



CLEARING PERMIT

Granted under section 51E of the Environmental Protection Act 1986

PERMIT DETAILS

Area Permit Number: CPS 11326/1
File Number: DWERVT20377
Duration of Permit: From 5 June 2026 to 5 June 2034

PERMIT HOLDER

Jeda Fraser SMSF Pty Ltd

LAND ON WHICH CLEARING IS TO BE DONE

Lot 131 on Deposited Plan 406745, Augusta

AUTHORISED ACTIVITY

The permit holder must not clear more than 15 native trees within the area cross-hatched yellow in Figure 1 of Schedule 1.

CONDITIONS

1. Period during which clearing is authorised

The permit holder must not clear any *native vegetation* after 5 June 2028.

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

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

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

3. Weed 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.

4. Wind erosion management

The permit holder must commence horticultural works no later than three (3) months after undertaking authorised clearing to reduce the potential for wind erosion.

5. Revegetation and rehabilitation

- (a) Within 12 months of commencing clearing authorised under this permit, at an optimal time and no later than 5 June 2029, the permit holder must rehabilitate and revegetate the area cross-hatched red on Figure 2 of Schedule 1 by:
 - (i) undertake best practice soil preparation techniques including ripping and mulching to promote plant survival.
 - (ii) deliberately *planting* and/or *direct seeding* of 40 peppermint trees consistent with completion criteria detailed in Table 3 of Schedule 2 of this permit and ensuring only *local provenance* seeds and propagating material are used;
 - (iii) undertake *weed* control activities to achieve and maintain the minimum completion criteria specified on Table 3 of Schedule 2; and
 - (iv) undertake monitoring of the areas *rehabilitated* and *revegetated* under condition 5 of this permit by an *environmental specialist* in accordance with Table 3 of Schedule 2 until the completion criteria listed in Table 3 of Schedule 2 have been met.
- (b) The permit holder must undertake remedial actions for areas *rehabilitated* and *revegetated*, where monitoring indicates that the *rehabilitation* and *revegetation* has not met the completion criteria specified in Table 3 of Schedule 2, including:
 - (i) *rehabilitate* and *revegetate* the area by deliberately *planting* and/or *direct seeding native vegetation* that will result in the minimum completion criteria detailed in Table 3 of Schedule 2 and ensuring only *local provenance* seeds and propagating material are used;
 - (ii) additional *weed* control activities.
 - (iii) annual monitoring of the *rehabilitated* and *revegetated* areas by an *environmental specialist*, until the completion criteria are met; and
 - (iv) where an *environmental specialist* has determined that the completion criteria, outlined in Table 3 of Schedule 2 has been met, that determination shall be submitted to the *CEO* within three months of the determination being made by the *environmental specialist*.

6. Records that must be kept

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

Table 1: Records that must be kept

No.	Relevant matter	Specifications
1.	In relation to the authorised clearing activities generally	<ul style="list-style-type: none"> (a) the species composition, structure, and density of the cleared area; (b) the location where the clearing occurred, recorded using a Global Positioning System (GPS) unit set to GDA2020, expressing the geographical coordinates in Eastings and Northings; (c) the date that the area was cleared; (d) the size of the area cleared (in hectares); (e) actions taken to avoid, minimise, and reduce the impacts and extent of clearing in accordance with condition 2; (f) actions taken to minimise the risk of the introduction and spread of <i>weeds</i> and <i>dieback</i> in accordance with condition 3; and (g) actions taken in accordance with condition 4.
2.	In relation to the <i>rehabilitation</i> and <i>revegetation</i> of areas pursuant to condition 5 of this permit	<ul style="list-style-type: none"> (a) description of the <i>rehabilitation</i> and <i>revegetation</i> activities undertaken each year, once commenced, outlined in a report produced by an <i>environmental specialist</i>; (b) the location and size of the areas <i>rehabilitated</i> and <i>revegetated</i> (in hectares) recorded using a GPS unit set to GDA 2020, expressing the geographical coordinates in Eastings and Northings or decimal degrees; (c) the date that <i>rehabilitation</i> and <i>revegetation</i> works began; (d) results of annual monitoring against the completion criteria; (e) the date completion criteria area considered to have been met; and (f) any other actions in accordance with condition 5.

7. Reporting

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

DEFINITIONS

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

Table 2: Definitions

Term	Definition
CEO	Chief Executive Officer of the department responsible for the administration of the clearing provisions under the <i>Environmental Protection Act 1986</i> .
clearing	has the meaning given under section 3(1) of the EP Act.
condition	a condition to which this clearing permit is subject under section 51H of the EP Act.
dieback	means the effect of <i>Phytophthora</i> species on native vegetation.
direct seeding	direct seeding means a method of re-establishing vegetation through the establishment of a seed bed and the introduction of seeds of the desired plant species.
department	means the department established under section 35 of the <i>Public Sector Management Act 1994 (WA)</i> and designated as responsible for the administration of the EP Act, which includes Part V Division 3.
EP Act	<i>Environmental Protection Act 1986 (WA)</i>
environmental specialist	means a person who holds a tertiary qualification in environmental science or equivalent and has a minimum of two (2) years' work experience relevant to the type of environmental advice that an environmental specialist is required to provide under this permit, or who is approved by the CEO as a suitable environmental specialist.
fill	means material used to increase the ground level, or to fill a depression.
local provenance	means native vegetation seeds and propagating material from natural sources within 25 kilometres and the same Interim Biogeographic Regionalisation for Australia (IBRA) subregion of the area cleared.
mulch	means the use of organic matter, wood chips or rocks to slow the movement of water across the soil surface and to reduce evaporation.
native vegetation	has the meaning given under section 3(1) and section 51A of the EP Act.
optimal time	means the period between April and June
planting	means the re-establishment of vegetation by creating soil conditions and planting seedlings of the desired species
revegetate/revegetated/ 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.

Term	Definition
rehabilitate/rehabilitated/rehabilitation	means actively managing an area containing native vegetation in order to improve the ecological function of that area.
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



C Robertson
12.05.2026
3.20PM

Caron Robertson
MANAGER
NATIVE VEGETATION REGULATION

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

11 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 (cross hatched red) within which rehabilitation and revegetation under condition 5 must occur

SCHEDULE 2

Table 3: Completion Criteria

Environmental Value	Completion Criteria	Monitoring Method
Planting of 40 tube stocks/ direct seeding	Survival of at least 40 planted peppermint trees for a minimum of 5 years	Assess plant survival and growth regularly for at least five years
Percentage of weed present	Weed coverage less than 10% within the revegetation area	Assess weed coverage regularly for at least five years
Declared weeds	No Declared weeds under the <i>Biosecurity and Agricultural Act 2007</i> present within the revegetation area	Assess presence of declared weeds regularly for at least five years



Clearing Permit Decision Report

1 Application details and outcome

1.1. Permit application details

Permit number:	CPS 11326/1
Permit type:	Area permit
Applicant name:	Jeda Fraser SMSF Pty Ltd
Application received:	6 November 2025
Application area:	15 native trees
Purpose of clearing:	Horticulture (planting a mix of hazelnut and oak trees)
Method of clearing:	Mechanical
Property:	Lot 131 on Deposited Plan 406745
Location (LGA area/s):	Shire of Augusta Margaret River
Localities (suburb/s):	Augusta

1.2. Description of clearing activities

The vegetation proposed to be cleared is 15 individual trees scattered along a non-perennial water course (see Figure 1, Section 1.5). The proposed clearing includes 15 peppermint trees (*Agonis flexuosa*).

The application was revised during the assessment process in response to a request for further information regarding the clearing of eucalyptus species. As a result, the proposed clearing was reduced from 35 trees to 15 trees. A total of 20 trees were excluded from the clearing footprint, as they do not meet the definition of native vegetation under the *Environmental Protection Act 1986* (EP Act) (Jeda Fraser SMSF Pty Ltd, 2026b).

The final purpose of the proposed clearing area is for horticulture. The trees to be cleared will make room for planting a mix of French oak and Hazelnut trees (approximately 100 trees in total) for truffle production, which will be irrigated.

1.3. Decision on application

Decision:	Granted
Decision date:	12 May 2026
Decision area:	15 native trees, as depicted in Section 1.5, below.

1.4. Reasons for decision

This clearing permit application was submitted, accepted, assessed and determined in accordance with sections 51E and 51O of the *Environmental Protection Act 1986* (EP Act). The Department of Water and Environmental Regulation (the department) advertised the application for 21 days and one public submission was received. Consideration of matters raised in the public submission are summarised in Appendix B.

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

- the site characteristics (see Appendix C);
- relevant datasets (see Appendix I.1);

- the clearing principles set out in Schedule 5 of the EP Act (see Appendix D);
- photographs of the vegetation from a site inspection conducted by the DPIRD (see photographs in Appendix F); and
- other matters considered relevant to the assessment (see Section 3.3), being:
 - development approval granted by the Shire of Augusta Margaret River;
 - advice received from the Shire of Augusta Margaret River;
 - advice received from the Department of Primary Industries and Regional Development (DPIRD); and
 - advice received from the departments southwest water regulation team.

The assessment identified that the proposed clearing will result in:

- the loss of 15 peppermint trees which are suitable primary foraging habitat for critically endangered western ring tail possum;
- the potential introduction and spread of weeds; and
- potential land degradation in the form of wind erosion resulting from removal of surrounding vegetation

After consideration of the available information, as well as the applicant's minimisation and mitigation measures (see Section 3.1), the Delegated Officer determined the proposed clearing is unlikely to have long-term adverse impacts on environmental values and can be minimised and managed to mitigate the short-term risks. The applicant has suitably demonstrated avoidance and minimisation measures, including rehabilitation planting, to counterbalance the impacts to foraging habitats for critically endangered western ring tail possum (see section 3.1).

The Delegated Officer decided to grant a clearing permit subject to the following 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;
- commence horticultural planting within three months of authorised clearing being conducted to minimise wind erosion impacts; and
- revegetate and rehabilitate the areas cross hatched red in Figure 2 by planting of 40 peppermint trees.

1.5. Site maps



Figure 1: Map of the boundary of the area cross hatched yellow indicates the areas authorised to be cleared under the granted clearing permit.



Figure 2: The red cross-hatched area indicates the location where rehabilitation and revegetation must occur.

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 polluter pays principle
- the principle of the conservation of biological diversity and ecological integrity.

Other legislation of relevance for this assessment include:

- *Biodiversity Conservation Act 2016* (WA) (BC Act)
- *Environment Protection and Biodiversity Conservation Act 1999* (Cth) (EPBC Act)
- *Planning and Development Act 2005* (WA) (P&D Act)
- *Soil and Land Conservation Act 1945* (WA)

The key guidance documents which inform this assessment are:

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

3 Detailed assessment of application

3.1. Avoidance and mitigation measures

Evidence was submitted by the applicant, demonstrating that suitable avoidance and mitigation measures have been taken to avoid and minimise impacts to environmental values.

Avoidance

The applicant advised that avoidance measures have been implemented where possible to protect significant environmental values, including fauna habitats. The applicant has avoided three mature peppermint trees near the dam which will be retained to help preserve the environmental values of the site for western ringtail possums (Jeda Fraser SMSF Pty Ltd, 2026a). The Shire of Augusta Margaret River confirms that the applicant has agreed to retain all mature marri and peppermint trees, removing only small peppermint trees (Diameter Breast Height (DBH <5cm)) with low habitat values (Shire of Augusta Margaret River, 2026). The applicant intends to access the clearing area via the property's main track, minimizing disturbance to local flora and fauna.

Mitigation

The applicant will allow grasses to regrow in open spaces to reduce land degradation from wind erosion, as requested by the department. The applicant has committed to having a fauna handler present at the time of clearing to mitigate injuries to fauna individuals present onsite at the time of clearing (Jeda Fraser Pty Ltd, 2026).

Rehabilitation

The department considered that the proposed clearing area may provide low to moderate potential habitat for western ringtail possums considering the records of this species within the local area and the distance to the closest record. The applicant has committed to mitigation actions (rehabilitation) by planting 40 peppermint trees along the creek line adjacent to the clearing area (see Figure 2).

The department calculated the value of the mitigation actions proposed using the WA environmental offsets calculator (mitigation credit table) with consideration for the procedure for environmental offsets metric inputs. The department determined that revegetation of 40 peppermint trees at the proposed location would be required to counterbalance 100 per cent of the residual impact of clearing.

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 and committed to sufficient rehabilitation actions to counterbalance 100 per cent the impacts of the proposed clearing. No significant residual impact remains, after consideration of avoidance and mitigation measures, and therefore no environmental offset is required to counterbalance the proposed clearing.

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 land resources. 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 explained below.

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

Assessment

During a site inspection conducted by the Shire of Augusta Margaret River (the Shire), it was noted the peppermint trees proposed to be cleared did not contain any possum dreys and were of low habitat value. The Shire advised that the site contained no threatened flora or ecological communities. A review of the Shire's environmental assessment that was provided as part of the Structure Plan states no declared rare flora species were found on the site (Shire of Augusta Margaret River, 2026). Mature peppermint trees (with a DBH of 10cm or greater) and marri trees were identified as being a priority for retention. No marri trees are proposed for removal, and the applicant has confirmed that all peppermint trees to be cleared have a DBH of less than 5cm with low habitat values (Shire of Augusta Margaret River, 2026).

The proposed clearing area was amended during assessment to exclude vegetation not classified as native vegetation. The original clearing area included 20 gum (eucalypt) trees that were later identified to have been planted for a purpose other than conservation and therefore are not regulated as native vegetation under the *Environmental Protection Act 1984* (EP Act).

One public submission was received objecting to the removal of the gum trees on the basis that they may provide habitat for conservation significant black cockatoo species. Given the trees are not native vegetation, as defined by the EP Act, the department has not further considered the impact of removal of these trees.

The environmental impact of the amended clearing area (application area), comprising 15 peppermint trees is further considered below. According to available datasets there are records of 78 species of conservation listed fauna within the local area (10-kilometre radius). Of these, the application area may contain suitable habitat for two species. This assessment is based on the suitability of habitat for these species within the application area and the number of records within the local area. These species include:

- Western Ringtail Possum (*Pseudocheirus occidentalis*) (Critically Endangered)
- Quenda (*Isoodon fusciventer*) (Priority 4).

Western Ringtail Possum

The Western Ringtail Possum (WRP) is a medium sized, nocturnal species that roams through the trees at night, feeding on leaves of eucalypt, marri and peppermint trees and other fruits and flowers. It has a long, thin tail with a white tip that helps it to move through the trees and carry nesting material (DCCEEW, 2023). The current distribution of WRP is patchy and largely restricted to the moister south-western corner of Western Australia (de Tores, 2008), especially near coastal areas of peppermint woodland and peppermint/tuart associations from the Australind/Eaton area to the Waychinicup National Park (DEC, 2012). The main identified threats to the western ringtail possum are habitat loss and fragmentation, predation, especially by introduced predators and changing fire regimes. Potential threats include climate change, competition with brushtail possum, road traffic, loss of coastal peppermint trees from dieback caused by *Phytophthora cinnamomi*, insect attack, and myrtle rust (*Puccinia psidii*) (DoEE, 2013).

There are 5740 records of WRP within the local area with the closest 1.35 kilometres from the application area, however, the application area is not mapped as high-quality habitat for WRP. The Shire advised that they did not observe any dreys with the trees proposed to be cleared and that they trees appeared to have low habitat value. The applicant has agreed to retain mature peppermint trees adjacent to the non-perennial water course. The trees proposed to be cleared are isolated juvenile peppermint trees and are not likely to provide significant habitat for WRP. The trees are not connected to the remaining remnant vegetation within the local area. Given the high number of records of WRP within the local area and distance to the closest record, the department has applied the precautionary principle and determined that the cumulative loss of primary foraging habitat may have a significant impact on WRP present locally. The applicant has committed to mitigating the potential impacts to WRP through mitigation actions

(rehabilitation) through planting of 40 peppermint trees along the adjacent water course (same property location) to provide the additional habitat value for WRP's within the local area.

Quenda

Quenda (*Isoodon fusciventer*) prefers dense scrubby, often swampy, vegetation with dense cover up to one metre high. It also occurs in woodlands and may use less ideal habitat where this habitat occurs adjacent to thicker, more desirable vegetation (Department of Environment and Conservation (DEC), 2012). This species has been recorded approximately 1.93 kilometres from application area.

Noting the lack of preferred habitat for this species within the application area, the extent of clearing in the local area and completely degraded (Keighery, 1994) condition of native vegetation within the application area, the vegetation within the application area is not likely to provide significant habitat for this species.

Conclusion

Based on the above assessment, the proposed clearing may impact on WRP's foraging habitat. The proposed clearing may contribute to the cumulative loss of foraging habitat for WRP present within the local area and therefore may be at variance to this principle. Given the lack of denning habitat for conservation significant fauna, the extent of clearing and noting clearing will occur during daylight hours, the potential impact of clearing on fauna present within the vegetation at the time of clearing is minimal. The applicant is committed to mitigating potential impacts to fauna present on site at the time of clearing through engagement of a fauna handler to inspect the vegetation at the time of clearing to prevent injury to individuals. Noting the low risk presented to fauna present at the site, and the applicants existing commitment, the Delegated Officer determined that no condition requiring a fauna spotter is required to further mitigate the risks of the proposed clearing.

Conditions

To address the above residual impacts, the following management measures will be required as conditions on the clearing permit to mitigate the cumulative impacts to WRP foraging habitat;

- revegetate and rehabilitate by planting 40 peppermint trees, within the areas cross hatched red in Figure 2.

3.2.2. Land degradation - Clearing Principles (g)

The soils within the application area and surrounds have been mapped as being highly prone to wind erosion and subsurface acidification.

The land degradation assessment report from the Department of Primary Industries and Regional Development (DPIRD) states that the area slopes southwest, starting at 33m Australian Height Datum (AHD) in the northeast and dropping to about 32m AHD in the southwest. The report also identifies wind erosion as a potential risk if these map units are not stabilised by vegetation. The DPIRD report states "that the clearing involves only individual trees making up less than one hectare, and that full ground cover will be preserved after clearing while the new trees grow." The DPIRD advises that restoring and maintaining ground cover after clearing lowers wind erosion risk. Also noted that no existing erosion was observed on the property at the time of their inspection (DPIRD, 2026).

To mitigate potential wind erosion resulting from soil exposure, the applicant has committed to planting 40 peppermint trees to the south of the cleared area to act as a windbreak and provide fauna habitat, and to maintaining ground cover within the cleared areas. In addition, the inclusion of a non-standard clearing permit condition requiring clearing to commence within three months will further minimise the duration of bare soil exposure and reduce the risk of wind erosion.

The applicant advised that fertilizers will not be used and irrigation will only be undertaken when needed for tree health and to supplement for truffle production (Jeda Fraser SMSF Pty Ltd, 2026).

Conclusion

Based on the above assessment, the proposed clearing is not likely to cause or exacerbate appreciable land degradation in the long term. Short term impacts can be managed through mitigation measures.

Conditions

To address the potential for land degradation by wind erosion because of short term soil instability from clearing, the following management measures will be required as a condition on the clearing permit;

- The purpose for clearing must commence within 3 months of the application area being cleared to minimise exposure of bare soils to wind erosion.

3.3. Relevant planning instruments and other matters

Other relevant authorisations required for the proposed land use include:

- Deelopment approval under the *Planning and Development Act 2005* (issued by the Shire of Augusta Margaret River).
- Licence to abstract water under the *Rights in Water and Irrigation Act 1914*.

The Shire of Augusta Margaret River (the Shire) advised DWER that local government approvals are required and have been obtained, consistent with the Shire's Local Planning Scheme. The Shire does not have any objections to the proposed clearing (Shire of Augusta Magaret River, 2026).

The Southwest region, water licensing team of the department, advised that an application was received for a surface water licence to extract 3,100 kilolitres per year from the existing dam located on a proclaimed watercourse at Lot 131 on Deposited Plan 406745, Augusta to irrigate the proposed development. Conditional approval for the requested licence has been granted, pending confirmation that a clearing permit for the orchard footprint being issued (DWER, 2026).

In accordance with section 51E(4A) of the EP Act, the department invited comments from the Lower Blackwood Land Conservation District Committee (Lower Blackwood LCDC). The Lower Blackwood LCDC responded stating that they 'have no response to the application' (Lower Blackwood LCDC Committee, 2026).

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

End

Appendix A. Additional information provided by applicant

Summary of comments	Consideration of comment
In response to a request for additional information from the department (18 March 2026), the applicant confirmed that the gum trees proposed to be cleared are planted trees (Jeda Fraser SMSF Pty Ltd, 2026).	Application area was amended to exclude the gum trees as it was determined that they did not meet the statutory definition of native vegetation under the EP Act. The application area was revised and the environmental impact assessment applied only to 15 peppermint trees within the nominated application area.

Appendix B. Details of public submissions

Summary of comments	Consideration of comment
One public submission raised concerns that gum trees included in the original application area may provide habitat for conservation significant species of Black cockatoo's.	The department sought additional information from the application to address the matter raised in this public submission. Additional information provided by the applicant is described in Appendix A and considered further under section 3.2.1 of this decision report.

Appendix C. Site characteristics

C.1. Site characteristics

Characteristic	Details
Local context	<p>The area proposed to be cleared is an isolated patch of native vegetation in the intensive land use zone of Western Australia. It is adjacent to a minor nonperennial water course within a parkland cleared farmland.</p> <p>Spatial data indicates the local area (10-kilometre radius from the centre of the area proposed to be cleared) retains approximately 53.8 per cent of the original native vegetation cover.</p>
Ecological linkage	<p>The application area does not occur within a mapped ecological linkage, and is surrounded by farmlands and residential properties.</p> <p>The closest mapped ecological linkage is the Southwest Regional Ecological Linkage, located approximately 590 metres west of the application area. Given the extensive tracts of native vegetation and existing ecological linkages within the surrounding area, the application area is unlikely to be important for the maintenance or function of this linkage.</p>
Conservation areas	<p>DBCA managed lands, Leeuwin-Naturaliste National Park, is located approximately 290 metres west of the application area. No other areas managed for conservation are mapped within one kilometre of the application area.</p>
Vegetation description	<p>Photographs supplied by the applicant (Jeda Fraser SMSF Pty Ltd, 2025b) and DPIRD site inspection report (DPIRD, 2026) indicate the vegetation within the proposed clearing area are isolated peppermint trees.</p> <p>Representative photos are available in Appendix F.</p> <p>This is inconsistent with the mapped vegetation type Cowaramup (C1) which is described as open to tall open forest of <i>Eucalyptus marginata</i> subsp. <i>marginata</i>-<i>Corymbia calophylla</i>-<i>Banksia grandis</i> on lateritic uplands in the hyperhumid zone.</p> <p>The mapped vegetation type retains approximately 34.47 per cent of the original extent (Government of Western Australia, 2019).</p>

Characteristic	Details
Vegetation condition	<p>Photographs supplied by the applicant (Jeda Fraser SMSF Pty Ltd, 2025b) and DPIRD site inspection report(DPIRD,2026) indicate the vegetation within the proposed clearing area is in completely degraded (Keighery, 1994) condition, described as the structure of the vegetation is no longer intact and the area is completely or almost completely without native species. These areas are often described as 'parkland cleared' with the flora comprising weed or crop species with isolated native trees or shrubs.</p> <p>The full Keighery (1994) condition rating scale is provided in Appendix E.</p> <p>Representative photos are available in Appendix G.</p>
Climate and landform	<p>The climate is classified as Mediterranean, with dry hot summers and cool wet winters. The average annual rainfall is 850.8 mm in 2025., the majority falling between June and September. The mean annual maximum temperature is 25°C and mean annual minimum temperature is 17°C in 2025.</p>
Soil description	<p>The soil is mapped as Cowaramup, undifferentiated upland Phase (216CoCOu) described as Flats and gentles slopes (0-5% gradient) with gravelly duplex (Forest Grove) and pale grey mottled (Mungite) soils.</p>
Land degradation risk	<p>The land degradation table C.4. below outlines the land degradation risk levels for the Cowaramup, undifferentiated upland Phase.</p>
Waterbodies	<p>The desktop assessment and aerial imagery indicates that non-perennial minor river is located adjacent to the application area.</p>
Hydrogeography	<p>The application area falls within the Leeuwin hydrological zone of Western Australia</p> <p>The application area is located within the Lower Blackwood River Surface Water Area and the Blackwood Groundwater Area proclaimed under the RiWI Act (DWER-037).</p> <p>The groundwater salinity within the application area is mapped at 500 milligrams per litre total dissolved solids.</p>
Flora	<p>There are records of six threatened and 28 priority flora species within the local area, with the closest being an occurrence of <i>Schoenus sp. Grassy</i> (E. Gude & J. Harvey 250) (Priority 2) located approximately 1.73 kilometres north of the application area.</p> <p>The application area is devoid of ground cover vegetation except dried non-native grasses.</p>
Ecological communities	<p>The application area does not intersect any mapped Priority or Threatened Ecological Communities and the vegetation within the application area is not consistent with any known Priority or Threatened Ecological Communities.</p>
Fauna	<p>Spatial data records 78 conservation significant fauna species within the local area. This includes 53 bird species, of which 25 are migratory species, 18 mammals, three reptiles, two invertebrates and two fish species. The closest record is an occurrence of a Baudin black cockatoo (<i>Zanda baudinii</i>), approximately 1.15 kilometres away from the application area. Known habitats for this species are not present within the application area.</p>

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*					
Warren (WAR 62)	833,985.56	659,432.21	79.07	558,485.38	66.97
Vegetation complex					
Cowaramup (C1)	18,981.79	6,540.87	34.46	2,286.01	12.04
Local area					
10km radius	18,232.24	9,808.57	53.8	-	-

**Government of Western Australia (2019b)

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)	Are surveys adequate to identify? [Y, N, N/A]
<i>Pseudocheirus occidentalis</i>	CR	Y	Y	1.35	5740	NA
<i>Isoodon fusciventer</i>	P4	Y	Y	1.93	2100	NA

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

C.4. Land degradation risk table

Risk categories	Land Unit 1
Wind erosion	H2: >70% of map unit has a high to extreme wind erosion risk
Water erosion	L1: <3% of map unit has a high to extreme water erosion risk
Salinity	L1: <3% of map unit has a moderate to high salinity risk or is presently saline
Subsurface Acidification	H2: >70% of map unit has a high subsurface acidification risk or is presently acid
Flood risk	L1: <3% of the map unit has a moderate to high flood risk
Water logging	M2: 30-50% of map unit has a moderate to very high waterlogging risk
Phosphorus export risk	L2: 3-10% of the map unit has a high to extreme phosphorus export risk

Appendix D. Assessment against the clearing principles

Assessment against the clearing principles	Variance level	Is further consideration required?
Environmental value: biological values		
Principle (a): "Native vegetation should not be cleared if it comprises a high level of biodiversity." <u>Assessment:</u> The area proposed to be cleared does not contain locally or regionally significant flora, flora habitat, or significant plant assemblages. While	Not likely to be at variance	No

Assessment against the clearing principles	Variance level	Is further consideration required?
<p>the proposed clearing includes habitat of low quality that may be utilised by threatened fauna, the area is not considered to support a high level of biodiversity. This assessment reflects the highly modified nature of the landscape resulting from historical agricultural clearing and the overall low biodiversity values of the site.</p>		
<p><u>Principle (b):</u> <i>“Native vegetation should not be cleared if it comprises the whole or a part of, or is necessary for the maintenance of, a significant habitat for fauna.”</i></p> <p><u>Assessment:</u> The area proposed to be cleared contains primary foraging, habitat for conservation significant fauna being Western Ringtail Possums. While the vegetation is not likely to be critical to the survival of local populations, the cumulative loss of foraging resource may have an impact to local populations.</p>	May be at variance	Yes <i>Refer to Section 3.2.1, above.</i>
<p><u>Principle (c):</u> <i>“Native vegetation should not be cleared if it includes, or is necessary for the continued existence of, threatened flora.”</i></p> <p><u>Assessment:</u> The area proposed to be cleared is unlikely to contain habitat for flora species listed under the BC Act. The proposed clearing trees are within a parkland cleared area over dried non-native grass.</p>	Not at variance	No
<p><u>Principle (d):</u> <i>“Native vegetation should not be cleared if it comprises the whole or a part of, or is necessary for the maintenance of, a threatened ecological community.”</i></p> <p><u>Assessment:</u> The vegetation within the application area does not contain species that are indicative of a threatened ecological community, and the vegetation is not necessary for the maintenance of a known threatened ecological community.</p>	Not likely to be at variance	No
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> The extent of native vegetation in the local area is consistent with the national objectives and targets for biodiversity conservation in Australia. The vegetation proposed to be cleared is not part of a significant ecological linkage in the local area.</p>	Not likely to be at variance	No
<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> Given the distance to the nearest conservation area, the proposed clearing is not likely to have an impact on the environmental values of nearby conservation areas.</p>	Not likely to be at variance	No
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> The proposed clearing is adjacent to a non-perennial watercourse; however, the vegetation within the application area is not considered to form part of the riparian vegetation associated with the watercourse. Accordingly, the proposed clearing does not impact riparian vegetation.</p>	Not likely to be at variance	No

Assessment against the clearing principles	Variance level	Is further consideration required?
<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> The mapped soil is highly susceptible to wind erosion and surface acidification. the permit condition requiring management of wind erosion, together with the applicant’s commitment to maintain continuous ground cover and undertake revegetation, is expected to effectively manage the risk from wind erosion.</p> <p>Noting the small extent of the application area and noting the proposed end land use, the proposed clearing is not likely to change the surface acidification within the mapped soil.</p>	Not likely to be at variance	Yes <i>Refer to Section 3.2.2, above.</i>
<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 the presence of a non-perennial watercourse adjacent to the application area, there is potential for sediment deposition within the watercourse as a result of wind erosion from exposed soils, noting that the mapped soils are highly susceptible to wind erosion. However, the permit condition requiring management of wind erosion, together with the applicant’s commitment to maintain continuous ground cover and undertake revegetation, is expected to effectively manage this risk.</p> <p>Considering the small extent of clearing within an already parkland-cleared area, the proposed revegetation activities, and the non-standard permit condition to manage wind erosion, the proposed clearing is unlikely to impact surface water or groundwater quality associated with the watercourse.</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> The mapped soil and topographic contours in the surrounding area do not indicate the proposed clearing is likely to contribute to increased incidence or intensity of flooding.</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.

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

Appendix F. Photographs of the vegetation provided by the applicant and taken from the DPIRD site inspection



Figure 3: Peppermint trees to be cleared- provided by the applicant (*Jeda Fraser SMSF Pty Ltd, 2025b*)

Photographs taken from the DPIRD site inspection report (DPIRD, 2026)



Figure 4: Peppermint trees to be cleared



Figure 5: Trees to the right to be cleared (peppermint), trees to the left to be retained, area to the left to have additional peppermint trees planted



Figure 6: Area to be planted with peppermint trees in accordance with permit condition.



Figure 7: Example of continuous groundcover within adjacent paddock

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

Jeda Fraser SMSF Pty Ltd (2025a) *Clearing permit application CPS 11326/1*, received 16 December 2025 (DWER Ref: DWERDT1248662).

Jeda Fraser SMSF Pty Ltd (2025b) *Supporting information for clearing permit application CPS 11326/1*, received 11 December 2025 (DWER Ref: DWERDT1248590).

Jeda Fraser SMSF Pty Ltd (2026a) *Response to further information request for clearing permit application CPS 11326/1*, received 23 March 2026 (DWER Ref: DWERDT1316321, DWERDT1316328).

Jeda Fraser SMSF Pty Ltd (2026b) *Response received for clearing permit application CPS 11326/1*, received 23 March 2026 (DWER Ref: DWERDT1303905).

Commissioner of Soil and Land Conservation (CSLC) (2026) *Land Degradation Advice and Assessment Report for clearing permit application CPS 11326/1*, received 3 February 2026, Department of Primary Industries and Regional Development, Western Australia (DWER Ref: DWERDT1307878).

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

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

Department of Primary Industries and Regional Development (DPIRD) (2019). *NRInfo Digital Mapping. Department of Primary Industries and Regional Development*. Government of Western Australia. URL: <https://maps.agric.wa.gov.au/nrm-info/> (accessed 17 April 2026).

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

Department of Water and Environmental Regulation (DWER) (Regulatory Services – Water) (2026) *Rights in Water and Irrigation Act 1914 advice for clearing permit application CPS 11326/1*, received 5 January 2026 (DWER Ref: DWERDT1316362).

Government of Western Australia (2019) *2018 South West Vegetation Complex Statistics. Current as of March 2019*. WA Department of Biodiversity, Conservation and Attractions, Perth, <https://catalogue.data.wa.gov.au/dataset/dbca>

- Government of Western Australia. (2019) *2018 Statewide Vegetation Statistics incorporating the CAR Reserve Analysis (Full Report)*. Current as of March 2019. WA Department of Biodiversity, Conservation and Attractions. <https://catalogue.data.wa.gov.au/dataset/dbca-statewide-vegetation-statistics>
- Keighery, B.J. (1994) *Bushland Plant Survey: A Guide to Plant Community Survey for the Community*. Wildflower Society of WA (Inc). Nedlands, Western Australia.
- Lower Balckwood LCDC (2026) *comment from direct interest party for CPS 11326/1*, received 30 April 2026(DWER Ref: DWERDT1315042).
- Mattiske, E.M. and Havel, J.J. (1998) *Vegetation Complexes of the South-west Forest Region of Western Australia*. Maps and report prepared as part of the Regional Forest Agreement, Western Australia for the Department of Conservation and Land Management and Environment Australia.
- Molloy, S., Wood, J., Hall, S., Wallrodt, S. and Whisson, G. (2009) *South West Regional Ecological Linkages Technical Report*, Western Australian Local Government Association and Department of Environment and Conservation, Perth.
- Northcote, K. H. with Beckmann G G, Bettenay E., Churchward H. M., van Dijk D. C., Dimmock G. M., Hubble G. D., Isbell R. F., McArthur W. M., Murtha G. G., Nicolls K. D., Paton T. R., Thompson C. H., Webb A. A. and Wright M. J. (1960-68) *Atlas of Australian Soils*, Sheets 1 to 10, with explanatory data. CSIRO and Melbourne University Press: Melbourne.
- Schoknecht, N., Tille, P. and Purdie, B. (2004) *Soil-landscape mapping in South-Western Australia – Overview of Methodology and outputs* Resource Management Technical Report No. 280. Department of Agriculture.
- Shire of Augusta Margaret River (2026) *Advice for clearing permit application CPS 11326/1*, received 16 January 2026 (DWER Ref: DWERDT1261230).
- Submission (2026) *Public submission in relation to clearing permit application CPS 11326/1*, received 8 January 2026 (DWER Ref: DWERDT1257071).
- Western Australian Herbarium (1998-). *FloraBase - the Western Australian Flora*. Department of Biodiversity, Conservation and Attractions, Western Australia. <https://florabase.dpaw.wa.gov.au/> (Accessed 9 March 2026)