GOVERNMENT OF
WESTERN AUSTRALIA

CLEARING PERMIT

Granted under section 51E of the Environmental Protection Act 1986

Purpose Permit number:	CPS 11283/1
Permit Holder:	Department of Water and Environmental Regulation
Duration of Permit:	From 11/02/2026 to 11/02/2036

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 groundwater bore installation for the State Groundwater Investigation Program – Collie Project.

2. Land on which clearing is to be done

Lot 1 on Deposited Plan 52367, Muja
Lot 302 on Deposited Plan 52367, Muja
Lot 2994 on Deposited Plan 89607, Cardiff
Lot 414 on Deposited Plan 93414, Cardiff
State Forest Reserve F24, Muja
State Forest Reserve F4, Muja

3. Clearing authorised

The permit holder must not clear more than 1.23 hectares of *native vegetation* within the areas cross-hatched yellow in Figure 1, Figure 2 and Figure 3 of Schedule 1.

4. Period during which clearing is authorised

The permit holder must not clear any *native vegetation* after 26/02/2031.

PART II – MANAGEMENT CONDITIONS

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

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

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

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

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

6. Weed and dieback management

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

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

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

(c) only move soils in *dry conditions*; and

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

7. Demarcation of the clearing area

Prior to undertaking any *clearing* authorised under this permit, the permit holder must:

(a) demarcate the clearing area to avoid inadvertent removal of adjacent *native vegetation*.

8. Directional clearing

The permit holder must conduct clearing activities in a slow, progressive manner towards vegetated areas to allow fauna to move into adjacent *native vegetation* ahead of the clearing activity within sites mapped as B2 on Figure 2 of Schedule 1 and sites mapped as C2 and C3 on Figure 3 of Schedule 1.

9. Revegetation and rehabilitation – retention of vegetative material and topsoil

(a) The permit holder must retain the vegetative material and topsoil removed by clearing authorised under this permit and stockpile the vegetative material and topsoil in an area that has already been cleared;

(b) The permit holder must at an *optimal time* following clearing authorised under this permit, *revegetate* and *rehabilitate* the area(s) that are no longer required for the purpose for which they were cleared under this permit by:

  (i) ripping the ground on the contour to remove soil compaction;

  (ii) laying the vegetative material and topsoil retained under *condition* 9(a) on the cleared area(s);

  (iii) re-shaping the surface of the land so that it is consistent with the surrounding 5 metres of uncleared land;

  (iv) deliberately laying vegetative material and topsoil that have comparable vegetation types, comparable soil types and comparable soil disease status to pre-clearing vegetation types within the permit area.

PART III - RECORD KEEPING AND REPORTING

10. Records that must be kept

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

Table 1: Records that must be kept

No.	Relevant matter	Specifications
1.	In relation to the authorised clearing activities generally	(a) the 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); and (e) actions taken to avoid, minimise, and reduce the impacts and extent of clearing in accordance with condition 5; (f) actions taken to minimise the risk of the introduction and spread of *weeds* and *dieback* in accordance with condition 6; and (g) actions taken under conditions 7, 8 and 9.

11. Reporting

The permit holder must provide to the *CEO* the records required under condition 10 of this permit when requested by the *CEO*.

DEFINITIONS

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

Table 2: Definitions

Term	Definition
CEO	Chief Executive Officer of the department responsible for the administration of the clearing provisions under the *Environmental Protection Act 1986*.
clearing	has the meaning given under section 3(1) of the EP Act.
condition	a condition to which this clearing permit is subject under section 51H of the EP Act.
dieback	means the effect of *Phytophthora* species on native vegetation.
department	means the department established under section 35 of the *Public Sector Management Act 1994* (WA) and designated as responsible for the administration of the EP Act, which includes Part V Division 3.
dry conditions	means when soils (not dust) do not freely adhere to rubber tyres,

Term	Definition
	tracks, vehicle chassis or wheel arches.
EP Act	*Environmental Protection Act 1986* (WA)
native vegetation	has the meaning given under section 3(1) and section 51A of the EP Act.
optimal time	means the period from April-July for taking planting and direct seeding.
rehabilitate /rehabilitated / rehabilitation	means actively managing an area containing native vegetation in order to improve the ecological function of that area.
revegetate /vegetated /revegetation	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.
weeds	means any plant – (a) that is a declared pest under section 22 of the *Biosecurity and Agriculture Management Act 2007*; or (b) published in a Department of Biodiversity, Conservation and Attractions species-led ecological impact and invasiveness ranking summary, regardless of ranking; or (c) not indigenous to the area concerned.

END OF CONDITIONS

Josephine Heffernan 2026.01.16 15:26:59 +08'00'

Josephine Heffernan
MANAGER
NATIVE VEGETATION REGULATION

Officer delegated under Section 20
of the Environmental Protection Act 1986

16 January 2026

Schedule 1

The boundary of the areas authorised to be cleared are shown in the maps below (Figure 1, Figure 2 and Figure 3).

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

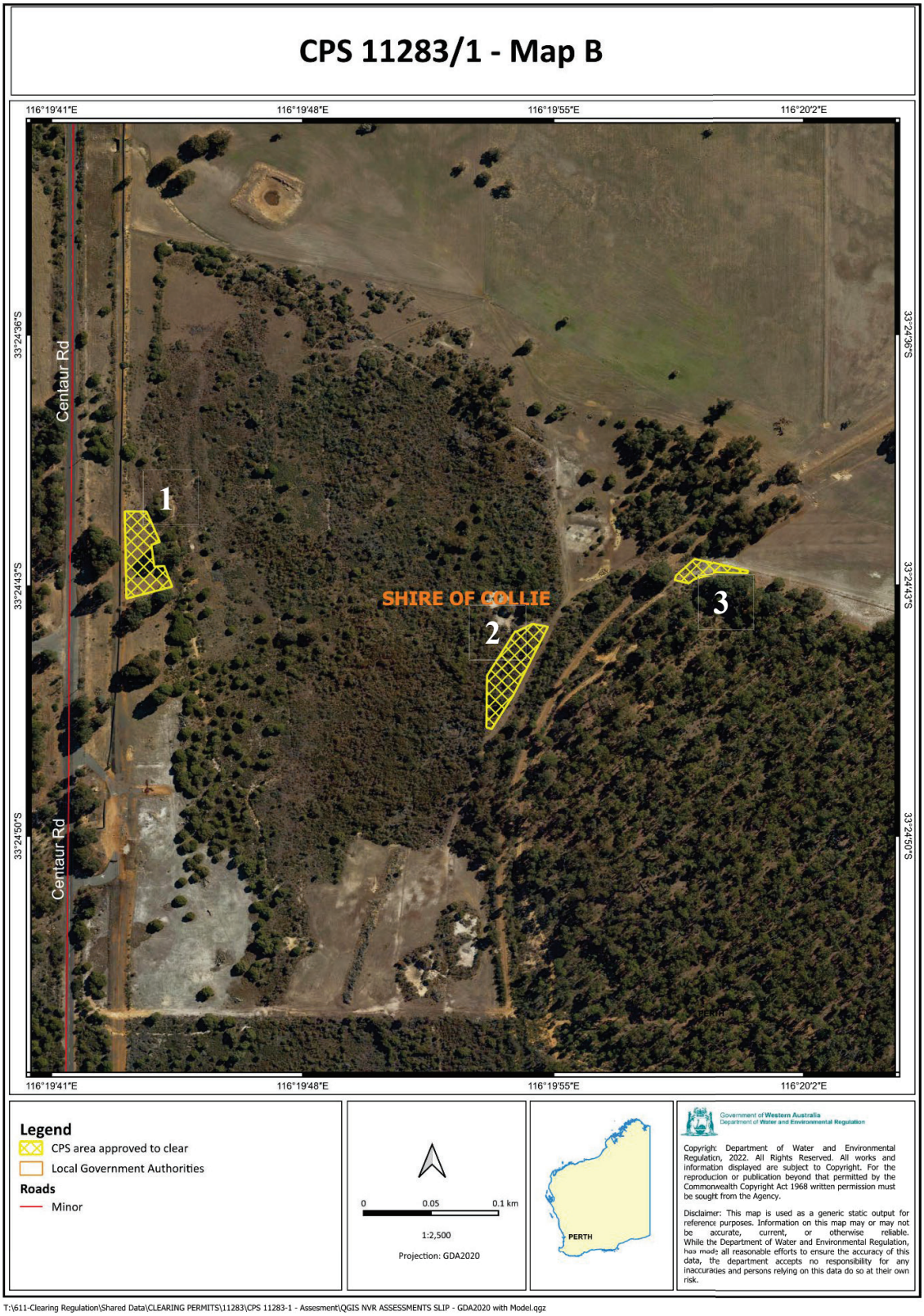

Figure 2: Map of the boundary of the areas within which clearing may occur (cross-hatched yellow)

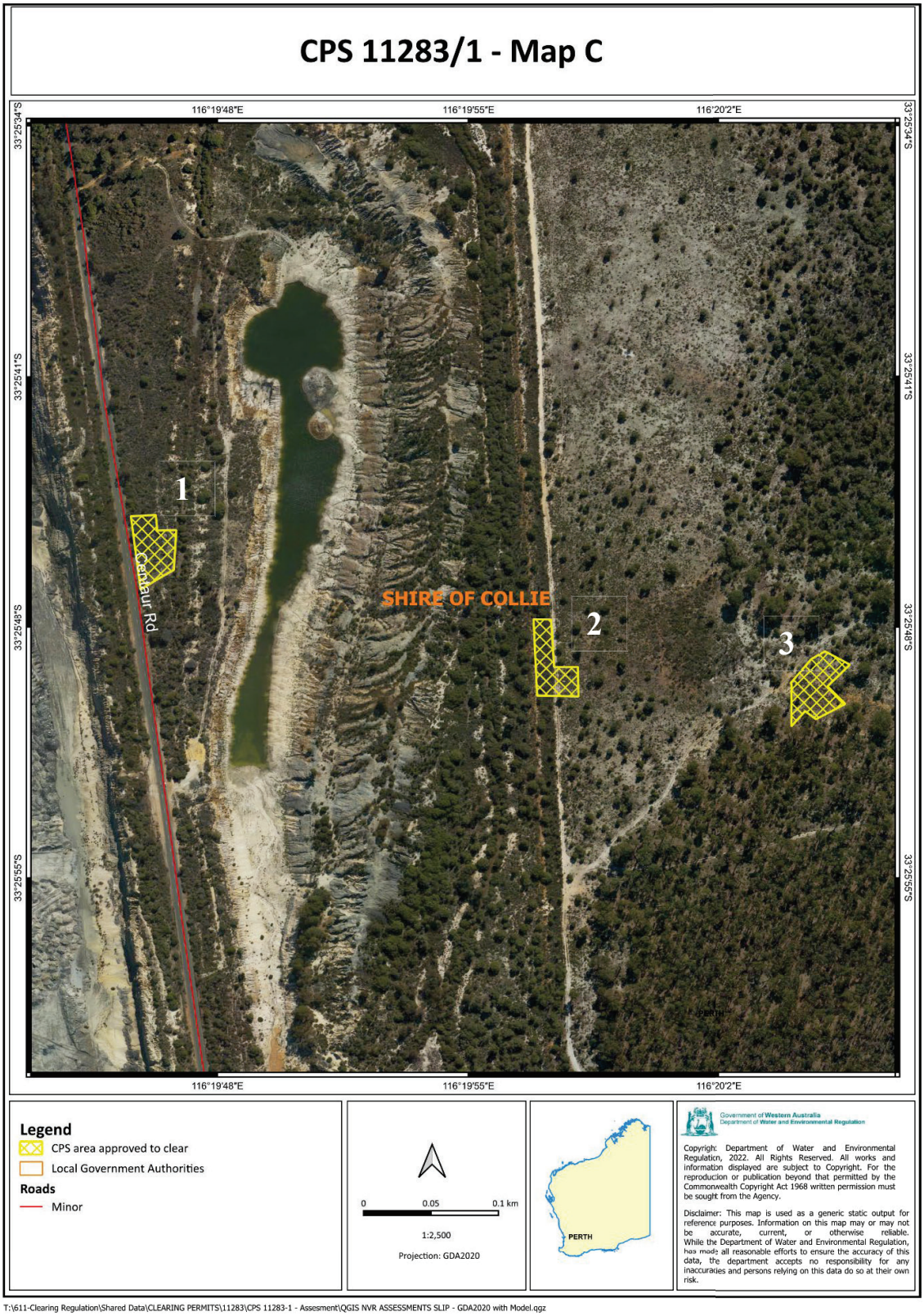

Figure 3: Map of the boundary of the areas within which clearing may occur (cross-hatched yellow)

Government of Western Australia
Department of Water and Environmental Regulation

Clearing Permit Decision Report

1 Application details and outcome

1.1. Permit application details

Permit number:	CPS 11283/1
Permit type:	Purpose permit
Applicant name:	Department of Water and Environmental Regulation
Application received:	1 October 2025
Application area:	1.23 hectares of native vegetation
Purpose of clearing:	Bore construction
Method of clearing:	Mechanical Removal
Property:	Lot 1 on Deposited Plan 52367 Lot 302 on Deposited Plan 52367 Lot 2994 on Deposited Plan 89607 Lot 414 on Deposited Plan 93414 State Forest F24 State Forest F4
Location (LGA area/s):	Shire of Collie
Localities (suburb/s):	Muja, Cardiff

1.2. Description of clearing activities

The vegetation proposed to be cleared is distributed across nine individual areas within three sites (see Figure 1-3, Section 1.5 and below table). The proposed clearing is for the purpose of bore construction to investigate water supply for the State Groundwater Investigation Program, managed by the Department of Water and Environmental Regulation (DWER).

Where a drilled borehole will not be developed into a monitoring well (e.g. no water was located), the borehole, pad and access track (if new) will be rehabilitated. An alternative groundwater borehole location may need to be identified to replace it, and an amendment to this NVCP application would be prepared (DWER, 2025).

The application area was revised during the assessment process in response to finding priority flora during the DWER site inspection (see Appendix D). The change included the removal of 0.65 hectares of native vegetation from the application area (see Table 1 below) to avoid priority species.

Table 1. Change to application area extent during assessment

Site		Area (hectares)	Area changed during assessment (hectares)
A	1	0.13	N/A
	2	0.10	N/A
	3	0.13	N/A
B	1	0.17	N/A
	2	0.18	N/A
	3	0.05	N/A
C	1	0.15	N/A

	2	0.15	0.14
	3	0.21	0.17
Total		**1.27**	**1.23**

1.3. Decision on application

Decision:	Granted
Decision date:	16 January 2026
Decision area:	1.23 hectares of native vegetation as depicted in Section 1.5, below.

1.4. Reasons for decision

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

In making this decision, the Delegated Officer had regard for the site characteristics (see Appendix A), relevant datasets (see Appendix E.1), the findings of a site inspection (see Appendix D), the clearing principles set out in Schedule 5 of the EP Act (see Appendix B), relevant planning instruments and any other matters considered relevant to the assessment (see Section 3.3). The Delegated Officer also took into consideration the purpose, being part of a high priority project for water supply investigations.

The assessment identified that the proposed clearing will result in:

- impacts to fauna individuals utilising the area during the time of clearing,
- the potential introduction and spread of weeds into adjacent vegetation, which could impact on the quality of the adjacent vegetation and its habitat values, and
- potential indirect impacts to priority flora individuals present near the application area.

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 can be minimised and managed to unlikely lead to an unacceptable risk to environmental values. The applicant has suitably demonstrated avoidance and minimisation measures.

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

- Avoid, minimise, and reduce impacts and extent of clearing,
- Undertake weed and dieback management,
- Undertake directional clearing within site B2, C2 and C3,
- Revegetate and rehabilitate by retaining vegetative material and topsoil and respreading over temporarily cleared areas, and
- Demarcate the clearing area to avoid inadvertent removal of priority flora.

1.5. Site maps

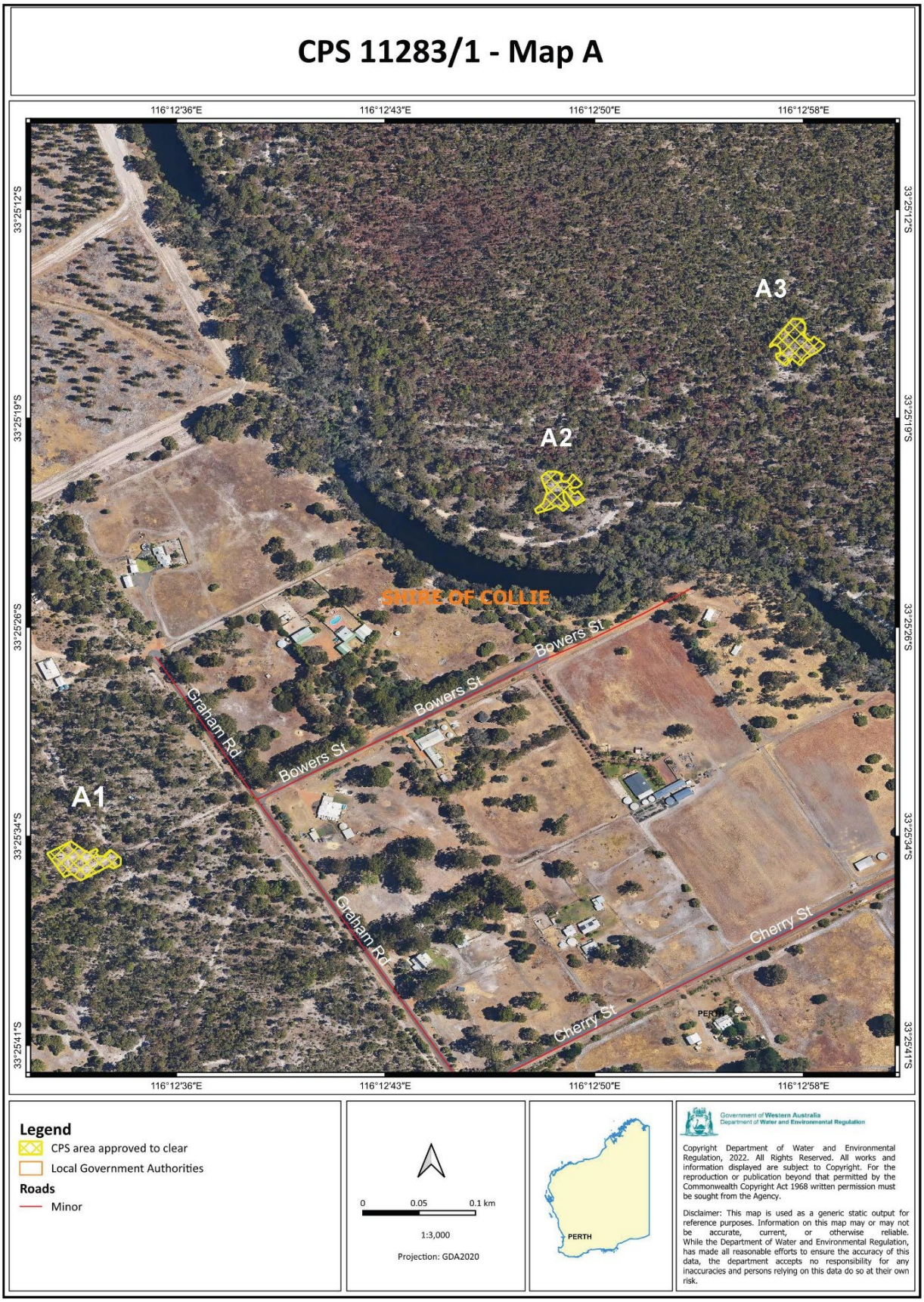

Figure 1 Map of the application area – Map A – Cardiff Town Pool.

Site A1, A2 and A3 identified from west to east. The areas crosshatched yellow indicate the areas authorised to be cleared under the granted clearing permit.

Figure 2 Map of the application area – Map B – Chicken Creek –

Site B1, B2 and B3 identified from west to east. The areas crosshatched yellow indicate the areas authorised to be cleared under the granted clearing permit.

Figure 3 Map of the application area – Map C – Chicken Creek, Lord Fault

Site C1, C2 and C3 identified from west to east. The areas crosshatched yellow indicate the areas authorised to be cleared under the granted clearing permit.

2 Legislative context

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

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

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

Other legislation of relevance for this assessment include:

- *Biodiversity Conservation Act 2016* (WA) (BC Act)
- *Conservation and Land Management Act 1984* (WA) (CALM Act)
- *Country Areas Water Supply Act 1947* (WA) (CAWS Act)
- *Environment Protection and Biodiversity Conservation Act 1999* (Cth) (EPBC Act)
- *Rights in Water and Irrigation Act 1914* (RIWI Act)

The key guidance documents which inform this assessment are:

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

3 Detailed assessment of application

3.1. Avoidance and mitigation measures

The following avoidance and mitigation measures were submitted by the applicant (DWER, 2025a; DWER, 2025b).

Extent of clearing

- Clearing of native vegetation will be restricted to the Pads within the development envelope (DE).
- The Project will utilise existing tracks and roads where possible.
- The minimum Pad area is to be demarcated (e.g. flagging tape or similar) prior to clearing activities. No clearing of native vegetation or ground disturbance is to occur outside of this area.
- Preference will be given to previously disturbed or already cleared vegetation when selecting access tracks where terrain allows.

Flora and Vegetation

- Areas that are sparsely vegetated and/or previously cleared will be used preferentially for the location of pads and access tracks.
- Minimise disturbance by avoiding large trees and shrubs and where feasible, leaving rootstock in the ground to assist with stabilisation and natural regeneration.
- Topsoil (i.e. typically the top 10 mm of soil) and cleared vegetation will be separately stockpiled and re-spread over cleared areas to assist regeneration.

Fauna and Fauna Habitat

- Clearing of native vegetation will be undertaken in a slow, progressive manner in one direction to allow fauna to move away from the clearing area.
- Injury or mortality of fauna will be recorded as an environmental incident.
- Any excavations left open overnight will include fauna egress and be inspected at the start and end of each day for fauna.
- All waste containers will have lids to prevent fauna from eating food scraps or becoming trapped in waste containers.
- Any tree branches and rocks originally removed as part of pad establishment will be used in rehabilitation to promote ground stability and to provide potential fauna habitat.
- A New Finds process will be included in the environmental management plan (EMP), including the discovery of potential human bones.

Weeds

- Standard biosecurity measures will be developed in the EMP and be implemented to mitigate the risk of weeds entering the site or spreading.
- Prior to entering the Basin and moving between pads, vehicles, plant and equipment shall be free of plant material and soil clumps.

Erosion

- Standard management measures regarding erosion and sediment control (including topsoil management) will be implemented during the clearing process within the DF, particularly in Pads close to the Collie River and Chicken Creek.

Acid Sulphate Soils (ASS)

- ASS management measures will be incorporated into the EMP (if required) to appropriately manage the associated impacts for Pads close to the Collie River or Chicken Creek which may have increased ASS risk. This will appropriately manage any potential disturbance of ASS.

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

The assessment against the clearing principles (see Appendix B) identified that the impacts of the proposed clearing present a risk to biological values (fauna, flora and adjacent 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 - Clearing Principles (a), (b), and (c)

The area proposed to be cleared totals 1.23 hectares and is distributed across nine different areas of native vegetation, mapped within three different sites (labelled A, B and C). Refer Appendix A.1 for details on vegetation characteristics of each site.

Fauna

A fauna likelihood assessment was conducted based on the preferred habitat and vegetation types of conservation significant fauna species recorded in the local area (10-kilometre radius from the application area), the site characteristics (see Appendix A), and known species distribution. The likelihood analysis identified four conservation significant fauna species which may occur in the application area (see Appendix A.4.).

***Dasyurus geoffroii* (chuditch, western quoll)**

The western quoll inhabits wet and dry sclerophyll forests, including contiguous jarrah forest and mallee. These areas consist of open forest, low open forest, woodland, and open shrub (DEC, 2012). The vegetation within site A, Cardiff Town Pool is degraded and highly cleared, providing little suitable habitat for the western quoll. Due to the dense shrubland present, site B2 and site C include habitat possibly utilised by the western quoll. Given the extent of clearing proposed, condition of the vegetation and the extent of vegetation remaining surrounding site B2 and site C, the proposed clearing is considered unlikely to significantly impact habitat for the western quoll.

Isoodon fusciventer (quenda, southwestern brown bandicoot)

Suitable habitat for quenda includes scrubby, often swampy, vegetation with dense cover up to 1 m high. Quenda often feed in adjacent forest and woodland that is burnt on a regular basis and in areas of pasture and cropland lying close to dense cover. Populations inhabiting Jarrah and Wandoo forests are usually associated with watercourses (ALA, 2025). Site B2 and all areas in site C may provide habitat for quenda, given the shrub cover and nearby non-perennial water courses. Given the extent of clearing proposed, condition of the vegetation and extent of vegetation surrounding the application area, the proposed clearing is unlikely to impact significant quenda habitat.

***Phascogale tapoatafa wambenger* (south-western brush-tailed phascogale, wambenger)**

The wambenger inhabits dry sclerophyll forests and open woodlands, with hollow-bearing trees (usually eucalypts) and sparse understorey. This species is an opportunistic feeder, foraging on invertebrates, nectar, small birds and small mammals and utilises tree hollows for breeding. Given the lack of large trees in the application area and the presence of dense understorey, the application area is considered unlikely to provide suitable habitat for the wambenger.

***Bettongia penicillata* (woylie, brush-tailed bettong)**

The woylie is known to have once inhabited a wide range of habitats, including low arid scrub or desert spinifex grasslands (ALA, 2025). The desktop assessment identified 188 recordings of the woylie within the local area. The nearest recording is 3.9 kilometres from the application area, and the most recent recording was from 2024. All areas in site C may contain suitable habitat for the woylie. Given the extent of clearing proposed, condition of the vegetation and extent of vegetation surrounding the application area, the proposed clearing is unlikely to impact significant woylie habitat.

Priority Flora

Priority flora species that may be present in the application area are listed in Table A.3. These species were not identified in the application area during DWER's site inspection (DWER, 2025c). Given this, and the largely degraded condition of site B, it is considered unlikely to provide significant habitat for priority flora species.

Two priority flora species, as described below, were identified within and adjacent to Site C during the DWER site inspection (DWER, 2025c). The application area has been revised to remove the areas where the priority flora were recorded, resulting in the removal of 0.65 hectares from the application area (see Figure 4 below). Other priority flora species listed in table A.3. were considered unlikely to occur based on DWER's site inspection. If present, the proposed clearing is unlikely to significantly impact these species given the extent of clearing proposed.

***Daviesia mesophylla* (P2)**

Daviesia mesophylla is commonly found in vegetation types of low sedges, open low woodlands of *Melaleuca preissiana* and *Nuytsia floribunda* on wetlands/sandy clay flats (WA Herbarium, 1998-). The species is not likely to be found in site A due to its degraded condition. During the DWER site inspection (DWER, 2025c) three individuals in site C3 were identified as possibly the *D. mesophylla* species. The applicant revised the application area to avoid clearing of the potential *D. mesophylla* individuals (see Figure 4 below). If present within the application area, the proposed clearing is unlikely to significantly impact the local *D. mesophylla* population given nearby individuals have been avoided.

***Synaphea petiolaris* subsp. *Simplex* (P3)**

Synaphea petiolaris subsp. *simplex* is usually associated with marri, jarrah, or Melaleuca spp., over shrubland dominated by *Nuytsia floribunda*, Banksia spp., Acacia spp., Hakea spp., Taxandria spp., Hypocalymma spp., Xanthorrhoea spp., Kingia australis, and *Stirlingia latifolia* (WA Herbarium, 1998-). The DWER site inspection (DWER, 2025c) identified two potential individuals on the east of site C2 and one individual within the south side of site C3. The applicant revised the application area to avoid clearing of the potential *S. petiolaris* subsp. *simplex* individuals (see Figure 4 below). If present within the application area, the proposed clearing is unlikely to significantly impact the local *S. petiolaris* subsp. *simplex* population given nearby individuals have been avoided.

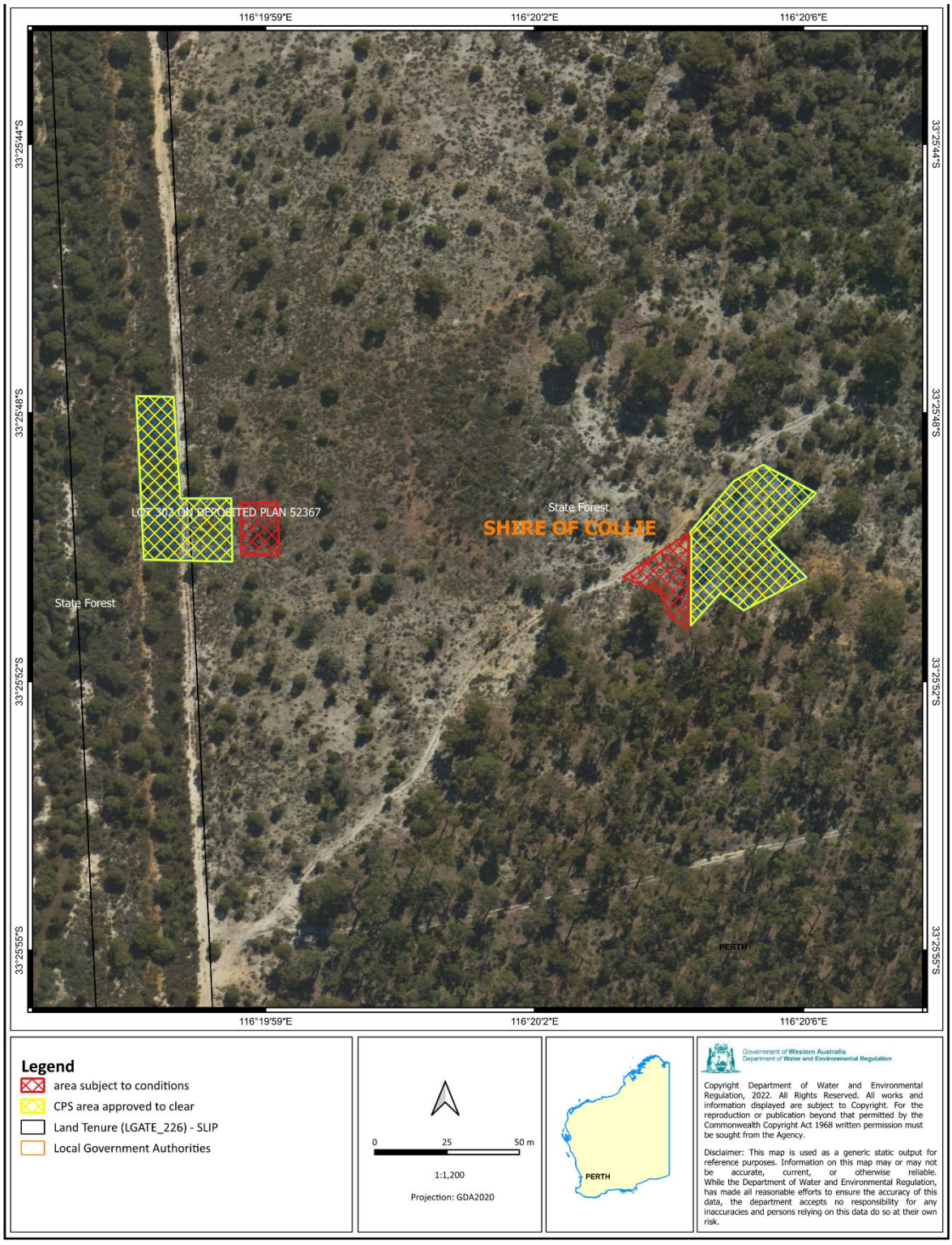

Figure 4. The area cross-hatched red was removed from the application area to avoid impacts to potential priority flora individuals.

Conclusion

Based on the above assessment, the proposed clearing may indirectly impact priority flora individuals recorded nearby. The management measures specified below are considered sufficient to mitigate indirect impacts of the proposed clearing on nearby priority flora.

Site B and C may include habitat suitable for conservation significant fauna species, including woylie, quenda and chuditch. Given the extent of the proposed clearing, condition of the vegetation and the extent of vegetation remaining in the local area, the proposed clearing is unlikely to impact significant habitat for conservation significant fauna. Directional clearing within site B2, C2, and C3 will minimise impacts to individual fauna that may be present at the time of clearing.

Conditions

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

- avoidance and minimisation to reduce the impacts and extent of clearing,
- take hygiene steps to minimise the risk of the introduction and spread of weeds and dieback to adjacent vegetation,
- directional clearing within site B2, C2 and C3 to allow fauna to move into adjacent vegetation to minimise impacts to individual fauna,
- revegetate and rehabilitate by retaining vegetative material and topsoil and respreading over temporarily cleared areas,
- demarcate the clearing area to avoid inadvertent removal of adjacent native vegetation and priority flora.

3.3. Relevant planning instruments and other matters

DWER has a current application for a 26D licence to construct or alter a well under the *Rights in Water and Irrigation Act 1914*. The proposed works will not commence until the relevant licence is granted.

The Shire of Collie were given the opportunity to provide comments on the application and no comments were received.

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

Site A2 intersects a small portion of a contaminated site Riffle Range Collie Reserve 15074. Advice received under the *Contaminated Sites Act 2003* by the department's contaminated sites branch noted that based on the site's historical use as a rifle range, a suitable management plan including an unexpected finds protocol is advised for the proposed clearance works to address potential contaminated soils that may be encountered including associated risks to human health and the environment (DWER, 2025d).

The subject land lies within the *Country Areas Water Supply Act 1947* (CAWS Act) Wellington Dam Catchment Area. There is no CAWS Act compensation history for any of the properties subject to the proposal (DWER, 2025d). The application area falls within Zone D, a low salinity risk area of the catchment where the CAWS Act Policy and Guidelines for Licences to Clear allow for clearing for any purpose subject to greater than the statutory one-tenth of native vegetation remaining within the subject land holdings (DWER, 2025d). Analysis of recent aerial imagery indicates that none of the land parcels will fall below the one-tenth limitation (DWER, 2025d).There is no objection to the proposal based on CAWS Act requirements (DWER, 2025d).

End

Appendix A. Site characteristics

A.1. Site characteristics

The information provided below describes the key characteristics of the application area and is based on the best information available to DWER at the time of this assessment. This information was used to inform the assessment of the clearing against the Clearing Principles, contained in Appendix B.

Characteristic	Details
Local context	The area proposed to be cleared is a 1.23 hectare area across nine different areas of native vegetation, mapped within three different sites (see section 1.5). The application area is in the intensive land use zone of Western Australia. Site A (see Figure 1) is adjacent to rural zoned freehold lots, a waterway and state forest. Site B (see Figure 2) is adjacent to state forest, rural private land, and a public road. Site C (see Figure 3) is within a state forest, adjacent to rural private owned land, a public road and a coal mine. The desktop assessment indicates the local area (10 kilometre radius from the centre of the area proposed to be cleared) retains approximately 65.5 per cent of the original native vegetation cover.
Ecological linkage	There are no mapped ecological linkages intersecting the application area.
Conservation areas	Site C and site A3 are within state forest managed by DBCA.
Vegetation description	Photographs supplied by the applicant (DWER, 2025b) and a DWER site inspection (DWER, 2025c) indicates the vegetation within the proposed clearing area consists of: Site A: • small patches of native vegetation remaining. Only selected trees proposed to be cleared. Site B: • area 1 - Proteaceae shrub over cleared grassland over sandy soils. • area 2 - Melaleuca/Kunzea sp. over a dense native understorey and dead vegetation over sandy and clay soils. • area 3 - Areas cleared for tracks with small shrubs over sandy soils. Site C: • area 1 - few Acacia sp. over low native shrub and grasses. • area 2 - Acacia sp./Banksia sp. over native dense shrubland with sandy soils. • area 3 - Acacia sp./Banksia sp. over native dense shrubland with sandy soils. This is broadly consistent with the mapped vegetation types: Site A: • Collie Plain, Depressions and Swamps which is described as open woodland of *Melaleuca preissiana* - *Banksia littoralis* - *Banksia ilicifolia* with some *Eucalyptus patens* on moister sites, Banksia spp. on drier sites of valley floors in the subhumid zone (Mattiske et al., 1998). Site B and C: • Collie Plain, Uplands, which is described as open woodland of *Allocasuarina fraseriana* - Banksia spp. - *Xylomelum occidentale* - *Nuytsia floribunda* on sandy soils on valley slopes in the subhumid zone (Mattiske et al., 1998). The mapped vegetation types retain approximately 59.51 and 53.89 per cent of the original extent, respectively (Government of Western Australia, 2019).
Vegetation condition	Photographs supplied by the applicant (DWER, 2025b) and DWER site inspection (DWER, 2025c) indicate that the vegetation within the proposed clearing area ranges from Degraded to Excellent (Keighery, 1994) condition.

<table>
<tr><th>Characteristic</th><th>Details</th></tr>
<tr><td></td><td>Site A is in degraded condition, site B area 1 and 3 are in degraded to completely degraded condition, with area 2 in very good condition and site C is in excellent condition.
The full Keighery (1994) condition rating scale is provided in Appendix C. Representative photos are available in Appendix D.</td></tr>
<tr><td>Climate and landform</td><td>Collie is a Mediterranean warm climate which has an annual rainfall of 23 millimetres over 31 rainy days, wettest month is July with an average rainfall of 114mm, with its driest month in February.</td></tr>
<tr><td>Soil description</td><td>The soil is mapped as Coalfields System (255Cf), described as gently undulating plain over coal basins, in the south of the Western Darling Range. Sandy gravel, deep sand and non-saline wet soils. Jarrah-marri-paperbark woodland (DPIRD, 2019).</td></tr>
<tr><td>Land degradation risk</td><td>
<table>
<tr><th>Risk categories</th><th>Land Unit 1</th></tr>
<tr><td rowspan="2">Wind erosion</td><td>Site A: >70% of map unit has a high to extreme wind erosion risk</td></tr>
<tr><td>Site B and C: M2 - 30-50% of map unit has a high to extreme wind erosion risk</td></tr>
<tr><td>Water erosion</td><td>All sites: L1 - <3% of map unit has a high to extreme water erosion risk</td></tr>
<tr><td>Salinity</td><td>All sites: L1 - <3% of map unit has a moderate to high salinity risk or is presently saline</td></tr>
<tr><td>Subsurface Acidification</td><td>All sites: H2 - >70% of map unit has a high subsurface acidification risk or is presently acid</td></tr>
<tr><td>Flood risk</td><td>All sites: L1 - <3% of the map unit has a moderate to high flood risk</td></tr>
<tr><td rowspan="2">Water logging</td><td>Site A: L2 - 3-10% of map unit has a moderate to very high waterlogging risk</td></tr>
<tr><td>Site B and C: H1 - 50-70% of map unit has a moderate to very high waterlogging risk</td></tr>
<tr><td rowspan="2">Phosphorus export risk</td><td>Site A: M1 - 10-30% of map unit has a high to extreme phosphorus export risk</td></tr>
<tr><td>Site B and C: H1 - 50-70% of map unit has a high to extreme phosphorus export risk</td></tr>
</table>
</td></tr>
<tr><td>Waterbodies</td><td>Sites B and C intersect a mapped inland flat inundation area and manmade drainage lines.</td></tr>
<tr><td>Hydrogeography</td><td>The application area is within the Collie River Irrigation District Sub-Area No 2 and Collie Groundwater Area, as proclaimed under the RIWI Act.
The application area is within the Wellington Dam Catchment Area Zone D clearing control catchment area under the CAWS Act.</td></tr>
<tr><td>Flora</td><td>According to available databases, there are 25 conservation significant flora species recorded within the local area of all three sites.
Nine priority species and one threatened flora species have been recorded within the same soil and vegetation type as site A.
Six priority species and two threatened species have been recorded in the same vegetation type and soil type as site B and site C.</td></tr>
<tr><td>Ecological communities</td><td>The closest mapped threatened ecological community is located approximately 5.8 kilometres from the application area.</td></tr>
<tr><td>Fauna</td><td>According to available databases, there are 18 conservation significant fauna species recorded in the local area of site A and 17 conservation significant fauna species recorded in the local area of site B and C.</td></tr>
</table>

A.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**					
Jarrah Forest	4,506,660.25	2,399,838.15	53.25	1,673,614.25	37.136
Vegetation complex*					
Site A - Collie Plain Muja	10,200.51	6,070.00	59.51	4470.56	43.83
Site B & C - Collie plain Cardiff - Uplands	6,236.58	3,360.93	53.89	2781.51	44.6
Local area (10km radius)					
Site A	33,493.00	22,565.00	67.37	-	-
Site B & C	32,664.00	21,840.00	66.86	-	-

*Government of Western Australia (2019a)

**Government of Western Australia (2019b)

A.3. Flora analysis table

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

Site A: N/A

Site B

Species name	Conservation status	Suitable habitat features? [Y/N]	Suitable vegetation type? [Y/N]	Suitable soil type? [Y/N]	Distance of closest record to application area (km)	Number of known records (total)
Acacia semitrullata	P4	Y	Y	Y	0.4	8
Leucopogon extremus	P2	Y	Y	Y	0.44	3
Loricobbia skinneri	P4	Y	Y	Y	0.3	7

Site C

Species name	Conservation status	Suitable habitat features? [Y/N]	Suitable vegetation type? [Y/N]	Suitable soil type? [Y/N]	Distance of closest record to application area (km)	Number of known records (total)
Acacia semitrullata	P4	Y	Y	Y	0.4	8
Daviesia mesophylla	P2	Y	Y	Y	0.06	7
Synaphea petiolaris subsp. simplex	P3	Y	Y	Y	0.02	2

A.4. Fauna analysis table

Site A: N/A

Site B and C

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)
chuditch, western quoll	VU	Y	Y	2.3	285
quenda, southwestern brown bandicoot	P4	Y	Y	3.4	76
south-western brush-tailed phascogale, wambenger	CD	N	Y	1.9	13
woylie, brush-tailed bettong	CR	Y	Y	3.9	188

CR: critically endangered, VU: vulnerable, P: priority

Appendix B. Assessment against the clearing principles

Assessment against the clearing principles	Variance level	Is further consideration required?
Environmental value: biological values		
Principle (a): *"Native vegetation should not be cleared if it comprises a high level of biodiversity."* Assessment: Given the condition of sites A, B1 and B3, these areas are unlikely to comprise a high level of biodiversity. The DWER site inspection found two potential priority flora species (*Daviesia mesophylla* and *Synaphea petiolaris* subsp. *simplex*) within site C2 and site C3. The application area was amended to avoid the potential priority flora individuals.	At variance	Yes *Refer to Section 3.2.1, above.*
Principle (b): *"Native vegetation should not be cleared if it comprises the whole or a part of, or is necessary for the maintenance of, a significant habitat for fauna."* Assessment: Site A is not likely to provide suitable habitat for conservation significant fauna given the condition of the vegetation. Site B and C may provide habitat for conservation significant fauna.	At variance	Yes *Refer to Section 3.2.1, above.*
Principle (c): *"Native vegetation should not be cleared if it includes, or is necessary for the continued existence of, threatened flora."* Assessment: A flora likelihood assessment was conducted based on habitat and soil preferences, vegetation in the application area, and known species distribution. The assessment and DWER's site inspection did not identify suitable vegetation or habitat for threatened flora species in the application area. Given this, the proposed clearing is not likely to impact threatened flora species.	Not likely to be at variance	No
Principle (d): *"Native vegetation should not be cleared if it comprises the whole or a part of, or is necessary for the maintenance of, a threatened ecological community."* Assessment: The application area does not contain species that can indicate a threatened ecological community. The closest mapped threatened ecological community is located approximately 5.8 kilometres from the application area.	Not likely to be at variance	No
Environmental value: significant remnant vegetation and conservation areas		
Principle (e): *"Native vegetation should not be cleared if it is significant as a remnant of native vegetation in an area that has been extensively cleared."* Assessment: The extent of native vegetation in the local area, mapped vegetation complexes and IBRA bioregion are consistent with the national objectives and targets for biodiversity conservation in Australia. The vegetation proposed to be cleared is not considered to be part of a significant ecological linkage in the local area.	Not likely to be at variance	No

Assessment against the clearing principles	Variance level	Is further consideration required?
Principle (h): *"Native vegetation should not be cleared if the clearing of the vegetation is likely to have an impact on the environmental values of any adjacent or nearby conservation area."* Assessment: Site A and C are within DBCA Legislated Lands and Waters, being State Forest 24. DBCA has confirmed their support of the clearing application to construct bores in the State Forest. Approval for the clearing and installation of the bores within State Forest will come from the Disturbance Approval System (DBCA, 2025). Given this, and the extent of the application area, the proposed clearing is unlikely to significantly impact environmental values of the conservation area.	Not likely to be at variance	No
Environmental value: land and water resources		
Principle (f): "Native vegetation should not be cleared if it is growing in, or in association with, an environment associated with a watercourse or wetland." Assessment: Site B and C intersect a mapped manmade drain. Given the extent of clearing proposed and degraded condition of the vegetation surrounding the drains, the proposed clearing is unlikely to significantly impact the manmade drains. The application area lies within the CAWS Act Wellington Dam Catchment Area. See section 3.3 for further information.	Not likely to be at variance	Yes *Refer to section 3.3, above.*
Principle (g): *"Native vegetation should not be cleared if the clearing of the vegetation is likely to cause appreciable land degradation."* Assessment: Noting the extent of the application area and the condition of the vegetation, the proposed clearing is not likely to have an appreciable impact on land degradation. See table C.5 for details on land degradation risks.	Not likely to be at variance	No
Principle (i): *"Native vegetation should not be cleared if the clearing of the vegetation is likely to cause deterioration in the quality of surface or underground water."* Assessment: Site B and C intersect a mapped manmade drain. Given the extent of clearing proposed and degraded condition of the vegetation surrounding the drains, the proposed clearing is unlikely to significantly deteriorate surface water quality. The purpose of clearing is for bore construction for the State Groundwater Investigation Program. The required 26D licence under the RIWI Act will regulate and minimise impacts to groundwater.	Not likely to be at variance	Yes *Refer to section 3.3, above.*
Principle (j): *"Native vegetation should not be cleared if the clearing of the vegetation is likely to cause, or exacerbate, the incidence or intensity of flooding."* Assessment: The mapped soils in the application area have a low flood risk. Given this, along with the purpose of the application and the extent of the clearing, the proposed clearing is unlikely to contribute to increased incidence or intensity of flooding.	Not likely to be at variance	No

Appendix C. Vegetation condition rating scale

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

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

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

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

Appendix D. Photographs of the vegetation (DWER, 2025b) and DWER site inspection (DWER, 2025c)

Clearing permit application supporting images (DWER, 2025b):

Site A area 1

Site A area 2

Site A area 3

Site B area 1

Site B area 2

Site C, area 1

Site C - area 2

DWER site inspection (DWER, 2025c):

Site B area 1 (B1)

Site B area 2 (B2)


2025/11/06


2025/11/06


2025/11/06


2025/11/06


2025/11/06


2025/11/06

Site B area 3 (B3)

Site C area 1 (C1)

Site C area 2 (C2)

Site C area 3 (C3)

Potential *Daviesia mesophylla* and *Synaphea petiolaris* subsp. *Simplex* individuals excluded from the application area:

Appendix E. Sources of information

E.1. GIS databases

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

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

E.2. References

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Department of Water and Environmental Regulation (2025a) *Clearing permit application CPS 11283/1*, received 1 October 2025 (DWER Ref: DWERVT20060~1).

Department of Water and Environmental Regulation (2025b) *Supporting information for clearing permit application CPS 11283/1,* received 1 October 2025 (DWER Ref: DWERDT1214376).

Department of Water and Environmental Regulation (DWER) (2025c) *Site Inspection Report for Clearing Permit Application CPS 11283/1,* 6 November 2025. Department of Water and Environmental Regulation, Western Australia (DWER Ref: DWERDT1241017).

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