Department of Mines, Petroleum and Exploration

GOVERNMENT OF WESTERN AUSTRALIA

Clearing Permit Decision Report

1. Application details and outcomes

1.1. Permit application details

Permit number:	6656/2
Permit type:	Area permit
Applicant name:	Holcim (Australia) Pty Ltd
Application received:	3 December 2025
Application area:	326.272 hectares
Purpose of clearing:	Sand mining
Method of clearing:	Mechanical removal
Tenure:	Mining Lease 70/1248
	Mining Lease 70/1250
Location (LGA area):	City of Wanneroo
Colloquial name:	Jandabup Sand Project

1.2. Description of clearing activities

Holcim (Australia) Pty Ltd proposes to clear up to 326.272 hectares of native vegetation within a boundary of the same area, for the purpose of sand mining. The project is located approximately 5 kilometres north-east of Wanneroo, within the City of Wanneroo.

Clearing permit CPS 6656/1 was granted by the Department of Mines and Petroleum (now the Department of Mines, Petroleum and Exploration) on 17 March 2017 and was valid from 9 April 2016 to 31 March 2026. The permit authorised the clearing of up to 409.5 hectares of native vegetation within a boundary of approximately 409.05 hectares, for the purpose of sand mining.

On 3 December 2025, the permit holder applied to amend CPS 6656/1 to extend the permit duration. During the assessment it was also agreed that the permit boundary would be reduced to 345.67 hectares. A restricted clearing condition on the clearing permit resulted in a further reduction with the final clearing allowance of 326.272 hectares.

Based on the most recent annual clearing report (reporting period 1 July 2024 to 30 June 2025, received 31 July 2025), a total of 75.84 hectares of native vegetation have been cleared under CPS 6656/1.

1.3. Decision on application and key considerations

Decision:	Grant
Decision date:	31 March 2026
Decision area:	326.272 hectares of native vegetation

1.4. Reasons for decision

This clearing permit application was submitted, accepted, assessed, and determined in accordance with sections 51KA(1) and 51O of the *Environmental Protection Act 1986* (EP Act). The Department of Mines, Petroleum and Exploration (DMPE) advertised the application for a public comment for a period of 7 days, and no submissions were received.

In making this decision, the Delegated Officer had regard for the site characteristics (Appendix B), relevant datasets (Appendix F), supporting information provided by the applicant (Appendix A) including the results of a flora and vegetation survey (Appendix E), the clearing principles set out in Schedule 5 of the EP Act (Appendix C), proposed avoidance and minimisation measures (Section 3.1), relevant planning instruments and any other matters considered relevant to the assessment (Section 3.3).

The assessment identified that the proposed clearing may result in:

- the potential introduction and spread of weeds into adjacent vegetation, which could impact on the quality of the adjacent vegetation and its habitat values;
- the loss of native vegetation that is suitable foraging habitat for three species of black cockatoos in an area that has been extensively cleared; and

- potential land degradation in the form of wind erosion.

After consideration of the available information, as well as the applicant's minimisation and mitigation measures (Section 3.1), the Delegated Officer determined the proposed clearing constituted significant residual impacts.

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

- avoid, minimise to reduce the impacts and extent of clearing;
- take hygiene steps to minimise the risk of the introduction and spread of weeds and dieback;
- undertake slow, progressive one-directional clearing to allow terrestrial fauna to move into adjacent habitat ahead of the clearing activity;
- avoid clearing areas mapped as foraging habitat for black cockatoos;
- commence sand mining no later than one month after undertaking clearing to reduce the risk of erosion; and
- submit an offset proposal to the Department no later than 30 September 2026.

The assessment has not changed since the assessment for CPS 6656/1, except in the case of principle (b). The application area contains foraging habitat trees for three species of black cockatoos, listed as Threatened under the *Environment Protection Act 1999* and *Biodiversity Conservation Act 2016*. This foraging habitat is considered under principle (b). The Delegated Officer determined that the proposed extension of duration is likely to lead to significant residual impacts due to the loss of foraging habitat for Threatened black cockatoo species. This significant residual impact can be managed by the provision of an offset proposal in accordance with the Western Australian Environmental Offsets Policy (2011) and Western Australian Environmental Offsets Guidelines (2014) which adequately counterbalances the clearing of this native vegetation. A condition has been placed on the permit to not allow the clearing of potential foraging habitat for black cockatoos, whilst allowing clearing to continue in areas that do not contain significant vegetation.

1.5. Site map

A site map of proposed clearing is provided in Figure 1 below.

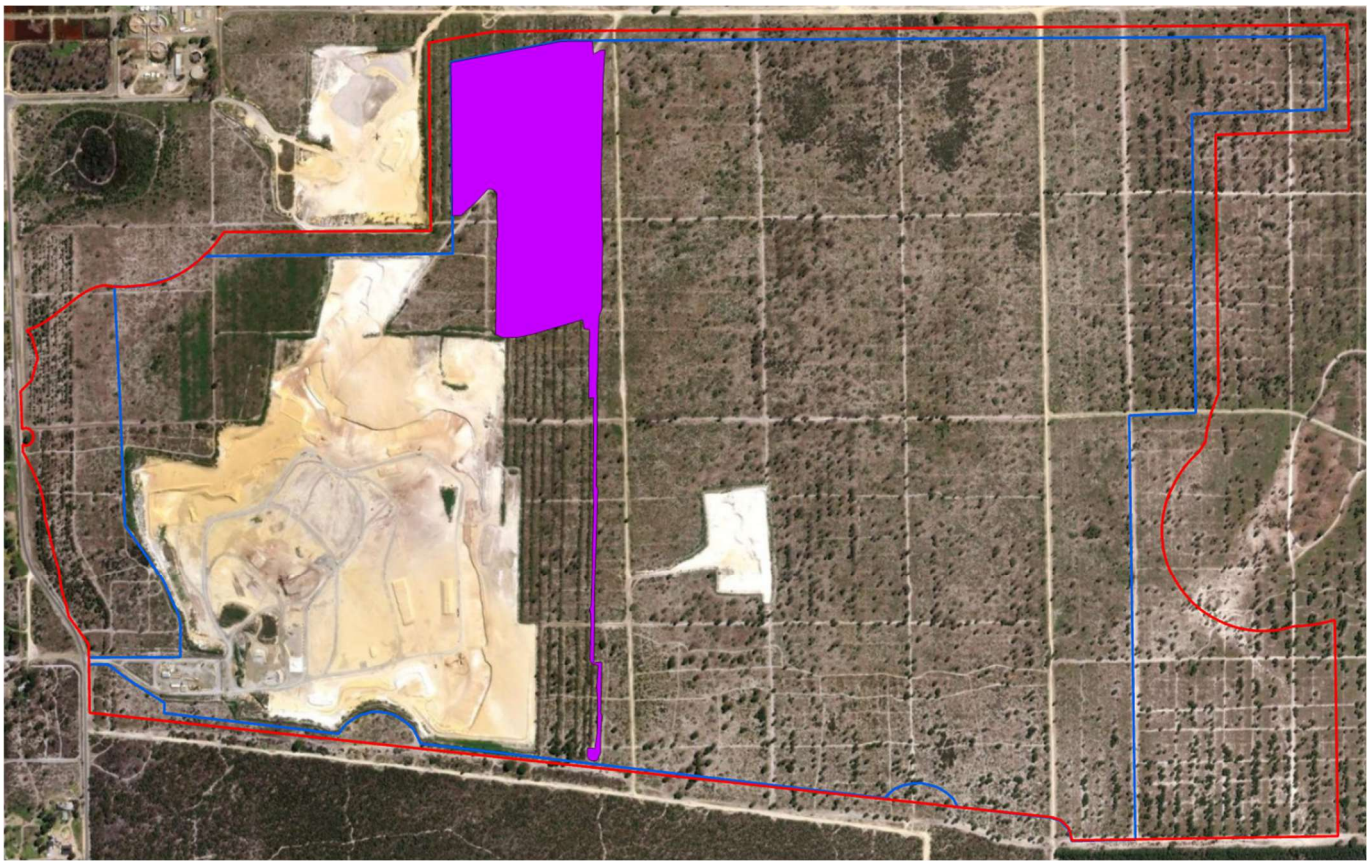

Figure 1. Map of the application area. The red outline indicates the area of the original permit (CPS 6656/1). The blue outline indicated the area of the amended clearing permit (CPS 6656/2). The purple polygon indicated the area where clearing is not allowed until an offset proposal is submitted and approved.

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 (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
- the polluter pays principle

Other legislation of relevance for this assessment include:

- *Biodiversity Conservation Act 2016* (WA) (BC Act)
- *Biosecurity and Agriculture Management Act 2007* (BAM 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)
- *Mining Act 1978* (WA)
- *Rights in Water and Irrigation Act 1914* (RIWI Act)

Relevant agreements (treaties) considered during the assessment include:

- Japan-Australia Migratory Bird Agreement
- China-Australia Migratory Bird Agreement
- Republic of Korea-Australia Migratory Bird Agreement

The key guidance documents which inform this assessment are:

- *A guide to the assessment of applications to clear native vegetation* (DER, 2014)
- *Procedure: Native vegetation clearing permits* (DWER, 2021b)
- Technical guidance – *Flora and Vegetation Surveys for Environmental Impact Assessment* (EPA, 2016)
- Technical guidance – *Terrestrial Fauna Surveys for Environmental Impact Assessment* (EPA, 2020)
- Guideline for Cumulative Impact Assessment (EPA, 2026)

3. Detailed assessment of application

3.1. Avoidance and mitigation measures

During the assessment period, the Permit Holder agreed to reduce the application area footprint from 409.05 hectares of 345.67 hectares. This reduction resulted in the avoidance of a rehabilitated portion of the tenement (pers. comm., Holcim, 2026). A restricted clearing condition placed on the clearing permit reduced the clearing are further to a total of 326.272 hectares of native vegetation.

After consideration of avoidance and mitigation measures, it was determined that an offset to counterbalance the significant residual impacts to black cockatoo foraging habitat was necessary. In accordance with the Government of Western Australia's Environmental Offsets Policy and Environmental Offsets Guidelines, these significant residual impacts have been addressed through the conditioning of environmental offset requirements on the permit. The nature and suitability of the offset will be assessed under a future amendment of this clearing permit.

3.2. Assessment of impacts on environmental values

A review of current environmental information (Appendix B) reveals that the assessment against the clearing principles has not changed significantly from the clearing permit decision report CPS 6656/1 with the exception of principle (b) (refer to section 3.2.1).

On 9 March 2026 the Department of Water and Environmental Regulation (DWER) provided advice to DMPE indicating that the proposed clearing will impact on water values and management. The proposed clearing for sand mining is located within the Priority 1 Gnangara Underground Water Pollution Control Area (GIS Database). DWER's policy position on compatible and incompatible land uses in Public Drinking Water Source Areas is defined in Water quality protection note no. 25: Land use compatibility tables for public drinking water source areas (WQPN 25) (DWER, 2021a). WQPN 25 was revised in 2021 and mining and exploration activities are no longer supported within Wellhead protection zones (WHPZ) and Reservoir protection zones (RPZ) (DWER, 2021a; 2026a).

Following discussions between DMPE and DWER, further advice acknowledged that an existing Mining Proposal permits to mine within the existing development envelope which avoids WHPZs with a 100 metre buffer. DWER's revised advice recommended no clearing should occur within 100 metres of any bores within the Wellhead Protection Zones. This setback should be clearly demarcated or appropriately fenced to prevent access; and batters and slopes to excavations should be appropriately graded outside the 100 metre setback and made safe to ensure no impact on vegetation (DWER, 2026b). These measures should be addressed.

3.2.1. Biological values (fauna habitat) - Clearing principle (b)

Assessment

An area of land east of the existing pit was revegetated by DBCA in 2009 (pers. comm., DBCA, 2026). On 18 March 2026 the assessing officer visited the application area to gain a better understanding of the vegetation present. During this visit, the assessing officer walked through the area revegetated by DBCA and observed one Eucalypt species (*Eucalyptus todtiana*) and three Banksia species (*Banksia attenuata, Banksia menziesii, and Banksia grandis*). Out of these four species, *E. todtiana, B. attenuata and B. menziesii* presented foraging potential for all three species of black cockatoos. The permit holder stated that these species could not be avoided as clearing them is necessary for continuing operations of the sand mine. Although an exact mapping of the foraging habitat for black cockatoos in the application area is not available, based on aerial imagery, DMPE estimates 6.5 hectares of foraging habitat for black cockatoos will be impacted by the proposed clearing. Further surveys should be conducted to accurately map the total extent of foraging habitat for black cockatoos present in the application area.

Conclusion

Based on the above assessment, the proposed clearing will result in the loss of foraging habitat for black cockatoos.

For the reasons set out above, it is considered that the impacts of the proposed clearing on foraging habitat for black cockatoos constitutes a significant residual impact.

The applicant may have notification responsibilities under the EPBC Act for impacts to Baudin's black cockatoo, Carnaby's cockatoo, and forest red-tailed black cockatoo] and their habitats, as set out in the EPBC Act. The applicant has been advised to contact the federal Department of Climate Change, Energy, the Environment and Water (DCCEEW) to discuss EPBC Act referral requirements.

Conditions

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

- undertake slow, progressive one-directional clearing to allow terrestrial fauna to move into adjacent habitat ahead of the clearing activity;
- avoid clearing areas shaded red, which indicate the location of foraging habitat trees for black cockatoos; and
- provide an offset proposal to the Department for assessment.

3.3. Relevant planning instruments and other matters

The clearing permit amendment application was advertised on 20 February 2026 by the Department of Mines, Petroleum and Exploration inviting submissions from the public. No submissions were received in relation to this application.

The permit area is within the South West Native Title Settlement area (DPLH, 2026). This settlement resolves Native Title rights and interests over an area of approximately 200,000 square kilometres within the southwest of Western Australia. The mining tenure has been granted in accordance with the future act regime of the *Native Title Act 1993* and the nature of the act (i.e. the proposed clearing activity) has been provided for in that process, therefore the granting of a clearing permit is not a future act under the *Native Title Act 1993*.

There are no registered Aboriginal Sites of Significance within the application area (DPLH, 2026). It is the proponent's responsibility to comply with the *Aboriginal Heritage Act 1972* and ensure that no Aboriginal Sites of Significance are damaged through the clearing process.

It is noted that the proposed clearing may impact on Baudin's, Carnaby's and forest red-tailed black cockatoos which are a protected matter under the *Environment Protection and Biodiversity Conservation Act 1999* (the EPBC Act). The proponent may be required to refer the project to the (Commonwealth) Department of Climate Change, Energy, the Environment and Water for environmental impact assessment under the EPBC Act. The proponent is advised to contact the Department of Climate Change, Energy, the Environment and Water for further information regarding notification and referral responsibilities under the EPBC Act.

The proponent informed DMPE that Precinct 23 of the East Wanneroo District Structure Plan overlaps Mining Lease 70/1248 and the western side of Mining Lease 70/1250. This Precinct is mapped as "Eastern Employment Area". Development of this precinct is considered to be a long-term prospect (DPLH, 2021).

Other relevant authorisations required for the proposed land use include:

- A Mining Development and Closure Proposal approved under the *Mining Act 1978*

It is the proponent's responsibility to liaise with the Department of Water and Environmental Regulation and the Department of Biodiversity, Conservation and Attractions, to determine whether a Works Approval, Water Licence, Bed and Banks Permit, or any other licences or approvals are required for the proposed works.

4. Requirement of offsets

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

- black cockatoo feeding habitat.

The applicant is required to provide an offset proposal in accordance with the Western Australian Environmental Offsets Policy (2011) and Western Australian Environmental Offsets Guidelines (2014) which adequately counterbalances the clearing of this native vegetation. The offset proposal must be provided to the CEO by 30 September 2026.

End

Appendix A. Additional information provided by applicant

Summary of comments	Consideration of comment
New shapefile was submitted by the proponent	The proponent agreed to reduce the application area footprint from 409.05 hectares of 345.67 hectares to avoid a rehabilitated area and provided a new shapefile for the reduced clearing permit boundary. This was later reduced to 326.272 due to a restricted clearing condition placed on the clearing permit.

Appendix B. Site characteristics

B.1. Site characteristics

Characteristic	Details
Local context	The area proposed to be cleared is part of a 714.8-hectare isolated patch of native vegetation in the intensive land use zone of Western Australia. It is adjacent to other sand mines, Jandabup Lake, and cleared pine plantations (GIS Database). The application area is a cleared Pine (*Pinus pinaster*) plantation, where the native vegetation was cleared over 50 years ago to establish the plantation. The regrowth of native vegetation within the application area has occurred after the Forest Products Commission began harvesting the pines progressively between 2006 and 2013 (EnviroWorks Consulting, 2015).
Ecological linkage	According to available databases, the application area forms part of the Perth Regional Ecological Linkages (GIS Database).
Conservation areas	The application area is located within the Gnangara-Moore River State Forest proclaimed under the CALM Act 1984 (GIS Database).
Vegetation description	The vegetation of the application area is broadly mapped as the following Swan Coastal Plain vegetation complexes: **Bassendean Complex-North:** Vegetation ranges from a low open forest and low open woodland of *Banksia* species *Eucalyptus todtiana* (Pricklybark) to low woodland of *Melaleuca* species and sedgelands which occupy the moister sites. **Bassendean Complex-North Transition:** A transition complex of low open forest and low woodland of *Banksia* species - *Eucalyptus todtiana* (Pricklybark) on a series of high sand dunes. The understorey species reflect similarities with both the Bassendean-North and Karrakatta-North vegetation complexes. **Pinjar Complex:** Vegetation ranges from woodland of *Eucalyptus marginata* (Jarrah) - *Banksia* species to a fringing woodland of *Eucalyptus rudis* (Flooded Gum) - *Melaleuca preissiana* (Moonah) and sedgelands. A flora and a black cockatoo habitat assessment and a Banksia Woodland TEC assessment were conducted over the application area by Ecologia Environment during October, 2024. The following vegetation associations were recorded within the application area (Ecologia, 2025): • **Regrowth:** Degraded fields with weedy grasses and herbs dominant (*Avena barbata*, *Briza maxima*, *Gladiolus caryophyllaceus*) with scattered native trees and shrubs (*Banksia* spp., *Corymbia calophylla*, *Eucalyptus marginata*, *Nuytsia floribunda*). • **Rehabilitated areas:** Degraded rehabilitation areas with weedy grasses and herbs dominant (*Avena barbata*, *Briza maxima*, *Vicia* sp., *Trifolium* spp.) with scattered native shrubs and trees (*Acacia cyclops*, *Xanthorrhoea preissii*, *Eucalyptus marginata*).
Vegetation condition	The vegetation survey and aerial imagery (Ecologia, 2025; GIS Database) found the vegetation in the application area to be in Degraded and Completely Degraded condition (Keighery, 1994). The full Keighery (1994) condition rating scale is provided in Appendix D. Representative photos are available in Appendix E.
Climate and landform	The climate of the Perth subregion is described as Mediterranean, with the nearest weather station recording an average rainfall of approximately 784.5 millimetres per year (BoM, 2026; CALM, 2002). The application area is mapped at elevations of 50-65 metres Australian height datum (GIS Database).
Soil description	The soil in the application area is mapped as pale deep sand, semi-wet soil and wet soil (DPIRD, 2026).
Land degradation risk	The application area is highly susceptible to wind erosion, subsurface acidification, and phosphorus export (DPIRD, 2026).
Waterbodies	The desktop assessment and aerial imagery indicated that no watercourses transect the area proposed to be cleared (GIS Database). Twelve waterbodies (six lakes and six flats) are located within 5 kilometres of the application area (GIS Database).
Hydrogeography	The application area is located within the Gnangara Underground Water Pollution Control Area which is listed as a Priority 1 Public Drinking Water Source Area (GIS Database). Three Wellhead Protection Zones are located within the application area (GIS Database).

Characteristic	Details
	The application area is located within the Gnangara Groundwater Area proclaimed under the *Rights in Water and Irrigation Act 1914* (GIS Database). The groundwater salinity is mapped as less than 500 milligrams per litre total dissolved solids which is described as fresh to marginal (BoM, 2026; GIS Database). The nearest Wetland of National or International Importance (Joondalup Lake) is located approximately 6 kilometres west of the application area (GIS Database).
Flora	There are no records of conservation significant flora species occurring in the application area (Ecologia, 2025; GIS Database). Thirty-nine conservation significant flora species occur within 10 kilometres of the application area (GIS Database).
Ecological communities	The application area does not fall within any mapped Threatened or Priority Ecological Communities. The buffer zone for various occurrences of the Banksia Woodlands of the Swan Coastal Plain Ecological Community (listed as Priority 3 under the BC Act 2016 and as Endangered under the EPBC Act 1999) intersects the application area.
Fauna	There are records of 38 fauna of conservation significance within a 10-kilometre radius and four known black cockatoo roost sites less than 1 kilometre away (GIS Database). The field survey conducted by Ecologia (2025) mentions three red-tailed black cockatoos were seen overflying the application area.
Fauna habitat	No potential black cockatoo breeding or roosting trees were recorded in the application area. Low quality foraging habitat for black cockatoos was present in the application area (Ecologia, 2025).

B.2. Vegetation extent

	Pre-European area (ha)	Current extent (ha)	Extent remaining (%)	Current extent in all DBCA managed land (ha)	Current extent in all DBCA Managed Land (proportion of pre-European extent) (%)
IBRA Bioregion - Swan Coastal Plain	1,500,622	576,562	~38	231,916	~15
IBRA Subregion - Perth	1,117,341	459,096	~41	190,396	~17
Local Government - Wanneroo	68,288	28,874	~42	16,250	~50
Heddle Vegetation Complexes					
Bassendean Complex-North	8,723	4,503	~51	2,997	~67
Bassendean Complex-North Transition	2,486	1,632	~66	1,509	~93
Pinjar Complex	4,893	1,409	~29	242	~17

Government of Western Australia (2025)

B.3. Fauna analysis table

The following conservation significant fauna species have been recorded within 10 kilometres of the application area and were determined to need further consideration (GIS Database).

Species name	Conservation status	Suitable habitat features? [Y/N]	Suitable vegetation type? [Y/N]	Distance of closest record to application area (km)	Likelihood of occurrence
Western swamp tortoise	CR	Y	N	< 10	Unlikely
Western ringtail possum	CR	N	N	< 10	Unlikely
Baudin's cockatoo	EN	N	Y	< 2	Possible
Carnaby's cockatoo	EN	N	Y	0	Possible
Forest red-tailed black cockatoo	VU	N	Y	0	Possible
Chuditch	VU	N	N	< 7	Unlikely
Peregrine falcon	OS	Y	N	< 2	Unlikely
Black-striped snake	P3	Y	N	< 2	Unlikely
Masked owl (southwest)	P3	N	N	< 5	Unlikely

Species name	Conservation status	Suitable habitat features? [Y/N]	Suitable vegetation type? [Y/N]	Distance of closest record to application area (km)	Likelihood of occurrence
Short-tongued bee	P3	N	N	< 5	Unlikely
Swan coastal plain shield-backed trapdoor spider	P3	N	N	< 5	Unlikely
Woolybush bee	P3	N	N	< 4	Unlikely
Graceful sunmoth	P4	N	N	< 6	Unlikely
Quenda	P4	Y	Y	< 1	Possible
Water-rat	P4	N	N	< 7	Unlikely
Western brush wallaby	P4	N	N	< 7	Unlikely

T: threatened, CR: critically endangered, EN: endangered, VU: vulnerable, MI: migratory, CD: conservation dependent, OS: other specially protected, P: priority

B.4. Ecological community analysis table

Ecological communities recorded within 10 kilometres of the application area (GIS Database).

Community name	Conservation status	Suitable habitat features? [Y/N]	Suitable vegetation type? [Y/N]	Suitable soil type? [Y/N]	Distance of closest record to application area (km)	Are surveys adequate to identify? [Y, N, N/A]
Banksia Woodlands of the Swan Coastal Plain	CR	N	N	Y	< 1	Y

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

B.5. Land degradation risk table

Risk categories	*Land Unit 1*
Wind erosion	M2-H1: 30-70% of the map unit has a high to extreme hazard
Water erosion	L1: <3% of the map unit has a very high to extreme hazard
Salinity	L1: <3% of the map unit has a moderate hazard or is presently saline
Subsurface Acidification	H2: >70% of the map unit has a high susceptibility
Flood risk	L1: <3% of the map unit has a moderate to high hazard
Water logging	H1: 50-70% of the map unit has a moderate to very high to risk
Phosphorus export risk	H2: >70% of the map unit has a high to extreme hazard

(DPIRD, 2026)

Appendix C. 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: Records of 31 Priority flora species are present within 10 kilometres of the application area. Given the area proposed to be cleared has been significantly disturbed in the past by the harvesting of a pine plantation, it is unlikely the application area contains conservation significant flora or habitat suitable for their survival (GIS Database). The assessing officer of the original clearing permit conducted a site inspection on 20 January 2016 and noted that the application area is abundant in dumped litter (broken glass, furniture, rubbish), infested with weeds and has evidence of dieback (*Phytophthora cinnamomi*). Weeds and dieback have the potential to significantly change the dynamics of a natural ecosystem and lower the biodiversity of an area.	Not likely to be at variance (as per CPS 6656/1)	No

Assessment against the clearing principles	Variance level	Is further consideration required?
Potential impacts to biodiversity as a result of the proposed clearing may be minimised by the implementation of a weed and dieback management condition.		
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: Twenty-two of the 38 conservation significant fauna species recorded within 10 kilometres of the application area are waterbirds, 15 of them migratory, and the area proposed to be cleared does not contain significant habitat for these birds. The remaining 16 species were given further consideration to whether suitable habitat features, and vegetation types are present in the application area (Appendix B.3). Four conservation significant species (quenda and three black cockatoo species) are considered to be possible to occur in the application area. Low quality foraging habitat is present in the application area. No primary or secondary evidence of foraging by black cockatoos was recorded during the survey. No significant water sources which may be utilised by black cockatoos occur within the application area (Ecologia, 2025). The degraded vegetation in the application area is unlikely to be critical for the survival of these species, but they may be present in the area as transient visitors.	May be at variance (changed from CPS 6656/1)	Yes *Refer to section 3.2.1*
Principle (c): *"Native vegetation should not be cleared if it includes, or is necessary for the continued existence of, threatened flora."* Assessment: Eight Threatened flora species occur within 10 kilometres of the application area (GIS Database). The area proposed to be cleared is unlikely to contain habitat necessary for the continued existence of Threatened flora species due to its degraded condition.	Not likely to be at variance (as per CPS 6656/1)	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 form part of the Banksia Woodland of the Swan Coastal Plain Threatened Ecological Community (TEC). Vegetation adjacent to the southern boundary of the application area was mapped as a patch to this TEC (Ecologia, 2025). The vegetation in the application area is in a degraded to completely degraded condition and is not likely to be representative of the TEC (Ecologia, 2025; GIS Database).	Not likely to be at variance (as per CPS 6656/1)	No
Environmental value: significant remnant vegetation and conservation areas		
Principle (e): *"Native vegetation should not be cleared if it is significant as a remnant of native vegetation in an area that has been extensively cleared."* Assessment: The extent of the mapped vegetation complexes is consistent with the National Objectives and Targets for Biodiversity Conservation in Australia (Commonwealth of Australia, 2001), except for the Pinjar Complex which falls under the 30 per cent benchmark of pre-European vegetation remaining (Government of Western Australia, 2025). The Pinjar complex covers 0.16 hectares of the application area. Assessment of aerial imagery and supporting information (Ecologia, 2025; GIS Database) confirms that the proposed clearing is within a highly degraded area and the clearing of native vegetation will be predominately regrowth. Further clearing will not reduce the ecological linkages within the local area and is unlikely to impact the extent of the pre-European vegetation remaining within the local and regional area.	Not likely to be at variance (as per CPS 6656/1)	No
Principle (h): *"Native vegetation should not be cleared if the clearing of the vegetation is likely to have an impact on the environmental values of any adjacent or nearby conservation area."* Assessment: The application area is located within the Gnangara-Moore River State Forest which is managed by the Department of Biodiversity, Conservation and Attractions (GIS Database). A large portion of this State Forest is covered by pine plantation The application area is a cleared Pine (*Pinus pinaster*) plantation, where the native vegetation was historically cleared to establish the plantation (Ecologia, 2025). The degraded condition of the native vegetation is due to the high numbers of weeds,	Not likely to be at variance (as per CPS 6656/1)	No

Assessment against the clearing principles	Variance level	Is further consideration required?
rubbish and historical clearing (Ecologia, 2025). Given this, the proposed clearing is not likely to impact the environmental values of the conservation area. The application area adjacent to Bush Forever Sites No. 141,324 and 326 (GIS Database). The proponent has applied a minimum 50 metre buffer between the application area and the Bush Forever Sites to mitigate impacts that may arise from the proposed clearing. Potential land degradation impacts as a result of the proposed clearing may be minimised by the implementation of a staged clearing condition.		
Environmental value: land and water resources		
Principle (f): *"Native vegetation should not be cleared if it is growing in, or in association with, an environment associated with a watercourse or wetland."* Assessment: Given no water courses or wetlands are recorded within the application area (GIS Database), and Ecologia (2025) did not identify any riparian vegetation in the application area. The proposed clearing is unlikely to impact vegetation growing in, or in association with and environment associated with a watercourse or wetland.	Not at variance (as per CPS 6656/1)	No
Principle (g): *"Native vegetation should not be cleared if the clearing of the vegetation is likely to cause appreciable land degradation."* Assessment: The proposed clearing has a high risk of causing wind erosion, given the sandy nature of the soils present in the application area, and may cause appreciable land degradation (DPIRD, 2026). Potential land degradation impacts as a result of the proposed clearing may be minimised by the implementation of a staged clearing condition. The mapped soils are also susceptible to subsurface acidification and phosphorous export risk (DPIRD, 2026). Noting Acid Sulphate Soils are likely to occur at depths of three metres or greater (DWER, 2024), the soil exposed from clearing native vegetation is not likely to form acid on exposure to air or to export phosphorus.	May be at variance (as per CPS 6656/1)	No
Principle (i): *"Native vegetation should not be cleared if the clearing of the vegetation is likely to cause deterioration in the quality of surface or underground water."* Assessment: The application area is located within the Priority 1 Gnangara Public Drinking Water Source Area (GIS Database). The Department of Water (DoW) (now the Department of Water and Environmental Regulation (DWER)) stated that there are Well Head Protection Zones (WHPZ) within the area proposed to be cleared and that a suitable buffer to the bore infrastructure must be implemented (DWER, 2015). The buffer was agreed to be 100 metres and recent advice from DWER confirms this buffer still applies (DWER, 2026b). Given the proponent follows the conditions and guidance from DWER, the proposed clearing is not likely to cause deterioration in the quality of surface or underground water.	Not likely to be at variance (as per CPS 6656/1)	No
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: Given no permanent water courses or wetlands are recorded within the application area (GIS Database), the proposed clearing is unlikely to cause, or exacerbate, the incidence or intensity of flooding.	Not likely to be at variance (as per CPS 6656/1)	No

Appendix D. 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 E. Photographs of the vegetation

The photographs below show the vegetation present in quadrats surveyed in the application area (Ecologia, 2025).

Figure 1. Pocket of *Banksia mensieszii* in cleared pine regrowth, high weed cover, few native species (Ecologia, 2025).

Figure 2. Mostly dead *Adenanthos* in cleared pine regrowth, high weed cover (Ecologia, 2025).

Figure 3. Cleared pine regrowth, no structure, heavy weed cover (Ecologia, 2025).

Figure 4. Cleared pine regrowth, total weed cover, few to no trees/shrubs (Ecologia, 2025).

Figure 5. Cleared pine regrowth, near total weed cover, couple of banksias (Ecologia, 2025).

Figure 6. Rehabilitated area East of the existing pit containing fruiting *Banksia* spp. and *Eucalyptus* spp.

Figure 7. Fruiting *Eucalyptus todtiana* in rehabilitated area.

Figure 8. Fruiting *Banksia attenuata* in rehabilitated area

Appendix F. Sources of information

F.1. GIS datasets

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

- Clearing Instruments Activities (Areas Approved to Clear) (DWER-076)
- Clearing Regulations - Environmentally Sensitive Areas (DWER-046)
- Clearing Regulations - Schedule One Areas (DWER-057)
- DBCA - Lands of Interest (DBCA-012)
- DBCA - Legislated Lands and Waters (DBCA-011)
- DBCA Fire History (DBCA-060)
- Directory of Important Wetlands in Australia - Western Australia (DBCA-045)
- Groundwater Salinity Statewide (DWER-026)
- IBRA Vegetation Statistics
- Local Government Area (LGA) Boundaries (LGATE-233)
- Localities (LGATE-234)
- Medium Scale Topo Contour (Line) (LGATE-015)
- Native Title (ILUA) (LGATE-067)
- Native Vegetation Extent (DPIRD-005)
- Pre-European Vegetation (DPIRD-006)
- Public Drinking Water Source Areas (DWER-033)
- Regional Parks (DBCA-026)
- Reserves (LGATE-227)

- RIWI Act, Groundwater Areas (DWER-034)
- RIWI Act, Rivers (DWER-036)
- RIWI Act, Surface Water Areas and Irrigation Districts (DWER-037)
- Soil Landscape Mapping - Best Available (DPIRD-027)
- Soil Landscape Mapping - Systems (DPIRD-064)
- South Coast Significant Wetlands (DBCA-018)
- Surface Water Management Areas (DWER-041)
- Townsites (LGATE-248)
- Vegetation Complexes - Swan Coastal Plain (DBCA-046)
- WA Now Aerial Imagery
- Western Ringtail Possum Habitat Suitability (DBCA-049)
- Western Swamp Tortoise Habitat (DWER-071)
- WRIMS - Groundwater Areas (DWER-085)
- WRIMS - Surface Water Areas (DWER-082)

Restricted GIS Databases used:

- Black Cockatoo Roosting Sites
- Forest Red Tailed Black Cockatoo Breeding Sites
- White-Tailed Black Cockatoo Breeding Sites
- Black Cockatoo BC Feeding SCP
- Black Cockatoo Feeding JF
- Black Cockatoo Feeding Areas Buffered
- Black Cockatoo Baudin's Distribution
- Black Cockatoo Forest Red Tail Distribution
- Black Cockatoo Carnaby's Distribution
- Threatened and Priority Flora (TPFL)
- Threatened and Priority Flora (WAHerb)
- Threatened and Priority Fauna
- Threatened and Priority Ecological Communities
- Threatened and Priority Ecological Communities (Buffers)

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Glossary

Acronyms:

BC Act	*Biodiversity Conservation Act 2016,* Western Australia
BoM	Bureau of Meteorology, Australian Government
DAA	Department of Aboriginal Affairs, Western Australia (now DPLH)
DAFWA	Department of Agriculture and Food, Western Australia (now DPIRD)
DCCEEW	Department of Climate Change, Energy, the Environment and Water, Australian Government
DBCA	Department of Biodiversity, Conservation and Attractions, Western Australia
DEMIRS	Department of Energy, Mines, Industry Regulation and Safety (now DMPE)
DER	Department of Environment Regulation, Western Australia (now DWER)
DMIRS	Department of Mines, Industry Regulation and Safety, Western Australia (now DMPE)
DMP	Department of Mines and Petroleum, Western Australia (now DMPE)
DMPE	Department of Mines, Petroleum and Exploration
DoEE	Department of the Environment and Energy (now DCCEEW)
DoW	Department of Water, Western Australia (now DWER)
DPaW	Department of Parks and Wildlife, Western Australia (now DBCA)
DPIRD	Department of Primary Industries and Regional Development, Western Australia
DPLH	Department of Planning, Lands and Heritage, Western Australia
DRF	Declared Rare Flora (now known as Threatened Flora)
DWER	Department of Water and Environmental Regulation, Western Australia
EP Act	*Environmental Protection Act 1986*, Western Australia
EPA	Environmental Protection Authority, Western Australia
EPBC Act	*Environment Protection and Biodiversity Conservation Act 1999* (Commonwealth Act)
GIS	Geographical Information System
ha	Hectare (10,000 square metres)
IBRA	Interim Biogeographic Regionalisation for Australia
IUCN	International Union for the Conservation of Nature and Natural Resources – commonly known as the World Conservation Union

PEC	Priority Ecological Community, Western Australia
RIWI Act	*Rights in Water and Irrigation Act 1914*, Western Australia
TEC	Threatened Ecological Community

Definitions:

DBCA (2023) Conservation Codes for Western Australian Flora and Fauna. Department of Biodiversity, Conservation and Attractions, Western Australia:

Threatened species

T Listed by order of the Minister as Threatened in the category of critically endangered, endangered or vulnerable under section 19(1), or is a rediscovered species to be regarded as threatened species under section 26(2) of the Biodiversity Conservation Act 2016 (BC Act).

Threatened fauna is the species of fauna that are listed as critically endangered, endangered or vulnerable threatened species.

Threatened flora is the species of flora that are listed as critically endangered, endangered or vulnerable threatened species.

The assessment of the conservation status of threatened species is in accordance with the BC Act listing criteria and the requirements of Ministerial Guideline Number 1 and Ministerial Guideline Number 2 that adopts the use of the International Union for Conservation of Nature (IUCN) Red List of Threatened Species Categories and Criteria, and is based on the national distribution of the species.

CR **Critically endangered species**

Threatened species considered to be "*facing an extremely high risk of extinction in the wild in the immediate future, as determined in accordance with criteria set out in the ministerial guidelines*".

Listed as critically endangered under section 19(1)(a) of the BC Act in accordance with the criteria set out in section 20 and the ministerial guidelines.

EN **Endangered species**

Threatened species considered to be "*facing a very high risk of extinction in the wild in the near future, as determined in accordance with criteria set out in the ministerial guidelines*".

Listed as endangered under section 19(1)(b) of the BC Act in accordance with the criteria set out in section 21 and the ministerial guidelines.

VU **Vulnerable species**

Threatened species considered to be "*facing a high risk of extinction in the wild in the medium-term future, as determined in accordance with criteria set out in the ministerial guidelines*".

Listed as vulnerable under section 19(1)(c) of the BC Act in accordance with the criteria set out in section 22 and the ministerial guidelines.

Extinct species

Listed by order of the Minister as extinct under section 23(1) of the BC Act as extinct or extinct in the wild.

EX **Extinct species**

Species where "*there is no reasonable doubt that the last member of the species has died*", and listing is otherwise in accordance with the ministerial guidelines (section 24 of the BC Act).

EW **Extinct in the wild species**

Species that *"is known only to survive in cultivation, in captivity or as a naturalised population well outside its past range; and it has not been recorded in its known habitat or expected habitat, at appropriate seasons, anywhere in its past range, despite surveys over a time frame appropriate to its life cycle and form*", and listing is otherwise in accordance with the ministerial guidelines (section 25 of the BC Act).

Currently there are no threatened fauna or threatened flora species listed as extinct in the wild.

Specially protected species

SP **Specially protected species**

Listed by order of the Minister as specially protected under section 13(1) of the BC Act. Meeting one or more of the following categories: species of special conservation interest; migratory species; cetaceans; species subject to international agreement; or species otherwise in need of special protection.

Species that are listed as threatened species (critically endangered, endangered, or vulnerable) or extinct species under the BC Act cannot also be listed as specially protected species.

MI **Migratory species**

Fauna that periodically or occasionally visit Australia or an external Territory or the exclusive economic zone; or the species is subject of an international agreement that relates to the protection of migratory species and that binds the Commonwealth; and listing is otherwise in accordance with the ministerial guidelines (section 15 of the BC Act).

Migratory species include birds that are subject to an agreement between the government of Australia and the governments of Japan (JAMBA), China (CAMBA) or The Republic of Korea (ROKAMBA), and fauna subject to the *Convention on the Conservation of Migratory Species of Wild Animals* (Bonn Convention), an environmental treaty under the United Nations Environment Program. Migratory species listed under the BC Act are a subset of the migratory animals, that are known to visit Western Australia, protected under the international agreements or treaties, excluding species that are listed as Threatened species.

CD **Species of special conservation interest (conservation dependent fauna)**

Species of special conservation need that are dependent on ongoing conservation intervention to prevent it becoming eligible for listing as threatened, and listing is otherwise in accordance with the ministerial guidelines (section 14 of the BC Act).

Currently only fauna are listed as species of special conservation interest.

OS **Other specially protected species**

Species otherwise in need of special protection to ensure their conservation, and listing is otherwise in accordance with the ministerial guidelines (section 18 of the BC Act).

Currently only fauna are listed as species otherwise in need of special protection.

Priority species

P **Priority species**

Priority is not a listing category under the BC Act. The Priority Flora and Fauna lists are maintained by the department and are published on the department's website.

All fauna and flora are protected in WA following the provisions in Part 10 of the BC Act. The protection applies even when a species is not listed as threatened or specially protected, and regardless of land tenure (State managed land (Crown land), private land, or Commonwealth land).

Species that may possibly be threatened species that do not meet the criteria for listing under the BC Act because of insufficient survey or are otherwise data deficient, are added to the Priority Fauna or Priority Flora Lists under Priorities 1, 2 or 3. These three categories are ranked in order of prioritisation for survey and evaluation of conservation status so that consideration can be given to potential listing as threatened.

Species that are adequately known, meet criteria for near threatened, or are rare but not threatened, or that have been recently removed from the threatened species list or conservation dependent or other specially protected fauna lists for other than taxonomic reasons, are placed in Priority 4. These species require regular monitoring.

Assessment of priority status is based on the Western Australian distribution of the species, unless the distribution in WA is part of a contiguous population extending into adjacent States, as defined by the known spread of locations.

P1 **Priority One - Poorly-known species – known from few locations, none on conservation lands**

Species that are known from one or a few locations (generally five or less) which are potentially at risk. All occurrences are either: very small; or on lands not managed for conservation, for example, agricultural or pastoral lands, urban areas, road and rail reserves, gravel reserves and active mineral leases; or otherwise under threat of habitat destruction or degradation.

Species may be included if they are comparatively well known from one or more locations but do not meet adequacy of survey requirements for threatened listing and appear to be under immediate threat from known threatening processes. These species are in urgent need of further survey.

P2 **Priority Two - Poorly-known species – known from few locations, some on conservation lands**

Species that are known from one or a few locations (generally five or less), some of which are on lands managed primarily for nature conservation, for example, national parks, conservation parks, nature reserves and other lands with secure tenure being managed for conservation.

Species may be included if they are comparatively well known from one or more locations but do not meet adequacy of survey requirements for threatened listing and appear to be under threat from known threatening processes. These species are in urgent need of further survey.

P3 **Priority Three - Poorly-known species – known from several locations**

Species that are known from several locations and the species does not appear to be under imminent threat or from few but widespread locations with either large population size or significant remaining areas of apparently suitable habitat, much of it not under imminent threat.

Species may be included if they are comparatively well known from several locations but do not meet adequacy of survey requirements and known threatening processes exist that could affect them. These species need further survey.

P4 **Priority Four - Rare, Near Threatened and other species in need of monitoring**

(a) Rare. Species that are considered to have been adequately surveyed, or for which sufficient knowledge is available, and that are considered not currently threatened or in need of special protection but could be if present circumstances change. These species are usually represented on conservation lands.

(b) Near Threatened. Species that are considered to have been adequately surveyed and that are close to qualifying for vulnerable but are not listed as a conservation dependent specially protected species.

(c) Species that have been removed from the list of threatened species or lists of conservation dependent or other specially protected species, during the past five years for reasons other than taxonomy.

(d) Other species in need of monitoring.

Principles for clearing native vegetation:

(a) Native vegetation should not be cleared if it comprises a high level of biological diversity.

(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.

(c) Native vegetation should not be cleared if it includes, or is necessary for the continued existence of, threatened flora.

(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.

(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.

(f) Native vegetation should not be cleared if it is growing in, or in association with, an environment associated with a watercourse or wetland.

(g) Native vegetation should not be cleared if the clearing of the vegetation is likely to cause appreciable land degradation.

(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.

(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.

(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.