



CLEARING PERMIT

Granted under section 51E of the Environmental Protection Act 1986

PERMIT DETAILS

Area Permit Number: CPS 8267/3
 File Number: DWERVT1827
 Duration of Permit: From 31 August 2019 to 31 August 2036

PERMIT HOLDER

Michael Eric Teasdale

LAND ON WHICH CLEARING IS TO BE DONE

Lot 18 on Diagram 72490, Korbel

AUTHORISED ACTIVITY

The permit holder must not clear more than 6.73 hectares of *native vegetation* 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 31 August 2026.

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. Revegetation and rehabilitation – retention of vegetative material and topsoil

The permit holder must:

- (a) Retain the topsoil removed by clearing authorised under this permit and stockpile the topsoil in an area that has already been cleared;
- (b) at an *optimal time* not later than 31 August 2027, *revegetate* and *rehabilitate* the area(s) that are no longer required for extractive industry, within the area cross-hatched red in Figure 2 of Schedule 1 by:
 - (i) ripping the ground on the contour to remove soil compaction;
 - (ii) ripping the pit floor and contour batters within the extraction site;
 - (iii) laying the topsoil retained under condition 3(a) on the cleared area(s);
 - (iv) undertake deliberate *planting* of at least two hundred and fifty (250) oil mallee (*Eucalyptus kochii*) and four hundred (400) salmon gum (*Eucalyptus*

salmonophloia);

- (v) ensuring only *local provenance* species are used; and
 - (vi) undertake *weed* control and watering of *plantings*, as required.
- (c) Within 36 months of undertaking the *planting* of the 650 trees in accordance with condition 3(b)(iv) of this permit, the permit holder must:
- (i) engage an *environmental specialist* to make a determination on whether at least two hundred and fifty (250) oil mallee and four hundred (400) salmon gum trees will survive; and
 - (ii) where, in the opinion of an *environmental specialist* at least two hundred and fifty (250) oil mallee and four hundred (400) salmon gum trees will not survive, the permit holder must undertake additional *planting* of oil mallee and salmon gum trees to achieve this outcome.

4. Fauna management – black cockatoos (avoidance of trees)

- (a) Prior to undertaking any clearing authorised under this Permit, the permit holder must identify, record, and photograph all salmon gum (*Eucalyptus salmonophloia*) trees with a diameter at breast height of 50 centimetres or greater within the area cross-hatched yellow in Figure 1 of Schedule 1.
- (b) The permit holder must retain all salmon gum (*Eucalyptus salmonophloia*) trees with a diameter at breast height of 50 centimetres or greater, as identified in condition 4(a), except for trees listed in condition 4(c).
- (c) The permit holder is only authorised to cleared two (2) salmon gum (*Eucalyptus salmonophloia*) trees, with a diameter at breast height of 50 centimetres or greater, within the area cross-hatched yellow in Figure 1 of Schedule 1, at the following locations listed in Table 1 below.

Table 1: Location of salmon gum (*Eucalyptus salmonophloia*) within the application area authorised to clear

Location	Easting	Northing
Lot 18 on Diagram 72490, Korbel	604376.4	6501418.9
Lot 18 on Diagram 72490, Korbel	604521.8	6501395.4

- (d) On completion of clearing authorised under this Permit, the permit holder must identify, record, and photograph all salmon gum (*Eucalyptus salmonophloia*) trees retained in accordance with condition 4(b).

5. Weed management

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

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

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 Geocentric Datum Australia 2020 (GDA20), expressing the geographical coordinates in Eastings and Northings or decimal degrees; (c) The date that the area was cleared; (d) The size of the area cleared (in hectares); and (e) Actions taken to avoid, minimise, and reduce the impacts and extent of clearing in accordance with condition 2; and (f) Actions taken to minimise the risk of the introduction and spread of weeds in accordance with condition 5.
2.	In relation to the <i>revegetation</i> and <i>rehabilitation</i> of areas pursuant to condition 3	<ul style="list-style-type: none"> (a) <i>Revegetation</i> and <i>rehabilitation</i> activities undertaken in accordance with condition 3 of the permit including; (b) The date(s) on which the area <i>revegetation</i> and <i>rehabilitation</i> was undertaken; (c) A description of the <i>revegetation</i> and <i>rehabilitation</i> activities undertaken; (d) A description of the weed control and watering activities undertaken; (e) The determination by an <i>environmental specialist</i>; and (f) Photographic evidence of areas <i>revegetated</i> and/or <i>rehabilitated</i> under condition 3 of this permit from the following monitoring points and directions, taken in the month of August each calendar year that this permit is active; <ul style="list-style-type: none"> A. 604417.33, 6501350.19– facing north; B. 604496.78, 6501469.01– facing south; C. 604183.43, 6501532.58– facing east; and D. 604651.59, 6501495.71– facing west.
3.	In relation to condition 4	<ul style="list-style-type: none"> (a) The location of all salmon gum (<i>Eucalyptus salmonophloia</i>) trees with a diameter at breast height of 50 centimetres or greater identified and retained, recorded using a Global Positioning System (GPS) unit set to Geocentric Datum Australia 2020

No.	Relevant matter	Specifications
		(GDA20), expressing the geographical coordinates in Eastings and Northings or decimal degrees; (b) Photographs of all salmon gum trees identified, taken prior to clearing; and (c) Photographs of all salmon gum trees retained, taken after clearing.

7. Reporting

- (a) The permit holder must provide to the *CEO*, on or before 31 December of each calendar year, a written report containing:
 - (i) the records required to be kept under condition 6; and
 - (ii) records of activities done by the permit holder under this permit between 1 July of the preceding calendar year and 30 June of the current calendar year.
- (b) If no clearing authorised under this permit has been undertaken, a written report confirming that no clearing under this permit has been undertaken, must be provided to the *CEO* on or before 31 December of each calendar year.
- (c) The permit holder must provide to the *CEO*, no later than 90 calendar days prior to the expiry date of the permit, a written report of records required under condition 6, where these records have not already been provided under condition 7(a).

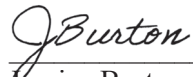
DEFINITIONS

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

Table 2: Definitions

Term	Definition
CEO	Chief Executive Officer of the department responsible for the administration of the clearing provisions under the <i>Environmental Protection Act 1986</i> .
clearing	has the meaning given under section 3(1) of the EP Act.
condition	a condition to which this clearing permit is subject under section 51H of the EP Act.
department	means the department established under section 35 of the <i>Public Sector Management Act 1994</i> (WA) and designated as responsible for the administration of the EP Act, which includes Part V Division 3.
fill	means material used to increase the ground level, or fill a hollow;
EP Act	<i>Environmental Protection Act 1986</i> (WA)
local provenance	means native vegetation propagating material from natural sources within 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 June to July for undertaking <i>planting</i> (for the Wheatbelt northern region);

Term	Definition
planting	means the re-establishment of vegetation by creating favourable soil conditions and planting saplings of the desired species.
rehabilitate/ed/ion	means actively managing an area containing native vegetation in order to improve the ecological function of that area;
revegetate/ed/ion:	means the re-establishment of a cover of local provenance native vegetation in an area using planting methods
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


 Jessica Burton

MANAGER

NATIVE VEGETATION REGULATION

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

5 November 2025

SCHEDULE 1

OFFICIAL

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

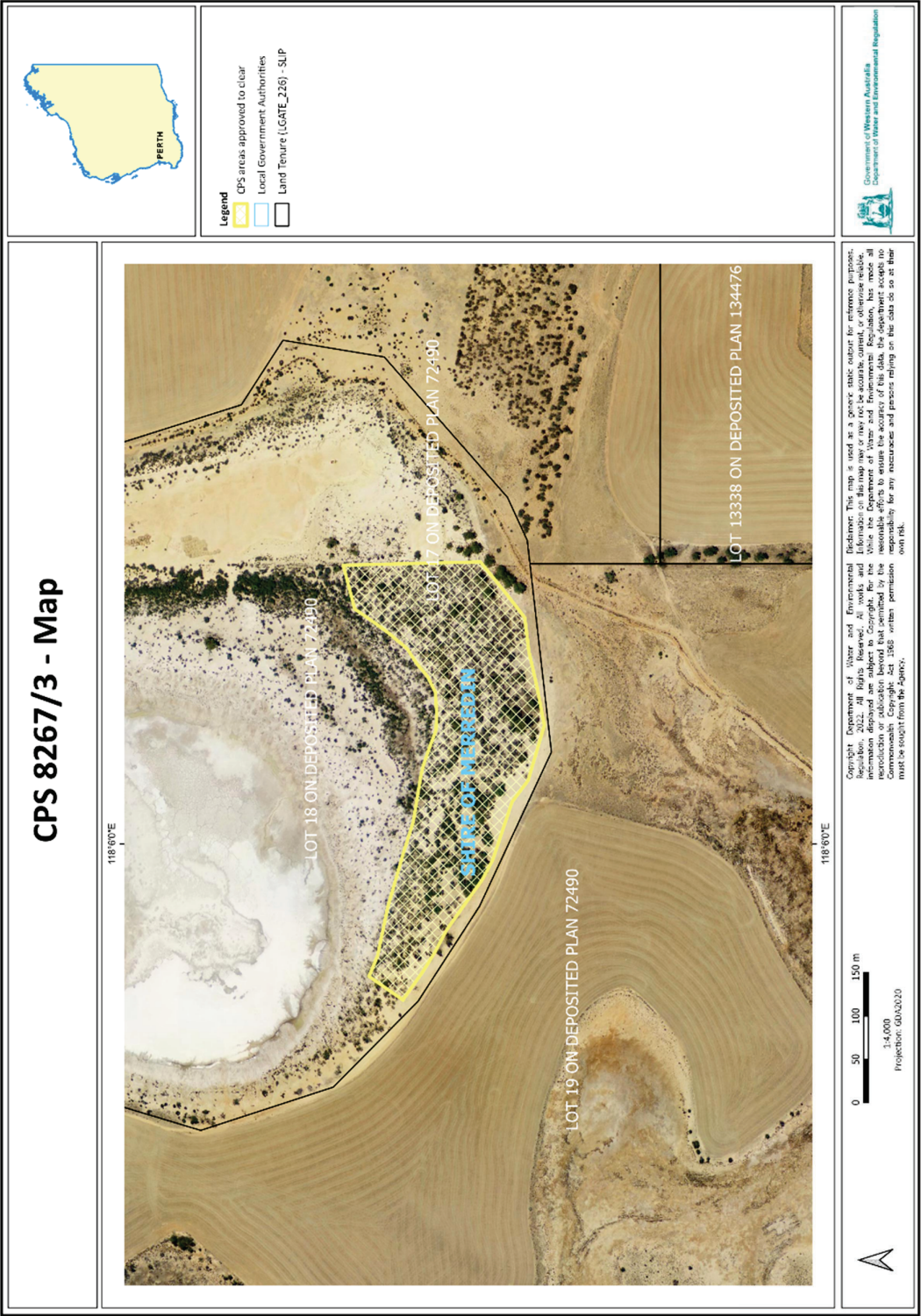


Figure 1: Map of the boundary of the area within which clearing may occur.

The boundary of the area within which planting is to occur is shown in hatched red in the map below (Figure 2).

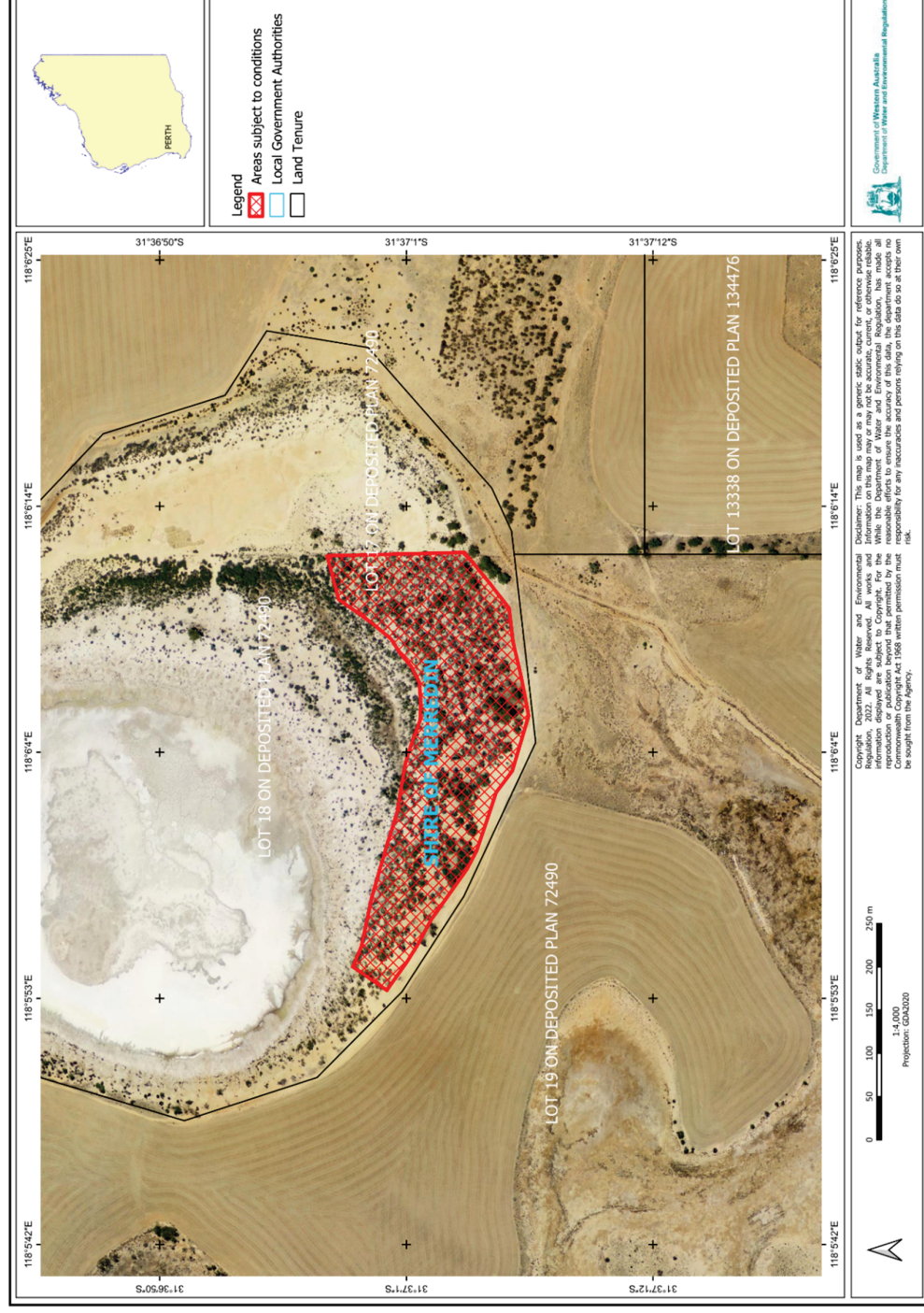


Figure 2: Map of the boundary of the area within which planting must occur.



Clearing Permit Decision Report

1 Application details and outcome

1.1. Permit application details

Permit number:	CPS 8267/3,
Permit type:	Area permit
Applicant name:	Mr Michael Eric Teasdale
Application received:	31 May 2025
Application area:	6.73-hectare of native vegetation
Purpose of clearing:	Extractive industry
Method of clearing:	Mechanical
Property:	Lot 18 on Deposited Plan 72490
Location (LGA area/s):	Shire of Merredin
Localities (suburb/s):	Korbel

1.2. Description of clearing activities

This amendment is to alter two conditions of clearing permit CPS 8267/2 and to extend the duration of the permit. The first amendment is to condition 4, to allow the removal of two retained *Eucalyptus salmonophloia* trees (see Figure 1, Section 1.5). The second amendment is to alter condition 3, to allow the burning of vegetative material that has been cleared rather than using the vegetative material during revegetation, post extraction.

CPS 8267/2 allowed for the clearing of 6.73 hectares of native vegetation within a single contiguous area. The extent of the clearing footprint sought under CPS 8267/3 is unchanged from the previous application. As of June 2025, the applicant has advised that the clearing under CPS 8267/2 is completed and that all *Eucalyptus salmonophloia* have been retained in accordance with condition 4 (Michael Eric Teasdale, 2025b).

1.3. Decision on application

Decision:	Granted
Decision date:	5 November 2025
Decision area:	6.73-hectare of native vegetation, as depicted in Section 1.5, below.

1.4. Reasons for decision

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

In making this decision, the Delegated Officer had regard for the site characteristics (see Appendix A), relevant datasets, photographs from a site inspection undertaken in 2019 for CPS 8267/1 (see Clearing permit 8267/2), photographs of the two *Eucalyptus salmonophloia* within the clearing area (see Appendix D), the clearing principles set out in Schedule 5 of the EP Act (see Appendix B), and relevant planning instruments and any other matters considered relevant to the assessment (see Section 3). The

Delegated Officer also took into consideration the compliance to conditions stated in annual reports for CPS 8267/1 and CPS 8267/2.

The assessment against the clearing principles has not changed since CPS 8267/2. After consideration of the available information, the Delegated Officer determined the proposed amendment is unlikely lead to an unacceptable risk to environmental values.

The Delegated Officer therefore decided to grant an amended clearing permit, subject to the following conditions:

- avoid, minimise to reduce the impacts and extent of clearing;
- take hygiene steps to minimise the risk of the introduction and spread of weeds;
- avoidance of clearing any *Eucalyptus Salmonophloia* (Salmon gum) not authorised to be cleared;
- undertake revegetation and rehabilitation of areas no longer required for extractive industry.

1.5. Site maps

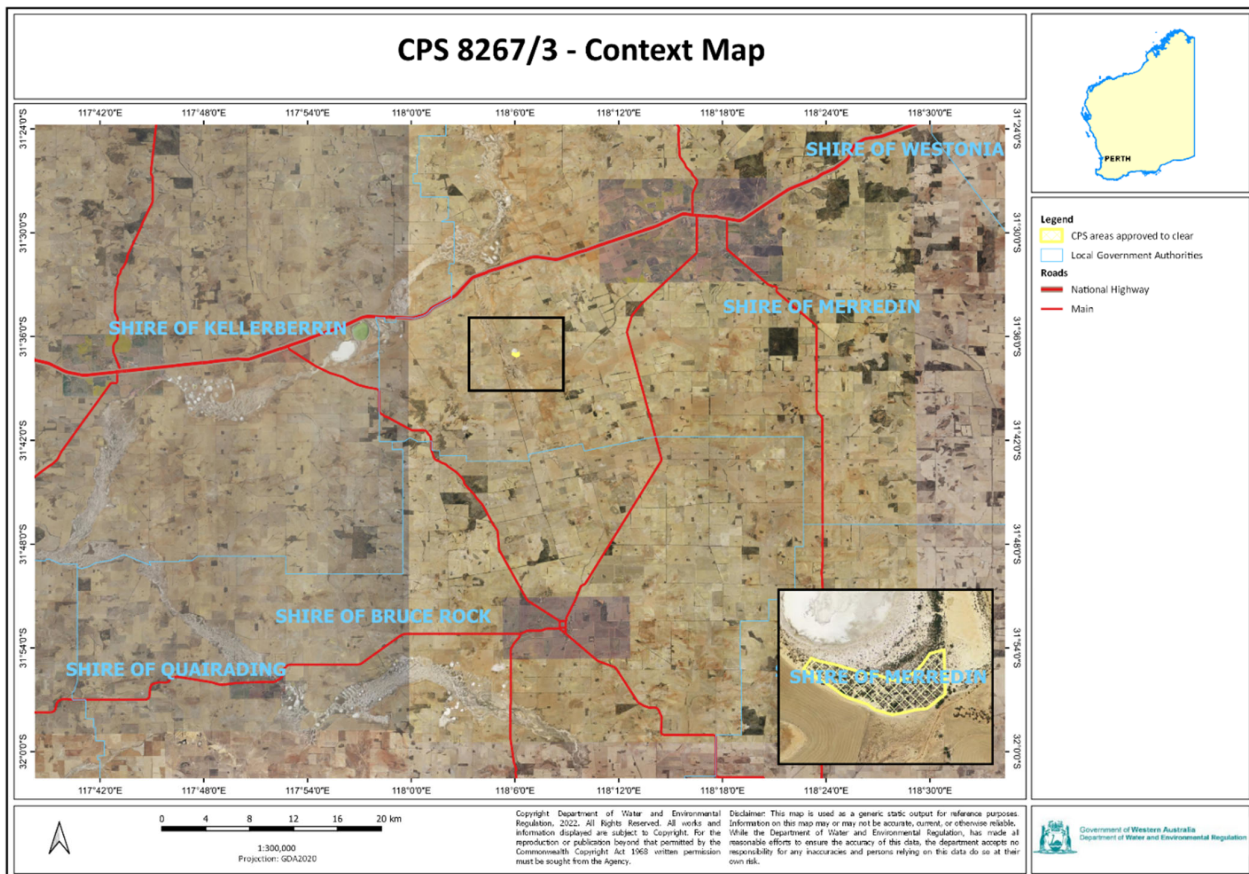


Figure 1: Context map of the application area the area crosshatched yellow indicates the area authorised to be cleared under the granted clearing permit.

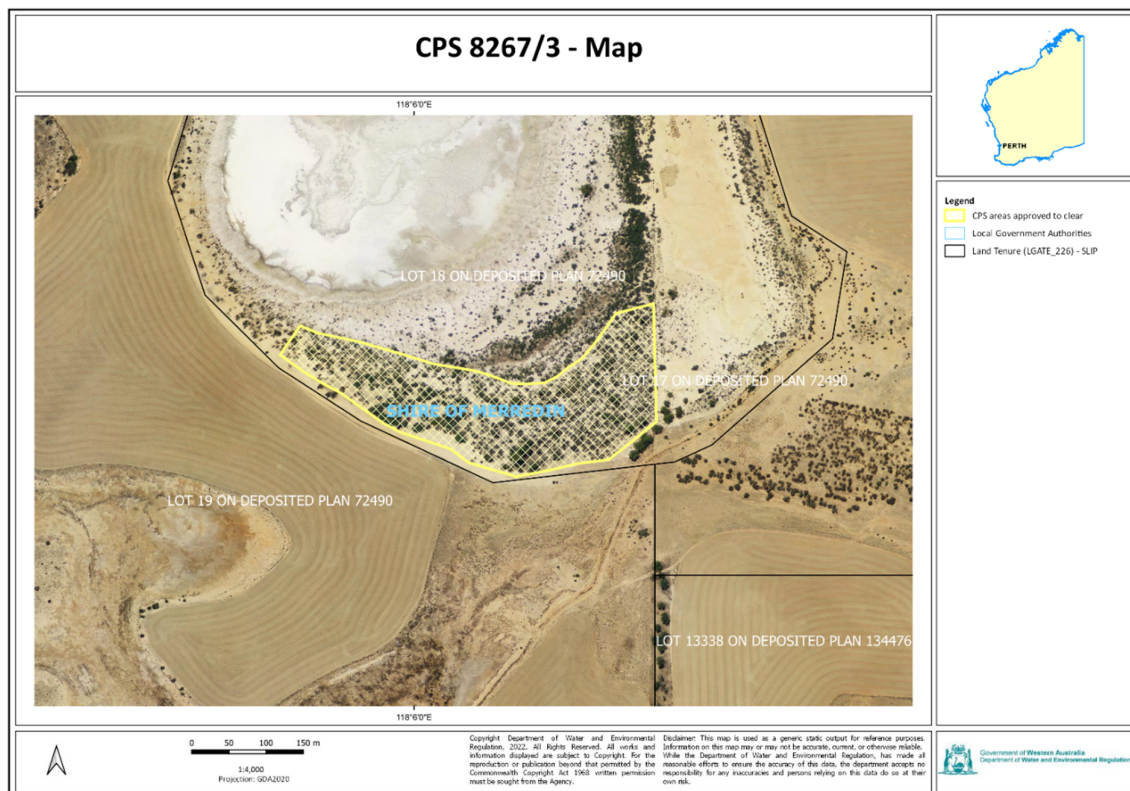


Figure 2: Map of the application area the area crosshatched yellow indicates the area authorised to be cleared under the granted clearing permit.

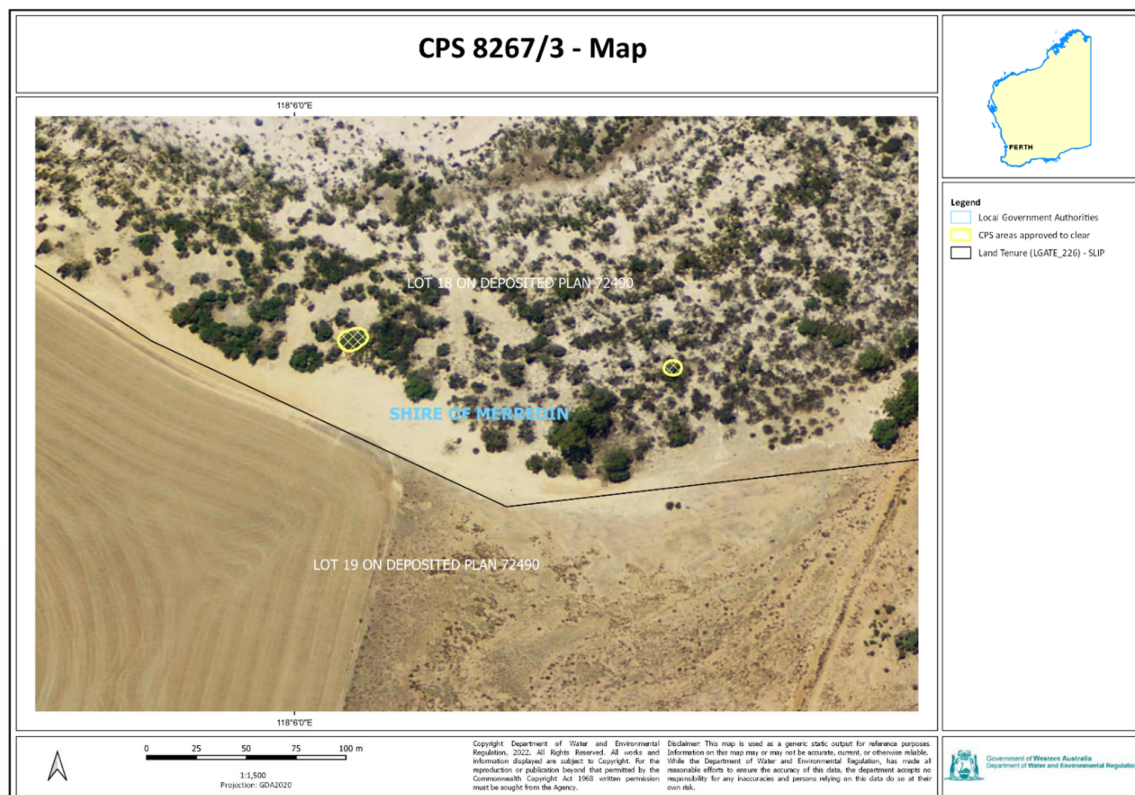


Figure 3: Map of the two additional trees within the application area that have been authorised to be cleared.

2 Legislative context

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

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

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

Other legislation of relevance for this assessment include:

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

Relevant policies considered during the assessment include:

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. Assessment of impacts on environmental values

A review of current environmental information (Appendix A) reveals that the assessment against the clearing principles (see Appendix B) has not changed significantly from the Clearing Permit Decision Report CPS 8267/2. The consideration of these impacts, and the extent to which they can be managed through conditions applied in line with sections 51H and 51I of the EP Act, is set out below.

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

The applicant has proposed an amendment to condition 4 to allow the removal of two *Eucalyptus salmonophloia* trees. Under condition 4, all *Eucalyptus salmonophloia* trees within the application area must be retained. The amendment was prompted by safety concerns associated with sand extraction activities. The two trees identified for removal are located directly within the operational footprint and pose a risk to the safe execution of the works. Of the 12 *Eucalyptus salmonophloia* retained from the clearing works, only two trees are proposed to be cleared, the remaining 10 are to be retained. The applicant provided additional site photos and GPS locations of *Eucalyptus salmonophloia* trees that were retained during clearing (see appendix D).

Assessment

Available data sources indicated there are no records of conservation significant fauna within a 20-kilometre radius of the amendment application area. With the only fauna potentially impacted by the clearing being the Carnaby's cockatoo (*Zanda latirostris*).

Carnaby's cockatoo habitat can be categorised into three distinct groups: Roosting, Foraging, and Breeding. Carnaby's typically forage within a 12-kilometre radius of their active breeding site (Commonwealth of Australia, 2022). Following breeding, they will flock in search of food sources within six kilometres of their night roost (Commonwealth of Australia, 2022). However, they may travel up to 20 kilometres or more (Commonwealth of Australia, 2022). To maintain their populations, it is crucial to have an abundance of food resources within the range of their breeding and roosting sites. Consequently, foraging resources are evaluated based on known breeding and night roosting sites, primarily within 12 kilometres of a breeding or roosting site (Commonwealth of Australia, 2022). The application area is within the modelled breeding likely to occur range of Carnaby's Cockatoo.

Foraging habitat

Carnaby cockatoos forage on a variety of seeds, nuts, flowers, and plants, including Proteaceous species (*Banksia* spp., *Hakea* spp., and *Grevillea* spp.), as well as *Allocasuarina* and *Eucalyptus* species, marri, and a range of introduced species (Valentine and Stock, 2008). *Eucalyptus salmonophloia* is known to provide secondary foraging habitat for Carnaby cockatoos of moderate to low value. It is estimated that the total amount of foraging habitat to be removed due to the proposed amendment is approximately 0.02 hectares. Given the lack of records of this species within the local area, it is not considered for the additional clearing of 0.02 hectares to significant impact habitat for this species.

Roosts

Carnaby cockatoo will utilise a wide range of native and non-native trees situated within a variety of land-use types. Carnaby will usually roost in tall (average of >25 metres) trees species that have a relatively thick trunk (DBH of 1 metre) and medium foliage density (average of 50%) (Le Roux, 2017). According to available databases, there is one known recorded roosting sites within a 20-kilometre radius of the application. The closest known roost site for black cockatoo is approximately 17.4 kilometres northeast of the application area. Given the distance away from any other known roosting site and the minimum amount of native vegetation remaining within the surrounding area, it is not considered likely that the proposed amendment will have any impact on roosting habitat for this species.

Breeding habitat

Carnaby cockatoos are known to nest in hollows of live and dead trees, including *Corymbia calophylla* (Marri), *Eucalyptus marginata* (jarrah), *Eucalyptus diversicolor* (karri), and other *Eucalyptus* spp. Including *Eucalyptus salmonophloia* (Commonwealth of Australia, 2022). 'Breeding habitat' for Carnaby includes trees of these species that either have a suitable nest hollow or are of a suitable DBH to develop a nest hollow, where suitable DBH for nest hollows is ≥ 50 centimetres for most tree species (Commonwealth of Australia, 2022). Carnaby generally breed and forage within a 6-to-12-kilometre radius of their nesting site (Commonwealth of Australia, 2022). According to spatial data, there are no known records of Carnaby breeding hollows within 12 kilometres of the application area with the closest being over 90 kilometres North-east of the application area.

Clearing permit CPS 8267/2 required the retention of all *Eucalyptus salmonophloia* trees with a DBH ≥ 50 centimetres for the purpose of retaining habitat trees that provide potential breeding habitat for Carnaby's cockatoos.

The proposed amendment involves the clearing of two of the retained *Eucalyptus salmonophloia* trees with a DBH ≥ 50 centimetres within an area characterized by limited remaining foraging habitat for Carnaby's cockatoo, no recorded nearby roosting sites, no known breeding hollows, and a single record of a Carnaby's approximately 17.40

kilometres east of the application area. Given these factors, the proposed clearing amendment is unlikely to result in a significant impact on Carnaby's cockatoo habitat.

Table 1: Location of Carnaby's cockatoo potential breeding habitat proposes to be cleared.

ID	Species of black cockatoo habitat tree	Latitude	Longitude
1	<i>Eucalyptus salmonophloia</i>	31° 37.4' S	118° 6.7' E
2	<i>Eucalyptus salmonophloia</i>	31° 37.3' S	118° 6.1' E

The applicant also proposed another amendment that is to amend Condition 3(b)(iii), to allow for the burning of vegetative material that has been cleared rather than using the vegetation material to rehabilitate the area no longer required for extractive industry. The applicant has proposed to spread topsoil and undertake deliberate planting of the area with *Eucalyptus salmonophloia* and *Eucalyptus kochii* tube stock instead of spreading vegetative material.

After reviewing the proposed changes to the revegetation condition, the delegated officer determined that this proposed amendment is likely to result in a better revegetation outcome.

Conclusion

Based on the above assessment, the proposed clearing amendment will result in the removal of two *Eucalyptus salmonophloia* trees that have a DBH \geq 50 centimetres that provided potential breeding habitat for Carnaby cockatoos and ensure that a better revegetation outcome is achieved.

Conditions

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

- Retention of all *Eucalyptus salmonophloia* except two trees at the locations outlined in Table 1.
- Revegetation and rehabilitation of area(s) no longer required to be cleared through planting of tubestock

3.3. Relevant planning instruments and other matters

Other relevant authorisations required for the proposed land use include Development approval under the Planning and Development Act 2005, and an Extractive Industry Licence, both of which have been issued by the Shire of Merredin.

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. Site Characteristics

A.1. Site characteristics

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

Characteristic	Details																
Local context	<p>The area proposed to be cleared is part of an isolated patch of native vegetation fringing within a Salt Lake in the intensive land use zone of Western Australia. It is surrounded by agricultural land use and salt flats.</p> <p>Spatial data indicates local area (10-kilometre radius from the centre of the application area) retains approximately 8.18 per cent of the original native vegetation cover.</p>																
Ecological linkage	The application area has no mapped ecological linkages within the application area. The application area is within 250 meters of an area of salt marsh.																
Conservation areas	The application area does not intersect any mapped conservation areas. The closest mapped conservation area is the Korbel Nature Reserve, approximately six kilometres southeast of the application area.																
Vegetation description	<p>Photographs (Michael Eric Teasdale, 2025b) indicate that the application area consists of two <i>Eucalyptus salmonophloia</i> trees. The vegetation that was cleared under 8267/2 was described in a DWER site inspection (DWER 2019) as, Melaleuca and Acacia tall shrubland with some scattered <i>Eucalyptus kochii</i>.</p> <p>This is broadly consistent with the mapped vegetation types:</p> <ul style="list-style-type: none"> • Mt Caroline (356), described as saltbush and/or bluebush with woodland or scattered trees, and • Muntadgin (1023), described as woodland. <p>The mapped vegetation types within the amendment area retain approximately 48.47 per cent and 10.79 per cent (respectively) of the original extent (Government of Western Australia, 2019).</p>																
Vegetation condition	Photographs (Michael Eric Teasdale, 2025b) indicate the two <i>Eucalyptus salmonophloia</i> trees within the application area are in a completely degraded Keighery (1994) condition. The full Keighery (1994) condition rating scale is provided in Appendix C.																
Climate and landform	The climate experienced in the amendment application area is Mediterranean, characterized by hot and dry summers and cool and wet winters. The application area has an average annual rainfall of 325 millimetres (Bureau of Meteorology, 2021). The elevation of the application area is level with the surrounding area.																
Soil description	The soil type is mapped as Wallambin, Stirling Phase (258Wa), described as a fringe zone on either side of the main Salt Lake channels with isolated salt lakes, gypsum dunes and lunettes of sand, silt, or clay. Baandee erosional and depositional surfaces (DPIRD, 2019).																
Land degradation risk	<p>The degradation risk factors mapped over the application area are:</p> <table border="1"> <thead> <tr> <th>Risk Categories</th><th>Wallambin, Stirling Phase (258Wa)</th></tr> </thead> <tbody> <tr> <td>Subsurface acidification</td><td>M1: 10-30% of map unit has a high subsurface acidification risk or is presently acid</td></tr> <tr> <td>Wind erosion</td><td>M1: 10-30% of map unit has a high to extreme wind erosion risk</td></tr> <tr> <td>Phosphorous export</td><td>M1: 10-30% of map unit has a high to extreme phosphorus export risk</td></tr> <tr> <td>Water erosion</td><td>L1 : <3% of map unit has a high to extreme water erosion risk</td></tr> <tr> <td>Flooding risk</td><td>L1: <3% of the map unit has a moderate to high flood risk</td></tr> <tr> <td>Salinity risk</td><td>H1: 50-70% of map unit has a moderate to high salinity risk or is presently saline</td></tr> <tr> <td>Waterlogging</td><td>H1: 50-70% of map unit has a moderate to very high waterlogging risk</td></tr> </tbody> </table>	Risk Categories	Wallambin, Stirling Phase (258Wa)	Subsurface acidification	M1: 10-30% of map unit has a high subsurface acidification risk or is presently acid	Wind erosion	M1: 10-30% of map unit has a high to extreme wind erosion risk	Phosphorous export	M1: 10-30% of map unit has a high to extreme phosphorus export risk	Water erosion	L1 : <3% of map unit has a high to extreme water erosion risk	Flooding risk	L1: <3% of the map unit has a moderate to high flood risk	Salinity risk	H1: 50-70% of map unit has a moderate to high salinity risk or is presently saline	Waterlogging	H1: 50-70% of map unit has a moderate to very high waterlogging risk
Risk Categories	Wallambin, Stirling Phase (258Wa)																
Subsurface acidification	M1: 10-30% of map unit has a high subsurface acidification risk or is presently acid																
Wind erosion	M1: 10-30% of map unit has a high to extreme wind erosion risk																
Phosphorous export	M1: 10-30% of map unit has a high to extreme phosphorus export risk																
Water erosion	L1 : <3% of map unit has a high to extreme water erosion risk																
Flooding risk	L1: <3% of the map unit has a moderate to high flood risk																
Salinity risk	H1: 50-70% of map unit has a moderate to high salinity risk or is presently saline																
Waterlogging	H1: 50-70% of map unit has a moderate to very high waterlogging risk																
Waterbodies	The desktop assessment and aerial imagery indicated that the application area is within a flat wetland area subject to inundation that is on the fringe of a salt lake basin.																

Characteristic	Details
Hydrogeography	The application area is within the SwanAvon Yilgarn catchment and within the Avon River System surface water area, proclaimed under the Rights in Water and Irrigation Act 1914 (the RIWI Act). The application area is not within an area protected under the Country Water and Supply Act 1917 (CAWS Act). The groundwater salinity level (total dissolved solids) is mapped at >35,000 milligrams per litre.
Flora	The desktop assessment identified six conservation significant flora species in the local area. The nearest record is the Priority 3 <i>Acacia ancistrophylla</i> var. <i>perarcuata</i> , located approximately 3.35 kilometres from the application area.
Ecological communities	No conservation significant ecological communities are mapped over the application area. The closest ecological community is the Priority 3 Eucalypt woodlands of the Western Australian Wheatbelt, located approximately 1.35 kilometres west of the application area. No threatened ecological communities (TECs) have been recorded in the local area.
Fauna	The desktop assessment identified no conservation significant fauna records within the local area. An extended search within a 20-kilometre radius of the application area shows three conservation significant fauna species. The closest records are <i>Zanda latirostris</i> (Carnaby's cockatoo) approximately 17.45 kilometres from the application area.

A.2. Vegetation extent

	Pre-European extent (ha)	Current extent (ha)	Extent remaining (%)	Current extent in all DBCA managed land (ha)	Current proportion (%) of pre-European extent in all DBCA managed land
IBRA bioregion*					
Avon Wheatbelt	9,517,109.95	1,761,187.42	18.51	174,980.68	1.84
Vegetation complex*					
Beard vegetation association Mt Caroline 356	4,330.03	2,098.70	48.47	99.92	2.31
Beard vegetation association Muntadgin 1023	1,601,605.76	172,875.16	10.79	18,926.07	1.18
Local area					
10km radius	32,318.09	2,645.34	8.18	-	-

*Government of Western Australia (2019a)

**Government of Western Australia (2019b)

A.2. Fauna analysis

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

Species name	Conservation status	Suitable habitat features? [Y/N]	Suitable vegetation type? [Y/N]	Suitable soil type? [Y/N]	Distance of closest record to application area (km)	Number of known records (total)
<i>Zanda latirostris</i> (Carnaby's cockatoo)	EN	Y	Y	Y	17.45	1

Appendix B. Assessment against the clearing principles

Assessment against the clearing principles	Variance level	Is further consideration required?
Environmental value: biological values		
<p><u>Principle (a):</u> <i>"Native vegetation should not be cleared if it comprises a high level of biodiversity."</i></p> <p><u>Assessment:</u> Given the size and condition of the vegetation proposed to be cleared, it is not likely to comprise a high level of biodiversity. The application area does not contain suitable habitat for conservation significant flora or ecological communities.</p>	<p>Not likely to be at variance</p> <p>As per CPS 8267/2</p>	No
<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 habitat for conservation significant fauna species.</p>	<p>May be at variance</p> <p>As per CPS 8267/2</p>	Yes Refer to Section 3.2.1, above.
<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> A flora likelihood assessment was conducted based on habitat and soil preferences, vegetation in the application area, and known species distribution. According to available databases and lack of remnant vegetation surrounding the two <i>Eucalyptus salmonophloia</i>, the application area is unlikely to contain habitat for flora species listed under the BC Act.</p>	<p>Not likely to be at variance</p> <p>As per CPS 8267/2</p>	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> According to available databases, the application area does not contain species that can indicate a TEC.</p>	<p>Not likely to be at variance</p> <p>As per CPS 8267/2</p>	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 the mapped vegetation types and native vegetation in the local area is inconsistent with the national objectives and targets for biodiversity conservation in Australia (Commonwealth of Australia, 2001). The vegetation proposed to be cleared is not considered to be part of a significant ecological linkage in the local area but does have some linkage value.</p>	<p>At variance</p> <p>As per CPS 8267/2</p>	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, and the small extent and degraded condition of the vegetation in the application area, the proposed clearing is not likely to have an impact on the environmental values of or nearby conservation areas.</p>	<p>Not likely to be at variance</p> <p>As per CPS 8267/2</p>	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> A minor non-perennial watercourse leads to the application area but does not intersect it. Vegetation within the application area is not growing in association with a watercourse. The proposed clearing is unlikely to impact on- or off-site hydrology and water quality. The application area is also mapped</p>	<p>Not likely to be at variance</p>	No

Assessment against the clearing principles	Variance level	Is further consideration required?
as an area subject to inundation, however a site inspection for CPS 8627/1 revealed no riparian vegetation within the application area.	As per CPS 8267/2	
<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 soils are moderately susceptible to salinity. Noting the comments and advice received in relation to CPS 8267/1 from the Soil and Land Commissioner, no change in this risk is anticipated. The proposed clearing is not likely to have an appreciable impact on land degradation.</p>	<p>Not likely to be at variance</p> <p>As per CPS 8267/2</p>	No
<p><u>Principle (i):</u> <i>"Native vegetation should not be cleared if the clearing of the vegetation is likely to cause deterioration in the quality of surface or underground water."</i></p> <p><u>Assessment:</u> Groundwater salinity (total dissolved solids) is mapped as more than 35,000 milligrams per litre which is considered to be brine. The area has been impacted by previous agriculture activities, the proposed clearing is not likely to cause deterioration to groundwater and lead to a perceptible rise in the water table. Additionally, the application area will be rehabilitated after the completion of the sand extraction operations.</p>	<p>Not likely to be at variance</p> <p>As per CPS 8267/2</p>	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> According to available soil mapping and low rainfall in the surrounding area, the application area has a low risk of flooding or waterlogging. Given the small extent and degraded condition of the vegetation proposed to be cleared, it is unlikely the proposed clearing will cause or exacerbate flooding.</p>	<p>Not likely to be at variance</p> <p>As per CPS 8267/2</p>	No

Appendix C. Vegetation Condition rating scale

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

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

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

Condition	Description
Pristine	Pristine or nearly so, no obvious signs of disturbance.
Excellent	Vegetation structure intact, with disturbance affecting individual species; weeds are non-aggressive species.
Very good	Vegetation structure altered, with obvious signs of disturbance. For example, disturbance to vegetation structure caused by repeated fires, the presence of some more aggressive weeds, dieback, logging and/or grazing.
Good	Vegetation structure significantly altered by 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.

Condition	Description
Degraded	Basic vegetation structure severely impacted by disturbance. Scope for regeneration but not to a state approaching good condition without intensive management. For example, disturbance to vegetation structure caused by very frequent fires, the presence of very aggressive weeds, partial clearing, dieback and/or grazing.
Completely degraded	The structure of the vegetation is no longer intact and the area is completely or almost completely without native species. These areas are often described as 'parkland cleared' with the flora comprising weed or crop species with isolated native trees or shrubs.

Appendix D. Photographs of the vegetation



Figure 4: Area photo of the application area with the locations for the two trees to be removed. Note a minor error with the location of Tree 2 is 31° 37.3' S 118° 6.1' E (Michael Eric Teasdale, 2025b).



Figure 5: Site Photos of Tree 1 before clearing (Left) and after clearing (Right) under CPS 8267/2.



Figure 6: Site Photos of Tree 2 before clearing (Left) and after clearing (Right) under CPS 8267/2.



Figure 7: Site Photos of eleven (11) *Eucalyptus salmonophloia* under 50 centimetres within the application area that were retained under CPS 8267/2.

Table 2: Locations of *Eucalyptus salmonophloia* retained within the application area retained during CPS 8267/2, coordinates provided in WGS 84.

Tree Id	Latitude	Longitude	DBH ≥ 50 centimetres	Cleared or Retained
1	31° 37.3' S	118° 5.58' E	Yes	Retained
2	31° 37.3' S	118° 6.1' E	Yes	Cleared
3	31° 37.4' S	118° 6.7' E	Yes	Cleared
4	31° 37.4' S	118° 6.11' E	Yes	Retained
5	31° 37.4' S	118° 6.12' E	Yes	Retained
6	31° 37.5' S	118° 6.5' E	Yes	Retained
7	31° 37.5' S	118° 6.6' E	Yes	Retained
8	31° 37.5' S	118° 6.6' E	Yes	Retained
9	31° 37.5' S	118° 6.6' E	Yes	Retained
10	31° 37.5' S	118° 6.6' E	Yes	Retained
11	31° 37.5' S	118° 6.11' E	Yes	Retained
12	31° 37.6' S	118° 6.6' E	Yes	Retained

Appendix E. Sources of information

E.1. GIS database

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

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

Restricted GIS Databases used:

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

E.2. References

- Commonwealth of Australia (2001) *National Objectives and Targets for Biodiversity Conservation 2001-2005*, Canberra.
- Commonwealth of Australia (2022), Referral guideline for 3 WA threatened black cockatoo species: Carnaby's Cockatoo, Baudin's Cockatoo and the Forest Red-tailed Black cockatoo. Department of Agriculture, Water and the Environment, Canberra.
- Department of Environment Regulation (DER) (2014). *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 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) (2019) Site Inspection Report for Clearing Permit Application CPS 8267/1, 26 March 2019. Department of Water and Environmental Regulation, Western Australia (DWER Ref: A2040555).
- Department of Water and Environmental Regulation (DWER) (2019) Clearing Permit and Decision Report CPS 8267/1. (DWER ref: A1811119)
- Department of Water and Environmental Regulation (DWER) (2021) Clearing Permit and Decision Report CPS 8267/2. (DWER ref: A2066274)
- 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.
- Le Roux, C. (2017). *Nocturnal roost tree, roost site and landscape characteristics of Carnaby's Black-Cockatoo (Calyptorhynchus latirostris) on the Swan Coastal Plain*. <https://ro.ecu.edu.au/theses/2017>
- Michael Eric Teasdale (2021) *Annual reporting for clearing permit application CPS 8267/2*, received 25 January 2021 (DWER Ref: DWERDT554680).
- Michael Eric Teasdale (2025a) *Clearing permit amendment application CPS 8267/3*, received 31 May 2025 (DWER Ref: DWERDT1131295).
- Michael Eric Teasdale (2025b) *Supporting information for clearing permit application CPS 8267/3*, received 17 June 2025 (DWER Ref: DWERDT1148991).
- Michael Eric Teasdale (2025c) *Supporting information for clearing permit application CPS 8267/3 – additional site photos*, received 17 June 2025 (DWER Ref: DWERDT1148991).
- 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.
- Shepherd, D.P., Beeston, G.R. and Hopkins, A.J.M. (2001) *Native Vegetation in Western Australia, Extent, Type and Status*. Resource Management Technical Report 249. Department of Agriculture, Western Australia.
- Valentine, L.E. and Stock, W. (2008) *Food Resources of Carnaby's Black Cockatoo (Calyptorhynchus latirostris) in the Ngangara Sustainability Strategy Study Area*. Edith Cowan University and Department of Environment and Conservation. December 2008.