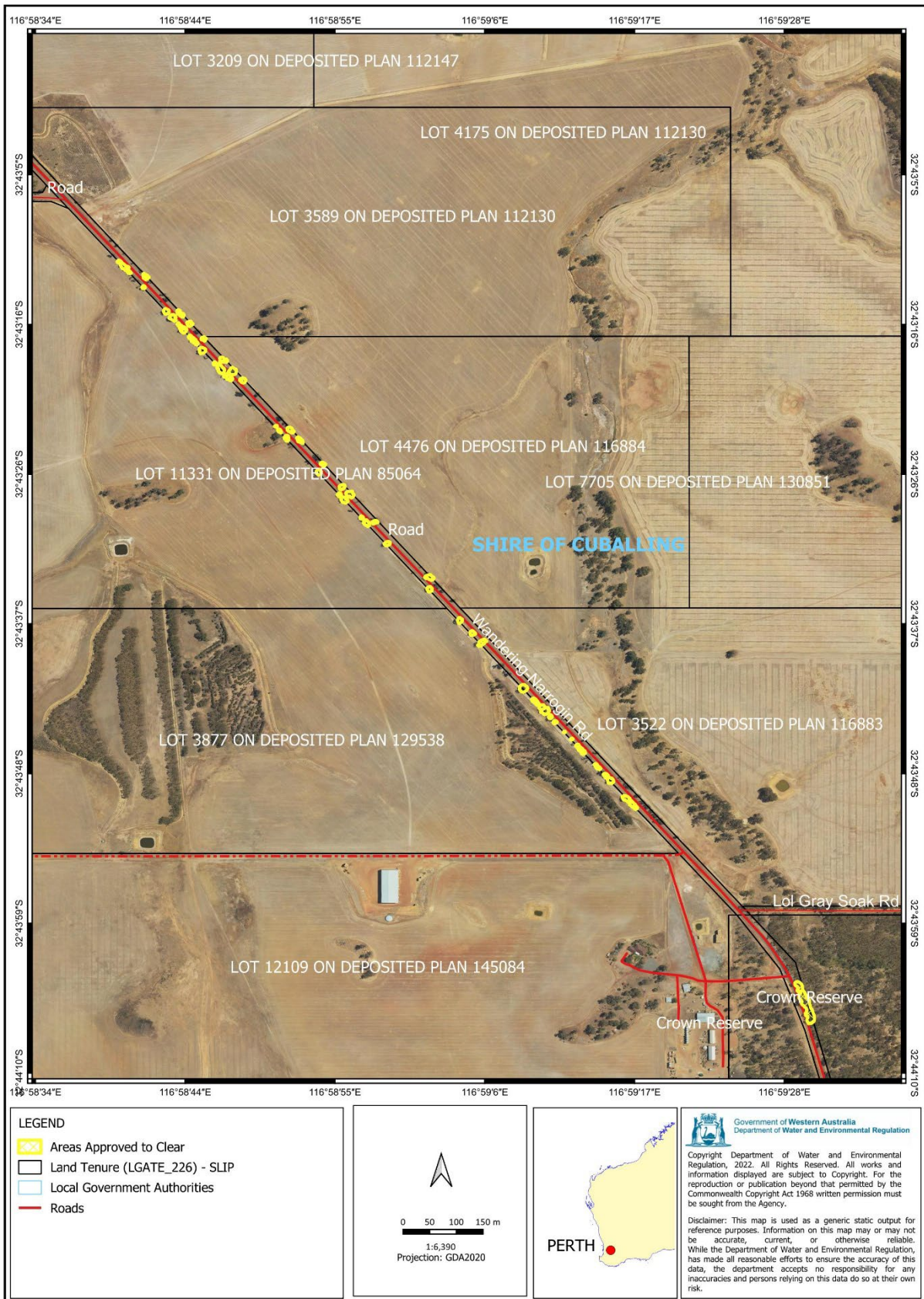


Figure 3 Map c of the application area

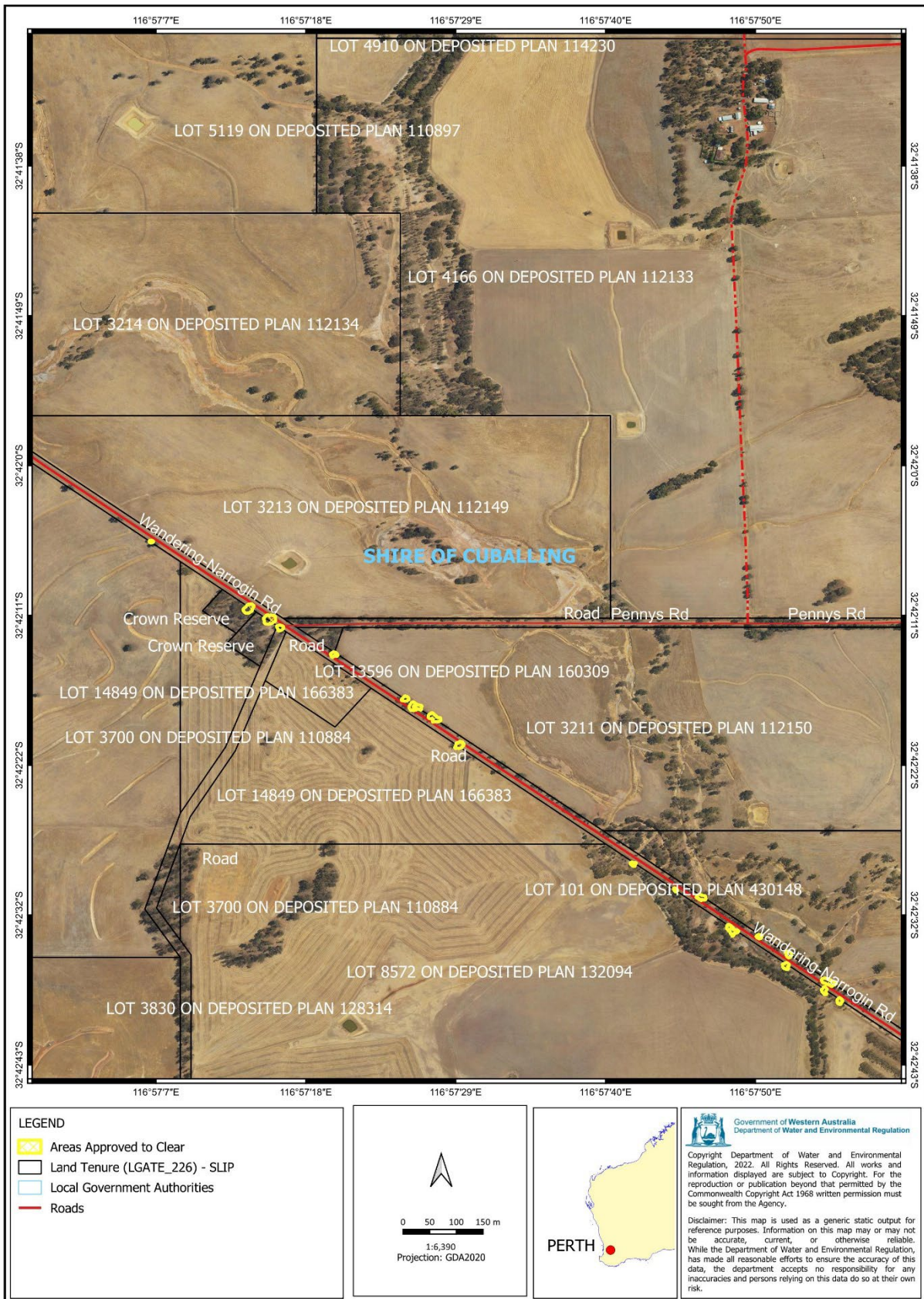


Figure 4 Map d of the application area

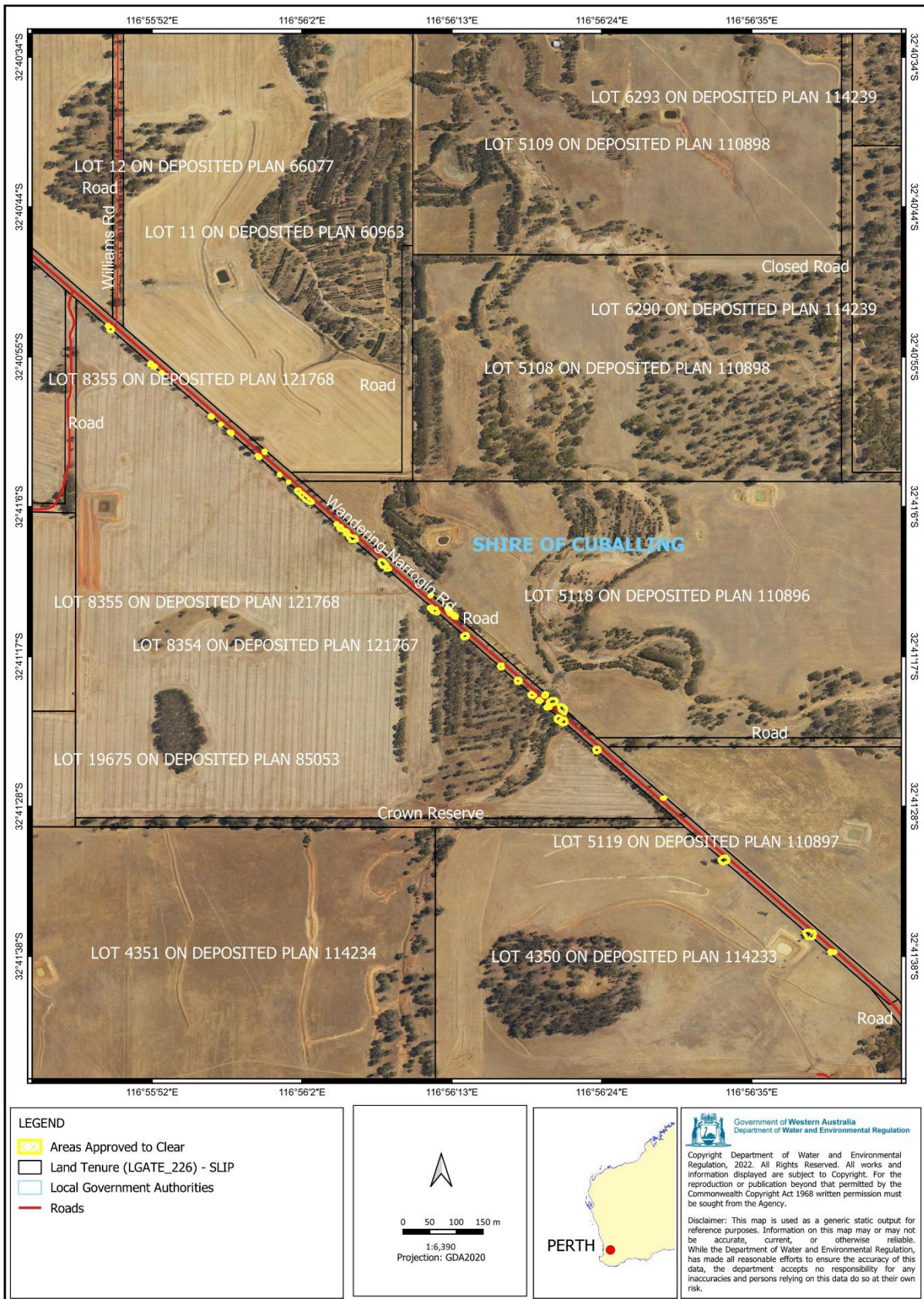


Figure 5 Map e of the application area

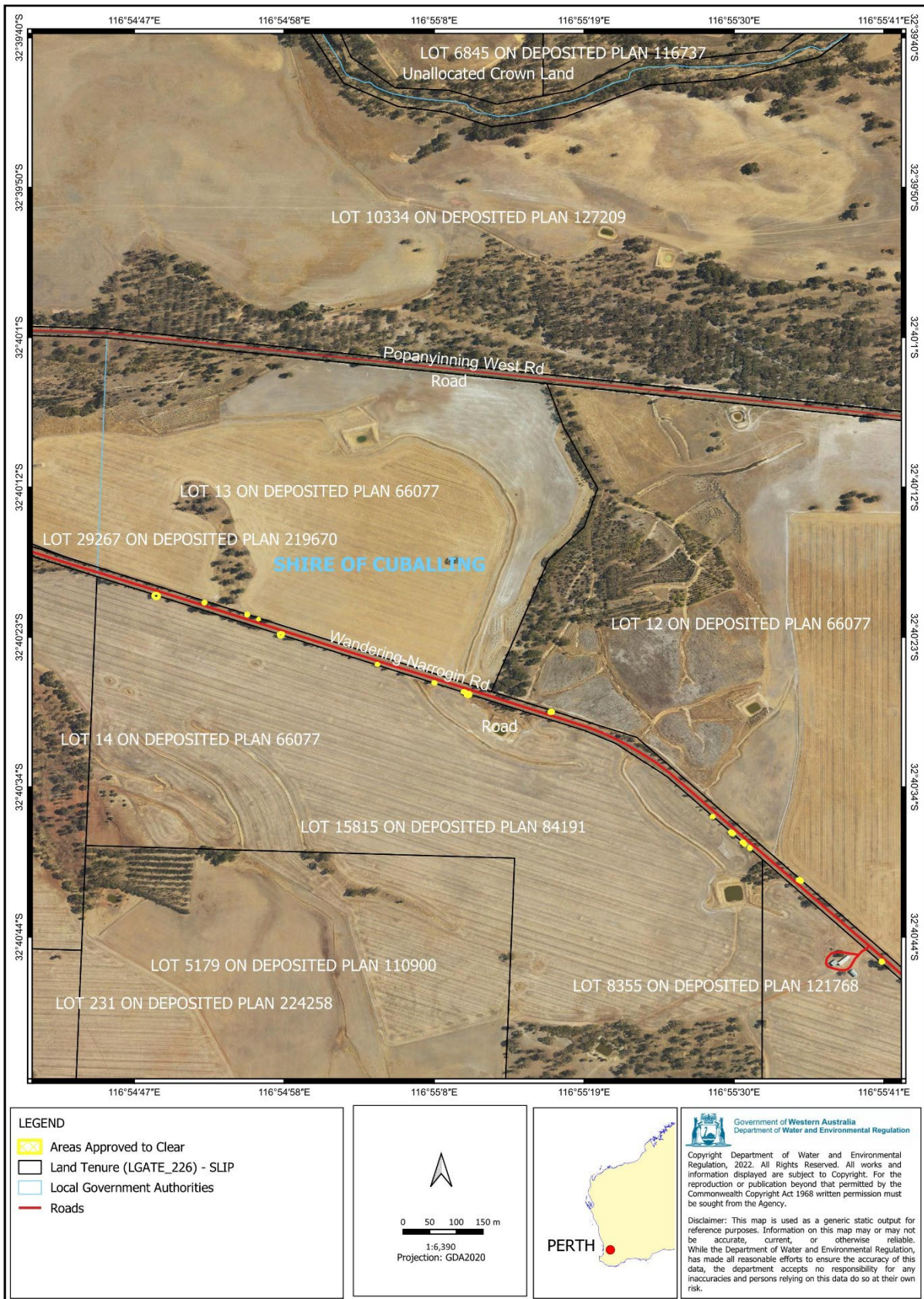


Figure 6 Map f of the application area

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)
- *Environment Protection and Biodiversity Conservation Act 1999* (Cth) (EPBC Act)

Relevant policies considered during the assessment include:

- *Environmental Offsets Policy* (2011)

The key guidance documents which inform this assessment are:

- *A guide to the assessment of applications to clear native vegetation* (DER, December 2013)
- *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

Evidence was submitted by the applicant, demonstrating the following avoidance and mitigation measures (Shire, 2025b):

- during design the width of the upgrades has been reduced from 19 metres wide to 16 metres reducing the clearing of native vegetation by 3.2 hectares;
- table drains are reduced in size to reduce the clearing of native vegetation;
- two habitat trees suitable for black cockatoos and red-tailed phascogales were excluded from the application area; and
- the clearing is to the extent necessary to facilitate the upgrades and have been reduced as much as practicable.

After consideration of avoidance and mitigation measures, it was determined that an offset to counterbalance the significant residual impacts to black cockatoo foraging, the Wheatbelt Woodland TEC and significant remnant vegetation, was necessary. In accordance with the Government of Western Australia's *Environmental Offsets Policy* and *Environmental Offsets Guidelines*, these significant residual impacts have been addressed through the conditioning of environmental offset requirements on the permit. The nature and suitability of the offset provided are summarised in Section 4.

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 ecological communities), significant remnant vegetation 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 and b)

Assessment

The desktop assessment identified 21 conservation significant fauna species are recorded within the local area (10-kilometre radius from the centre of the application area). In determining the likelihood of each species to occur in the application area, the following was considered:

- the preferred habitat and vegetation types of the species,
- their recorded proximity to the application area, and
- date of record.

It was identified the application area may comprise of suitable habitat for the following conservation significant fauna:

- *Zanda latirostris* (Carnaby's cockatoo) (EN)
- *Zanda baudinii* (Baudin's black cockatoo) (EN)
- *Phascogale calura* (red-tailed phascogale) (CD)
- *Dasyurus geoffroyi* (chuditch) (VU)
- *Leipoa ocellata* (malleefowl) (VU); and,
- *Bettongia penicillata ogilbyi* (woylie) (VU).

Black cockatoos

The application area is situated within the distribution for Carnaby's black cockatoo species. It is also to be noted whilst the application area is not mapped within the Baudins black cockatoos distribution, within the local area there are seven records with the closest mapped record located one kilometer from the application area and there are no mapped records of forest red-tail black cockatoos within the local area.

Black cockatoos nest in hollows of live or dead Eucalyptus trees. Suitable nest hollows are only found in trees with a diameter at breast height (DBH) of at least 50 centimeters, and trees with a DBH of 30 centimeters or greater considered suitable to develop a nest hollow in the future (Commonwealth, 2022). The fauna survey identified six trees consisting of a DBH of 500mm or greater occur within the application area and also consist of hollows of any size (Harewood, 2025). The survey however concluded these trees within the application area are too small for black cockatoos to nest in. It is however to be noted, during the survey hollows were observed from ground level with binoculars and no internal investigation was conducted (Harewood, 2025).

Black cockatoo species are noted to forage on a range of plant species, with the primary foraging resources varying between species (DAWE, 2022). Carnaby's cockatoos forage on the seeds, nuts, and flowers of a variety of plants, including Proteaceous species (*Banksia* spp., *Hakea* spp., and *Grevillea* spp.), as well as *Eucalyptus* species and marri (Valentine and Stock, 2008). Baudins black cockatoo forages primarily on Marri seeds as well as the seeds of proteaceous plant species, some *Eucalyptus* species and *Allocasuarina* species. Black cockatoos are also known to forage within 20 kilometres from night roost sites, and the nearest mapped known roost is situated approximately three kilometres from the application area.

The application area consists of *Allocasuarina* species, *Eucalyptus wandoo* and *Eucalyptus loxophleba* (York gum), all of which provide as foraging habitat for black cockatoo. The application area is also situated within close proximity to manmade watering points and the natural occurring Coomboking Pool. Noting the vegetation present within the application area and the distance to nearby watering points, the application area provides 1.59 hectares of moderate to good quality foraging habitat for black cockatoos.

The Delegated officer determined that the proposed clearing of 1.59 hectares of black cockatoo foraging constitutes a significant residual impact and after application of the mitigation hierarchy it was determined that an offset is required to counterbalance this impact.

Red-tailed phascogale

The red-tailed phascogale is largely confined to remnant vegetation within Western Australia's southern wheatbelt where annual mean rainfall is between 400 and 600mm, particularly within woodlands with old-growth Wandoo and York gum, often with associated rock sheoaks (TSSC, 2016). This species is predominantly nocturnal and arboreal and can leap up to two metres in the canopy. Whilst they forage within the canopy they will also feed extensively on the ground. Home ranges typically vary from 1.5 hectares to 8 hectares depending upon the breeding season. Nesting occurs within tree hollows, hollow logs, skirt and stumps of grass trees (TSSC, 2016).

A portion of the application area is situated adjacent to the Dryandra National Park where the red-tailed phascogale is known to occur (Harewood, 2025). The application area comprises of a variety of *Eucalyptus* species including Wandoo and York gum as well as sheoaks. Given the species present the application area consists of habitat suitable for the red-tailed phascogale. When considering the site context it is likely the phascogale would only inhabit approximately 0.11 hectares of the application area, in the vegetation adjacent to the Dryandra National Park. The remaining application areas are unlikely to provide as suitable habitat for the red tail phascogale noting the absence of canopy connectivity in the extensively cleared landscape. The fauna assessment identified one tree provides as suitable habitat for this species. During the assessment this tree was excluded from the application area. The remaining area adjacent to the National Park did not contain trees with suitable hollows to support phascogale breeding habitat. It is also to be noted there is approximately 12,520 hectares of native vegetation adjacent to the application area which would likely provide as better quality habitat for the phascogale and also consists of suitable canopy connectivity for the species.

Given the above it is unlikely the removal of the roadside vegetation adjacent to the National Park would significantly impact the red-tailed phascogale.

Other fauna

The assessment identified the *Dasyurus geoffroii* (chuditch), *Leipoa ocellata* (malleefowl) and *Bettongia penicillata ogilbyi* (woylie) occur within 150 metres of the application area and are therefore possible to occur. Whilst these species have been identified in close proximity to the application area, majority of the records occur within the National Park. Noting the application area is to clear roadside trees with minimal to no understorey, it is likely the above species would be transient visitors to the application area and it is unlikely the application area would provide as critical habitat for these species. Noting the adjacent National Park, better quality habitat occurs outside the application area which would better support these species.

Conclusion

Based on the above assessment, the proposed clearing will result in the loss of 1.59 hectares of black cockatoo foraging habitat. Given the applicant has avoided a potential habitat tree for the phascogale and noting better quality vegetation occurs adjacent to the application area it is unlikely the clearing will result in a significant impact to the phascogale. Noting the proposed clearing is roadside trees over minimal to no understorey it is unlikely the application area provides as suitable habitat for other conservation significant fauna species.

For the reasons set out above, it is considered that the impacts of the proposed clearing on fauna can be managed by taking steps to minimise the risk of the introduction and spread of weeds and dieback, slow directional clearing to allow fauna to move into adjacent vegetation and an offset of 4.47 hectares is required to counterbalance the significant residual impact to black cockatoo foraging.

Conditions

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

- Take hygiene steps to minimise the introduction and spread of weeds and dieback;
- Slow directional clearing to allow fauna to move into adjacent vegetation away from the road; and
- Offset 4.47 hectares of native vegetation within Lot 434 on Deposited Plan 84296 (Crown Reserve 2556), Stratherne, for black cockatoo foraging habitat.

3.2.2. Biological values (ecological communities) - Clearing Principles (a) and (d)

Assessment

The applicant commissioned a 'Targeted and Detailed Flora and Vegetation Survey' (Flora Assessment) (Ecoedge, 2024) of the application area. This survey occurred between September and November of 2023, which is within the recommended survey timing for the Wheatbelt region (EPA, 2016). The survey effort included opportunistic observations while traversing the survey area, three floristic quadrats and a targeted survey to identify the occurrence of ecological communities.

The portion of the application area which comprises of *Eucalyptus wandoo* and *Eucalyptus accedens* in very good condition; which when considering the surrounding vegetation, is representative of the Wheatbelt Woodlands TEC (Ecoedge, 2024). The survey identified 0.08 hectares of the application area is representative of this ecological community. It is also to be noted no conservation significant flora was identified within the application area during the survey (Ecoedge, 2024).

The Wheatbelt Woodlands TEC is federally listed as a critically endangered ecological community under the EPBC Act and listed as a Priority 3 ecological community by the Department of Biodiversity Conservation and Attractions (DBCA). The community occurs in the Avon Wheatbelt and Western Mallee subregions, with some patches in the eastern Jarrah forests off the Darling Range, receiving less than 600 mm of annual rainfall. It is a woodland with at least 10 percent crown cover, dominated by single-trunk eucalypt species. The understorey is native but varies, including grasses, herbs, and shrubs (DBCA, 2023).

Within the local area approximately 15,737 hectares of remnant vegetation is mapped as this TEC, and the TEC contributes to approximately 86 per cent of the vegetation remaining within the local area. Whilst the removal of 0.08 hectares of this TEC may appear negligible, when considering the wider context of this community and the threats of clearing, fragmentation, land degradation, competition from introduced species and hydrological changes, which continue to decline this TEC, a significant residual impact remains and requires an offset to counterbalance the impacts of the clearing (refer to section 4 Offsets).

Conclusion

Based on the above assessment, the proposed clearing will result in the removal of 0.08 hectares of native vegetation which is representative of the Wheatbelt Woodlands TEC.

Conditions

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

- avoid, minimise to reduce the impacts and extent of clearing;
- take hygiene steps to minimise the risk of the introduction and spread of weeds and dieback; and,
- offset 0.27 hectares within the Shire's banked offset site; Lot 434 on Deposited Plan 84296 (being a portion of Crown Reserve 2556), Stratherne, vested for the purpose of conservation.

3.2.3. Significant remnant vegetation - Clearing Principle (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). Noting that the current vegetation extent for the Avon Wheatbelt IBRA Bioregion, mapped Beard vegetation association (352, 946 and 1023), and local area all fall below the 30 per cent threshold (see Appendix C.2), the application area is considered to be within an extensively cleared landscape.

The application area is mapped within the Avon Wheatbelt IBRA bioregion; which retains approximately 18.51 per cent remanent vegetation and the Jarrah Forest IBRA bioregions; which retains approximately 53.25 per cent remnant vegetation. The vegetation mapped within the application area comprises of five Beard vegetation associations (Government of Western Australia 2019). The vegetation survey identified the application area consists of vegetation which is representative of four of the vegetation associations (5, 352, 946 and 1023) which are described as medium woodlands of wandoo, York gum, Salmon gum and powderbark (Ecoedge, 2024). The application area is not representative of association 949 which is described as comprising of low woodlands of Banksia (Ecoedge, 2024). Within the local area (ten kilometres of the application area) the remnant vegetation retains approximately 28.71 percent of the original extent.

Conclusion

Based on the above assessment, the proposed clearing will result in the loss of 1.59 hectares of native vegetation within an extensively cleared landscape as well as the loss of vegetation which is representative of four Beard vegetation associations. Given the application area contains black cockatoo foraging habitat, as well as habitat suitable for other fauna and the presence of the Wheatbelt Woodlands TEC, the application is considered to be a significant remnant within an extensively cleared landscape. An offset is required to counterbalance the significant residual impacts of the clearing (see Section 4).

Conditions

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

- avoid, minimise to reduce the impacts and extent of clearing;
- take hygiene steps to minimise the risk of the introduction and spread of weeds and dieback; and,
- offset 3.54 hectares within the Shire's banked offset site a Lot 434 on Deposited Plan 84296 (Being a portion of Crown Reserve 2556), Stratherne, vested for the purpose of conservation.

3.2.4. Conservation areas - Clearing Principle (h)Assessment

A portion of the application area is adjacent to Lol Gray State Forest and the Dryandra Woodland National Park of which both are protected under the CALM Act. Of the 1.59 hectare clearing area, 0.09 hectares occurs adjacent to Dryandra National Park and 0.02 hectares occurs adjacent to the Lol Gray State Forest. It is to be noted the clearing is fragmented patches adjacent to these conservation areas rather than a single contiguous area. Whilst the proposed clearing is not to occur within the national park or state forest, the clearing does have the potential to impact these conservation areas through the introduction and spread of weeds and dieback. Also noting the fragmented approach to the proposed clearing it is unlikely the clearing will enhance edge effects on the conservation areas and the impacts of the introduction and spread of weeds and dieback can be managed through standard conditions.

Conclusion

Based on the above assessment, it is unlikely the proposed clearing will significantly impact on adjacent conservation areas. The impacts to these conservation areas can be further reduced through hygiene steps to minimise the risk of weeds and dieback, and through further avoidance and mitigation.

Conditions

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

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

3.3. Relevant planning instruments and other matters

During the assessment *Rights in Water and Irrigation Act* 1914 (RIWI Act) advice was sort noting the application area is situated within the Murray River System surface water area (DWER, 2025). It was unclear in the application form whether impacts to bed and banks would occur as a result of the clearing. This advice identified any activities which interfere with a water course may require a bed and banks permit. The DWER requested additional information regarding impacts to bed and banks (Shire of Cuballing, 2026b). The Shire advised that the application does not involve the replacement or extension of any culverts and does not interfere or obstruct a bed or bank of a water crossing. The Shire also provided evidence from DWER's Kwinana Peel regional office that a bed and banks permit is not required.

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.

4 Suitability of offsets

Through the detailed assessment outlined in Section 3.2 above, the Delegated Officer has determined that the following significant residual impacts remains after the application of the avoidance and mitigation measures summarised in Section 3.1:

- 1.59 hectares of significant remnant native vegetation within an extensively cleared landscape that is mapped within extensively cleared vegetation associations.
- The loss of 1.59 hectares of black cockatoo foraging habitat.
- The loss of 0.08 hectares of native vegetation representative of the Wheatbelt Woodlands TEC.

The applicant proposed an environmental offset utilising the Shire's banked offset site, located at Lot 434 on Deposited Plan 84296 (Crown Reserve 2556), Stratherne. This site is a Shire managed reserve for the purpose of conservation (vesting purpose was changed during the offset process) and contains vegetation that provide suitable foraging habitat for all three species of black cockatoos, vegetation representative of the Wheatbelt Woodland TEC and is a significant remnant of native vegetation. To counterbalance the significant residual impacts of the clearing on the above environmental values, 4.47 hectares has been allocated as the offset for the proposed clearing (refer to figure 7). The 4.47 hectare area is comprised of:

- 4.47 hectares of black cockatoo foraging habitat;
- 3.54 hectares of significant remnant native vegetation within an extensively cleared landscape; and
- 0.27 hectares of native vegetation representative of the Wheatbelt Woodlands TEC.

The Delegated Officer considers that this adequately counterbalances the significant residual impacts listed above. The justification for the values used in the offset calculation is provided in Appendix F.



Figure 7 Offset allocation for CPS 11260/1 within Lot 434 on Deposited Plan 84296 (Crown Reserve 2556)
The areas crosshatched red indicates the area that the offset applies.

End

Appendix A. Additional information provided by applicant

| Summary of comments | Consideration of comment |
|---|---|
| <p>Avoidance and mitigation measures:</p> <ul style="list-style-type: none"> • Two trees are to be avoided (wpt 002 at SLK 4.80 and wpt 008 at SLK 15.47). <ul style="list-style-type: none"> ○ Wpt 002 is outside the compromised clearing width (of more than half the trunk width within 8.0m of the road centreline) for providing both suitable drainage and runoff recovery area and therefore can be avoided ○ Wpt 008 is located within the compromised clearing width for providing both suitable drainage and runoff recovery area, however is located on the downstream verge and upon review the drainage can be redesigned around the tree <p>The remaining of the clearing cannot be further reduced based on the design requirements</p> | <p>Additional avoidance and mitigation measures were considered in Section 3.1.</p> <p>The identified trees have been excluded from the application area.</p> |
| <p>Offset</p> <p>Noting the size of the road reserve there is insufficient space to carryout revegetation within the road reserve. The Shire intends to utilise the Shires banked offset within Crown Reserve 2556</p> | <p>Consideration of the proposed offset was considered in Section 4.</p> |
| <p>Quantify the number of hollows present within the application area:</p> <ul style="list-style-type: none"> • Wpt 002: One large sized (>10 cm entrance) side entry hollow into main trunk potentially suitable for black cockatoos. Another four or five possible smaller hollows in dead branches/trunk. • Wpt 008: Two medium sized (>5cm entrance) side entry hollows into main trunk potentially suitable for phascogales. Another six or seven possible smaller hollows in dead branches. | <p>Noting these trees were excluded from the application area no further consideration was required.</p> |
| <p>Bed and banks permit:</p> <p>Noting the application does not involve the replacement or extension of any culverts and given the project will not interfere or obstruct a bed or a bank of a water crossing, DWER's Kwinana – Peel Office advised a Bed and Banks Permit is not required</p> | <p>Consideration of Bed and Banks permits is addressed in Section 3.3</p> |

Appendix B. Details of public submissions

| Summary of comments | Consideration of comment |
|---|---|
| <p>Offset required for the loss of the mature trees.</p> <ul style="list-style-type: none"> • Comment recommends the reserve opposite the Junction of the Wandering-Narrogin Road and Penny's Road as a potential offset location. | <p>Offsets are considered in Section 4, and preference has been given to the Shires existing banked offset site.</p> <p>Justification for the size of the offset is located in Appendix F</p> |

| Summary of comments | Consideration of comment |
|--|--|
| <ul style="list-style-type: none"> An offset of 20 hectares of land should be acquired as an offset and DBCA should be consulted to link vegetation within the Dryandra National Park and reduce fragmentation. | |
| Concerns raised as to where materials will be sourced for the proposed road upgrades | This is a matter for the Shire to consider in the design and construction of the road. The sourcing of materials for the proposed road upgrades is considered out of scope for the assessment. |
| Funding for this work excludes any provisions for environmental work, including funding for offsets. Funding is to be provided to mitigate and rehabilitate areas where there is clearing of road construction | Funding is considered out of scope for the clearing permit application. As a condition of the permit an offset is a requirement of the permit and it is the permit holders responsibility to ensure an offset can be achieved to the specifications of the permit. |
| Concerns of rising water table which may be exacerbated by the removal of large trees. | Consideration of land degradation risks are outlined in Appendix C and Appendix D. The size of the clearing area, comprised of small area spread across a large area, is not expected to significantly alter the water table. |

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 | <p>The application area is part of an expansive tract of native vegetation in the intensive land use zone of Western Australia and is surrounded by agricultural land and the southern section of the application area is adjacent to national park and state forest.</p> <p>Spatial data indicates the local area (10-kilometre radius from the centre of the application area) retains approximately 28.71 per cent of the original native vegetation cover.</p> |
| Ecological linkage | The application area is not mapped within a formal ecological linkage |
| Conservation areas | The application area is situated adjacent to Lol Gray State Forest and the Dryandra Woodland National Park |
| Vegetation description | <p>The vegetation survey (Ecoedge, 2024) indicates the vegetation within the application area consists of 6 vegetation units including:</p> <ul style="list-style-type: none"> V1: Open woodland of <i>Allocasuarina huegeliana</i> and scattered <i>Eucalyptus wandoo</i> over <i>Acacia acuminata</i>, with a mix of shrubs and herbs, on red-brown sandy loam. V2: Mid woodland of <i>Eucalyptus wandoo</i> and <i>Allocasuarina huegeliana</i> over low open <i>Acacia</i> woodland, with sparse shrubs on red-brown sandy loam. V3: Mid woodland of <i>Eucalyptus accedens</i>, <i>E. wandoo</i>, and <i>Allocasuarina huegeliana</i> over open shrubland and a ground layer includes herbs, sedges, and grasses on yellow-brown loamy gravel. V4: Mid woodland of <i>Eucalyptus rudis</i> and <i>E. loxophleba</i> over scattered <i>Acacia acuminata</i>, with grassland dominated by <i>Avena barbata</i> and <i>Ehrharta longiflora</i>, and rushes in drainage lines. |

| Characteristic | Details | | | | | | | | | | | | | | | | | | | | | | | | |
|---------------------------------|---|-----------------------------|-------------|-----------------------------|-------------|---|--------|---------------|---------------------------|------|------------------|-------------------------|-------|--------------|-----------------------|--------|---------------------------------|--|------------------|--|------|-----|-------------------|-------|--|
| | <ul style="list-style-type: none"> V5: Mid woodland of <i>Eucalyptus wandoo</i> and <i>Allocasuarina huegeliana</i> over sparse <i>Acacia acuminata</i>, with isolated shrubs and a ground layer of grasses, with scattered herbs on gravelly loam. V6: Low woodland to open tall shrubland of <i>Acacia acuminata</i> with occasional mid trees of <i>Allocasuarina huegeliana</i>, <i>Eucalyptus accedens</i>, or <i>E. wandoo</i>. Ground layer dominated by a grassland on gravelly loam. <p>This is consistent with the mapped vegetation types, except for Beard 949 which does not occur within the application area:</p> <table border="1" data-bbox="432 465 1461 804"> <thead> <tr> <th>Vegetation Type</th> <th>Description</th> <th>% original extent remaining</th> </tr> </thead> <tbody> <tr> <td>Dryandra 5,</td> <td>Medium woodland; wandoo & powderbark (<i>Eucalyptus accedens</i>)</td> <td>47.73%</td> </tr> <tr> <td>Narrogin 352,</td> <td>Medium woodland; York gum</td> <td>11%</td> </tr> <tr> <td>Narrogin 946</td> <td>Medium woodland; wandoo</td> <td>13.4%</td> </tr> <tr> <td>Narrogin 949</td> <td>Low woodland; banksia</td> <td>38.84%</td> </tr> <tr> <td>Narrogin 1023, Dryandra 1023</td> <td>Medium woodland; York gum, wandoo & salmon gum</td> <td>16.59% 14.49%</td> </tr> </tbody> </table> | Vegetation Type | Description | % original extent remaining | Dryandra 5, | Medium woodland; wandoo & powderbark (<i>Eucalyptus accedens</i>) | 47.73% | Narrogin 352, | Medium woodland; York gum | 11% | Narrogin 946 | Medium woodland; wandoo | 13.4% | Narrogin 949 | Low woodland; banksia | 38.84% | Narrogin 1023, Dryandra 1023 | Medium woodland; York gum, wandoo & salmon gum | 16.59% 14.49% | | | | | | |
| Vegetation Type | Description | % original extent remaining | | | | | | | | | | | | | | | | | | | | | | | |
| Dryandra 5, | Medium woodland; wandoo & powderbark (<i>Eucalyptus accedens</i>) | 47.73% | | | | | | | | | | | | | | | | | | | | | | | |
| Narrogin 352, | Medium woodland; York gum | 11% | | | | | | | | | | | | | | | | | | | | | | | |
| Narrogin 946 | Medium woodland; wandoo | 13.4% | | | | | | | | | | | | | | | | | | | | | | | |
| Narrogin 949 | Low woodland; banksia | 38.84% | | | | | | | | | | | | | | | | | | | | | | | |
| Narrogin 1023, Dryandra 1023 | Medium woodland; York gum, wandoo & salmon gum | 16.59% 14.49% | | | | | | | | | | | | | | | | | | | | | | | |
| Vegetation condition | <p>The vegetation survey (Ecoedge, 2024) indicates the vegetation within the application area ranges from completely degraded to very good condition (Keighery, 1994) condition. Summary of vegetation condition classes within the survey area are summarised below (Ecoedge, 2024):</p> <table border="1" data-bbox="603 943 1291 1301"> <thead> <tr> <th>Condition</th> <th>Area (ha)</th> <th>%</th> </tr> </thead> <tbody> <tr> <td>Very Good</td> <td>1.52</td> <td>25.74</td> </tr> <tr> <td>Good</td> <td>0.02</td> <td>0.34</td> </tr> <tr> <td>Degraded to Good</td> <td>0.43</td> <td>7.28</td> </tr> <tr> <td>Degraded</td> <td>0.12</td> <td>2.06</td> </tr> <tr> <td>Completely Degraded</td> <td>3.82</td> <td>64.58</td> </tr> <tr> <td></td> <td>5.91</td> <td>100</td> </tr> <tr> <td>Cleared (Roadway)</td> <td>29.33</td> <td></td> </tr> </tbody> </table> <p>The full Keighery (1994) condition rating scale is provided in Appendix E</p> | Condition | Area (ha) | % | Very Good | 1.52 | 25.74 | Good | 0.02 | 0.34 | Degraded to Good | 0.43 | 7.28 | Degraded | 0.12 | 2.06 | Completely Degraded | 3.82 | 64.58 | | 5.91 | 100 | Cleared (Roadway) | 29.33 | |
| Condition | Area (ha) | % | | | | | | | | | | | | | | | | | | | | | | | |
| Very Good | 1.52 | 25.74 | | | | | | | | | | | | | | | | | | | | | | | |
| Good | 0.02 | 0.34 | | | | | | | | | | | | | | | | | | | | | | | |
| Degraded to Good | 0.43 | 7.28 | | | | | | | | | | | | | | | | | | | | | | | |
| Degraded | 0.12 | 2.06 | | | | | | | | | | | | | | | | | | | | | | | |
| Completely Degraded | 3.82 | 64.58 | | | | | | | | | | | | | | | | | | | | | | | |
| | 5.91 | 100 | | | | | | | | | | | | | | | | | | | | | | | |
| Cleared (Roadway) | 29.33 | | | | | | | | | | | | | | | | | | | | | | | | |
| Climate and landform | <p>The application area consists of a Mediterranean climate characterised by hot, dry summers and cool damp winters. In summer maximum temperatures frequently exceed 30°C often reaching over 40°C. Winter minimum temperatures average 1.9°C in July. Annual average rainfall is approximately 488.6 millimetres per year. (BOM, 2023).</p> | | | | | | | | | | | | | | | | | | | | | | | | |
| Soil description | <p>The soil is mapped as the following three soil units:</p> <ul style="list-style-type: none"> Biberkine Subsystem (Dryandra) (257DyBK): Valley floors & footslopes with gently undulating rises & low hills. Alluvium and colluvium over granite etc. Yellow brown sandy duplexes, wet and semi-wet soils & brown deep loamy duplexes. Wandoo-Flooded Gum with Jam-Sheoak-Teatree. Noombling Subsystem (Dryandra) (257 DyNB) : Long gentle and undulating hillslopes and divides. Colluvium / weathered granite, gneiss and some dolerite. Yellow/brown and grey deep sandy duplexes, brown deep loamy duplexes, sandy gravels and shallow duplexes. Marri-Wandoo / Jam-Sheoak. Norrine Subsystem (Dryandra) (257DyNO): A complex of lateritic residuals and associated pediment; gravely sand, sand, duplex yellow soils and duricrust. | | | | | | | | | | | | | | | | | | | | | | | | |

| Characteristic | Details |
|------------------------|---|
| Land degradation risk | The application area is highly susceptible to wind erosion and subsurface acidification, moderately susceptible to waterlogging, water repellence and phosphorus exports and has a low susceptibility to salinity. |
| Waterbodies | The desktop assessment and aerial imagery indicated that the application area does not intersect any wetlands or water courses, however is situated adjacent to multiple non-perennial water sources. |
| Hydrogeography | The application area is situated within the Murray River System Surface water area. |
| Flora | Within the local area (10-kilometre radius of the application area) there are 90 records of conservation significant flora, consisting of 30 different species. The nearest mapped record is located 146 metres from the application area. No Threatened or Priority flora species were recorded within the application area (Ecoedge, 2024). |
| Ecological communities | Twenty-four percent of the local area (10-kilometre radius from the centre of the application area) consists of the Wheatbelt Woodlands TEC of which a portion of the application area is mapped as this ecological community |
| Fauna | Within the local area (10-kilometre radius of the application area), there are 788 mapped records of conservation significant fauna, consisting of 21 different species. The nearest mapped record is located 65 metres from the application area. Black cockatoo foraging habitat is recorded within the application 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 | 1,761,187.42 | 18.51 | 174,980.68 | 9.94 |
| Jarrah Forrest | 4,506,660.25 | 2,399,838.15 | 53.25 | 1,673,614.25 | 69.74 |
| Vegetation complex | | | | | |
| Beard vegetation association Dryandra 5 | 31,817.93 | 15,186.21 | 47.73 | 12,051.44 | 37.88 |
| Beard vegetation association Dryandra 1023 | 10,388.10 | 1,505.55 | 14.49 | 580.18 | 5.59 |
| Beard vegetation association Narrogin 352 | 15,729.07 | 1,730.35 | 11.00 | 100.58 | 0.64 |
| Beard vegetation association Narrogin 946 | 6,430.71 | 861.91 | 13.40 | 35.22 | 0.55 |
| Beard vegetation association Narrogin 949 | 1,481.63 | 575.50 | 38.84 | 72.30 | 4.88 |
| Beard vegetation association Narrogin 1023 | 189,088.48 | 31,369.71 | 16.59 | 5,807.24 | 3.07 |
| Local area | | | | | |
| 10km radius | 63,539.24 | 18,241.56 | 28.71 | - | - |

*Government of Western Australia (2019a)

C.3. Fauna analysis table

| Species name | Conservation status | Suitable habitat features? [Y/N] | Suitable vegetation type? [Y/N] | Distance of closest record to application area (km) | Number of known records (total) |
|---|---------------------|----------------------------------|---------------------------------|---|---------------------------------|
| <i>Zanda latirostris</i> (Carnaby's black cockatoo) | EN | Y | Y | 0.49 | 84 |
| <i>Zanda baudinii</i> (Baudins black cockatoo) | EN | Y | Y | 1.091 | 7 |
| <i>Phascogale calura</i> (red-tailed phascogale) | CD | Y | Y | 0.2 | 38 |
| <i>Dasyurus geoffroii</i> (chuditch) | VU | N | Y | 0.07 | 44 |
| <i>Leipoa ocellata</i> (malleefowl) | VU | N | Y | 0.08 | 57 |
| <i>Bettongia penicillata ogilbyi</i> (woylie) | CR | N | Y | 0.16 | 308 |

Appendix D. Assessment against the clearing principles

| Assessment against the clearing principles | Variance level | Is further consideration required? |
|--|------------------------------|--|
| Environmental value: biological values | | |
| <p>Principle (a): "Native vegetation should not be cleared if it comprises a high level of biodiversity."</p> <p><u>Assessment:</u></p> <p>The application area contains significant fauna habitats and is representative of the Wheatbelt Woodlands TEC.</p> | At variance | Yes <i>Refer to Section 3.2.1, above.</i> |
| <p>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."</p> <p><u>Assessment:</u></p> <p>The application area contains suitable foraging habitat for black cockatoo species. The application area may be used by fauna as they move through the landscape.</p> | At variance | Yes <i>Refer to Section 3.2.1, above.</i> |
| <p>Principle (c): "Native vegetation should not be cleared if it includes, or is necessary for the continued existence of, threatened flora."</p> <p><u>Assessment:</u>)</p> <p>The application area is unlikely to contain habitat for threatened flora species. No threatened flora species were recorded within the application area (Ecoedge, 2024).</p> | Not likely to be at variance | No |
| <p>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."</p> <p><u>Assessment:</u></p> <p>The application area consists of 0.08 hectares of native vegetation representative of the Wheatbelt Woodlands TEC.</p> | At variance | Yes <i>Refer to Section 3.2.2, above.</i> |

| Assessment against the clearing principles | Variance level | Is further consideration required? |
|---|------------------------------|--|
| Environmental value: significant remnant vegetation and conservation areas | | |
| <p><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></p> <p><u>Assessment:</u>)</p> <p>The extent of the mapped vegetation type and the native vegetation in the local area is inconsistent with the national objectives and targets for biodiversity conservation in Australia. The presence of black cockatoo foraging habitat and Wheatbelt Woodlands TEC identifies the native vegetation as a significant remnant.</p> | At variance | Yes <i>Refer to Section 3.2.3, above.</i> |
| <p><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></p> <p><u>Assessment:</u></p> <p>Given the distance to the nearest conservation area, the proposed clearing may have an impact on the environmental values of adjacent and/or nearby conservation areas.</p> | May be at variance | Yes <i>Refer to Section 3.2.4, above.</i> |
| Environmental value: land and water resources | | |
| <p><u>Principle (f):</u> <i>“Native vegetation should not be cleared if it is growing in, or in association with, an environment associated with a watercourse or wetland.”</i></p> <p><u>Assessment:</u></p> <p>Given no water courses or wetlands are recorded within the application area, the proposed clearing is unlikely to impact on- or off-site hydrology and water quality. Native vegetation is not growing in, or in association with, an environment associated with a watercourse.</p> | Not likely to be at variance | No |
| <p><u>Principle (g):</u> <i>“Native vegetation should not be cleared if the clearing of the vegetation is likely to cause appreciable land degradation.”</i></p> <p><u>Assessment:</u></p> <p>The mapped soils are highly susceptible to subsurface acidification and wind erosion, moderately susceptible to waterlogging, water repellence and phosphorus exports and has a low susceptibility to salinity. Noting the clearing is predominately the removal of trees over weeds and noting the roadside location of the clearing, it is not likely the clearing will have an appreciable impact on land degradation.</p> | Not likely to be at variance | No |
| <p><u>Principle (i):</u> <i>“Native vegetation should not be cleared if the clearing of the vegetation is likely to cause deterioration in the quality of surface or underground water.”</i></p> <p><u>Assessment:</u> Given no water courses, wetlands or Public Drinking Water Sources Areas are recorded within the application area, the proposed clearing is unlikely to impact surface or ground water quality.</p> | Not likely to be at variance | No |
| <p><u>Principle (j):</u> <i>“Native vegetation should not be cleared if the clearing of the vegetation is likely to cause, or exacerbate, the incidence or intensity of flooding.”</i></p> <p><u>Assessment:</u></p> <p>Given no water courses or wetlands are recorded within the application area, the proposed clearing is unlikely to contribute to waterlogging.</p> | 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. Offset calculator value justification

Offset calculation justification for black cockatoos

| Environmental values to be offset | | |
|--|---|---|
| Calculation | Score (area) | Rationale |
| Conservation significance | | |
| Description | Black cockatoo habitat (Carnaby's and Baudin's) | |
| Type of Environmental Value | Species (flora/fauna) | |
| Conservation significance of environmental value | Rare/threatened species - endangered | |
| Landscape-level value impacted | Yes/no | |
| Significant impact | | |
| Description | Clearing of 1.59 hectares of vegetation that contains foraging habitat for black cockatoo species | |
| Significant impact (hectares)/Type of feature | 1.59 | Clearing of 1.59ha of native vegetation which provides as black cockatoo foraging habitat |
| Quality (scale)/Number | 5.00 | Moderate to good quality foraging habitat consisting of Sheoaks and Wandoo |
| Rehabilitation credit | | |
| Description | N/A | |
| Offset | | |
| Description | Utilise the Shires Banked offset site Lot 434 on Deposited Plan 84296 | |
| Proposed offset (area in hectares) | 4.47 | The area required to counterbalance the significant residual impact by 100 per cent |
| Current quality of offset site /Start number (of type of feature) | 6 | Native vegetation within Crown Reserve 2556 located in the Shire of Cuballing is in at least good to very good condition. |
| Future quality WITHOUT offset (scale)/Future number WITHOUT offset | 6 | Without an offset the vegetation within the offset site is not expected to change. |
| Future quality WITH offset (scale)/Future number WITH rehabilitation | 6 | Given no additional management measures are proposed the condition of the vegetation is not expected to change. |
| Time until ecological benefit (years) | 1 | Minimum value applied noting the offset location is a banked offset site and had already been vested for conservation. |
| Confidence of rehabilitation result | 0.9 | High confidence that the offset site will provide the desired outcomes. |
| Duration of offset implementation (maximum 20 years) | 20 | Maximum value applied, given the offset location is to be conserved in perpetuity with a change in land tenure. |
| Time until offset site secured (years) | 1 | Minimum value applied noting the offset location is a banked offset site and had already been vested for conservation |
| Risk of future loss WITHOUT offset (%) | 20% | The offset site was previously vested for 'gravel' therefore a 40% risk of loss applied. |
| Risk of future loss WITH offset (%) | 10% | Changing the vesting to conservation reduces the risk of loss to a 10 for a Shire managed reserve. |
| Offset ration (Conservation area only) | N/A | |
| Landscape level values of offset? | N/A | |

Offset calculation justification for Remnant vegetation

| Environmental values to be offset | | |
|--|--|--|
| Calculation | Score (area) | Rationale |
| Conservation significance | | |
| Description | Remnant vegetation | |
| Type of Environmental Value | Vegetation/habitat | |
| Conservation significance of environmental value | Terrestrial native vegetation complex - <30% extent remaining in the bioregion | The Local area retains approximately 28.71% remnant vegetation. The vegetation is representative of the following vegetation types and retains less than the national threshold: Beard 352, 946 and 1023. |
| Landscape-level value impacted | Yes/no | |
| Significant impact | | |
| Description | Clearing native vegetation in an extensively cleared landscape | |
| Significant impact (hectares)/Type of feature | 1.59 | Clearing of 1.59ha of native vegetation within an extensively cleared landscape. |
| Quality (scale)/Number | 4 | The vegetation is in completely degraded to very good condition (Keighery, 1994). |
| Rehabilitation credit | | |
| Description | N/A | |
| Offset | | |
| Description | Utilise the Shires Banked offset site Lot 434 on Deposited Plan 84296 | An offset involving conserving an area of native vegetation representative of the TEC in perpetuity. |
| Proposed offset (area in hectares) | 3.54 | The area required to counterbalance the significant residual impact by 100 per cent |
| Current quality of offset site /Start number (of type of feature) | 6 | Native vegetation within Crown Reserve 2556 located in the Shire of Cuballing is in at least good to very good condition. |
| Future quality WITHOUT offset (scale)/Future number WITHOUT offset | 6 | Without an offset the vegetation within the offset site is not expected to change. |
| Future quality WITH offset (scale)/Future number WITH rehabilitation | 6 | Given no additional management measures are proposed the condition of the vegetation is not expected to change. |
| Time until ecological benefit (years) | 1 | Minimum value applied noting the offset location is a banked offset site and had already been vested for conservation. |
| Confidence of rehabilitation result | 0.9 | High confidence that the offset site will provide the desired outcomes. |
| Duration of offset implementation (maximum 20 years) | 20 | Maximum value applied, given the offset location is to be conserved in perpetuity with a change in land tenure. |
| Time until offset site secured (years) | 1 | Minimum value applied noting the offset location is a banked offset site and had already been vested for conservation |
| Risk of future loss WITHOUT offset (%) | 20% | The offset site was previously vested for 'gravel' therefore a 40% risk of loss applied. |
| Risk of future loss WITH offset (%) | 10% | Changing the vesting to conservation reduces the risk of loss to a 10 for a Shire managed reserve. |
| Offset ration (Conservation area only) | N/A | |
| Landscape level values of offset? | N/A | |

Offset calculation justification for Ecological Communities

| Environmental values to be offset | | |
|--|---|--|
| Calculation | Score (area) | Rationale |
| Conservation significance | | |
| Description | Wheatbelt Woodland TEC | |
| Type of Environmental Value | Ecological community | |
| Conservation significance of environmental value | TEC – critically endangered | The Wheatbelt Woodland TEC is Federally listed as a critically endangered TEC under the EPBC Act, and a Priority Ecological Community in Western Australia by DBCA.t |
| Landscape-level value impacted | Yes/no | |
| Significant impact | | |
| Description | Vegetation representative of the Wheatbelt Woodland TEC | |
| Significant impact (hectares)/Type of feature | 0.08 | Clearing of 0.08 hectares of native vegetation representative of the Wheatbelt Woodland TEC. |
| Quality (scale)/Number | 6 | Overall quality of the vegetation representative of the wheatbelt woodland TEC is in good to very good condition. |
| Rehabilitation credit | | |
| Description | N/A | |
| Offset | | |
| Description | Utilise the Shires Banked offset site Lot 434 on Deposited Plan 84296 | An offset involving conserving an area of native vegetation representative of the TEC in perpetuity. |
| Proposed offset (area in hectares) | 0.27 | The area required to counterbalance the significant residual impact by 100 per cent |
| Current quality of offset site /Start number (of type of feature) | 6 | Native vegetation within Crown Reserve 2556 located in the Shire of Cuballing is in at least good to very good condition. |
| Future quality WITHOUT offset (scale)/Future number WITHOUT offset | 6 | Without an offset the vegetation within the offset site is not expected to change. |
| Future quality WITH offset (scale)/Future number WITH rehabilitation | 6 | Given no additional management measures are proposed the condition of the vegetation is not expected to change. |
| Time until ecological benefit (years) | 1 | Minimum value applied noting the offset location is a banked offset site and had already been vested for conservation. |
| Confidence of rehabilitation result | 0.9 | High confidence that the offset site will provide the desired outcomes. |
| Duration of offset implementation (maximum 20 years) | 20 | Maximum value applied, given the offset location is to be conserved in perpetuity with a change in land tenure. |
| Time until offset site secured (years) | 1 | Minimum value applied noting the offset location is a banked offset site and had already been vested for conservation |
| Risk of future loss WITHOUT offset (%) | 20% | The offset site was previously vested for 'gravel' therefore a 40% risk of loss applied. |
| Risk of future loss WITH offset (%) | 10% | Changing the vesting to conservation reduces the risk of loss to a 10 for a Shire managed reserve. |
| Offset ration (Conservation area only) | N/A | |
| Landscape level values of offset? | N/A | |

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)
- Aboriginal Heritage Places (DPLH-001)
- Cadastre (LGATE-218)
- Cadastre Address (LGATE-002)
- Contours (DPIRD-073)
- DBCA – Lands of Interest (DBCA-012)
- DBCA Legislated Lands and Waters (DBCA-011)
- Directory of Important Wetlands in Australia – Western Australia (DBCA-045)
- Environmentally Sensitive Areas (DWER-046)
- Flood Risk (DPIRD-007)
- Groundwater Salinity Statewide (DWER-026)
- Hydrography – Inland Waters – Waterlines
- Hydrological Zones of Western Australia (DPIRD-069)
- IBRA Vegetation Statistics
- Imagery
- Local Planning Scheme – Zones and Reserves (DPLH-071)
- Native Title (ILUA) (LGATE-067)
- Offsets Register – Offsets (DWER-078)
- Pre-European Vegetation Statistics
- Public Drinking Water Source Areas (DWER-033)
- Ramsar Sites (DBCA-010)
- Regional Parks (DBCA-026)
- Remnant Vegetation, All Areas
- RIWI Act, Groundwater Areas (DWER-034)
- RIWI Act, Surface Water Areas and Irrigation Districts (DWER-037)
- Soil Landscape Land Quality – Flood Risk (DPIRD-007)
- Soil Landscape Land Quality – Phosphorus Export Risk (DPIRD-010)
- Soil Landscape Land Quality – Subsurface Acidification Risk (DPIRD-011)
- Soil Landscape Land Quality – Water Erosion Risk (DPIRD-013)
- Soil Landscape Land Quality – Water Repellence Risk (DPIRD-014)
- Soil Landscape Land Quality – Waterlogging Risk (DPIRD-015)
- Soil Landscape Land Quality – Wind Erosion Risk (DPIRD-016)
- Soil Landscape Mapping – Best Available
- Soil Landscape Mapping – Systems
- Wheatbelt Wetlands Stage 1 (DBCA-021)

Restricted GIS Databases used:

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

G.2. References

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