GOVERNMENT OF
WESTERN AUSTRALIA

CLEARING PERMIT

Granted under section 51E of the Environmental Protection Act 1986

PERMIT DETAILS

Area Permit Number: CPS 9059/2

File Number: DWERVT6627

Duration of Permit: From 19 November 2022 to 19 November 2032

PERMIT HOLDER

Cotton Holdings Pty Ltd

LAND ON WHICH CLEARING IS TO BE DONE

Lot 333 on Deposited Plan 111125, Gwindinup

AUTHORISED ACTIVITY

The permit holder must not clear more than 0.185 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 23 February 2027.

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

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

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

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

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

3. Weed and dieback management

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

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

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

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

4. Revegetation and rehabilitation - Retention of vegetative material and topsoil

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

(b) The permit holder must, within 12 months of undertaking *clearing* authorised under this permit and no later than 23 February 2028, *revegetate* and *rehabilitate* the areas that are no longer required for the purpose for which they were cleared under this permit by:
  (i) re-shaping the surface of the land so that it is consistent with the surrounding five (5) metres of uncleared land;
  (ii) ripping the ground on the contour to remove soil compaction;
  (iii) ripping the pit floor and contour batters within the extraction site; and
  (iv) laying the vegetative material and topsoil retained under condition 4(a) on the cleared area(s).

(c) The permit holder must, within 18 months of laying the vegetative material and topsoil on the cleared area in accordance with condition 4(b) of this permit:
  (i) engage an *environmental specialist* to determine the species composition, structure and density of the vegetation of area *revegetated* and *rehabilitated*; and
  (ii) engage an *environmental specialist* to make a determination as to whether the composition, structure and density determined under condition 4(c)(i) of this Permit will, without further *revegetation*, result in a similar species composition, structure and density to that of pre-*clearing* vegetation types in that area.

(d) If the determination made by the *environmental specialist* under condition 4(c)(ii) is that the species composition, structure, and density determined under condition 4(c)(i) will not, without further *revegetation*, result in a similar species composition, structure and density to that of pre-*clearing* vegetation types in that area, the permit holder must *revegetate* the area by deliberately *planting* and/or *direct seeding native vegetation* ~~seeds~~ that will result in a similar species composition, structure, and density of *native vegetation* to pre-*clearing* vegetation types in that area.

(e) Where additional *planting* or *direct seeding* of *native vegetation* is undertaken in accordance with condition 4(d), the permit holder must repeat the activities required by condition 4(c) and 4(d) within 12 months of undertaking the additional *planting* or *direct seeding* of *native vegetation*.

(f) Where a determination is made by an *environmental specialist* under condition 4(c)(ii) that the composition, structure and density within areas *revegetated* and *rehabilitated* will result in a similar species composition, structure and density to that of pre-*clearing* vegetation types in that area, that determination shall be submitted to the *CEO* within three months of the determination being made by the *environmental specialist*.

5. Revegetation and rehabilitation - Planting

(a) Within 12 months of undertaking clearing authorised under this permit and no later than 23 February 2028, the permit holder must undertake deliberate *planting* of at least 18 native trees, consisting of a combination of *Corymbia calophylla* and *Eucalyptus marginata*, within the area cross-hatched red in Figure 2 of Schedule 1 by:

(i) ensuring only *local provenance* species are used;

(ii) ensuring *planting* is undertaken at the *optimal time*; and

(iii) undertaking *weed* control and watering of *plantings* for at least two years post *planting*

(b) Within 24 months of *planting* the trees in accordance with condition 5(a) of this permit, the permit holder must:

(i) engage an *environmental specialist* to make a determination that at least five 18 trees, consisting of a combination of *Corymbia calophylla* and *Eucalyptus marginata*, will persist and survive; and

(ii) if the determination made by the *environmental specialist* under condition 5(b)(i) is that at least 18 trees, consisting of a combination of *Corymbia calophylla* and *Eucalyptus marginata*, will not survive, undertake additional *planting* that will result in at least 18 trees persisting within the area cross-hatched red in Figure 2 of Schedule 1.

(c) Where additional *planting* of trees is undertaken in accordance with condition 5(b)(ii), the permit holder must repeat the activities required by conditions 5(a) and 5(b).

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	(a) the species composition, structure, and density of the cleared area; (b) the location where the clearing occurred, recorded using a Global Positioning System (GPS) unit set to Geocentric Datum Australia 2020 (GDA2020), expressing the geographical coordinates in Eastings and Northings; (c) the date that the area was cleared; (d) the size of the area cleared (in hectares); and (e) actions taken to avoid, minimise, and reduce the impacts and extent of clearing in accordance with condition 2; and (f) actions taken to minimise the risk of the

No.	Relevant matter	Specifications
		introduction and spread of *weeds* and *dieback* in accordance with condition 3.
2.	In relation to the *revegetation* and *rehabilitation* areas pursuant to condition 4 of this permit	(a) a description of the *revegetation* and *rehabilitation* activities undertaken; (b) the size of the area(s) *revegetated* and *rehabilitated* (in hectares); (c) the date when *revegetation* and *rehabilitation* works began; and (d) actions taken in accordance with condition 4(d) of this permit to ensure that the environmental benefits of *revegetation* and *rehabilitation* are achieved.
3.	In relation to *revegetation* and *rehabilitation* pursuant to condition 5.	(a) the size of the *planted Corymbia calophylla* and *Eucalyptus marginata* trees; (b) the date(s) on which the planting was undertaken; (c) the boundaries of the *planted* area, recorded using a Global Positioning System (GPS) unit set to Geocentric Datum Australia 2020 (GDA2020), expressing the geographical coordinates in Eastings and Northings or decimal degrees; (d) a description of the *planting* activities undertaken pursuant to condition 5, including actions taken to implement watering and weed control; (e) a copy of the *environmental specialist*'s monitoring report and determination; and (f) a description of any *remedial actions* undertaken pursuant to conditions 5 (b)(ii) and 5(c) where monitoring indicates that the *planted* trees will not survive.

7. Reporting

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

DEFINITIONS

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

Table 2: Definitions

Term	Definition
CEO	Chief Executive Officer of the department responsible for the administration of the clearing provisions under the *Environmental Protection Act 1986*.
clearing	has the meaning given under section 3(1) of the EP Act.
condition	a condition to which this clearing permit is subject under section 51H of the EP Act.
department	means the department established under section 35 of the *Public Sector Management Act 1994* (WA) and designated as responsible for the administration of the EP Act, which includes Part V Division 3.
dieback	means the effect of *Phytophthora* species on native vegetation.
direct seeding	means a method of re-establishing vegetation through establishment of a seed bed and the introduction of seeds of the desired plant species
environmental specialist	means a person who holds a tertiary qualification in environmental science or equivalent and has experience relevant to the type of environmental advice that an environmental specialist is required to provide under this Permit, or who is approved by the CEO as a suitable *environmental specialist*.
EP Act	*Environmental Protection Act 1986* (WA)
fill	means material used to increase the ground level, or to fill a depression
local provenance	means *native vegetation* seeds and propagating material from natural sources within 100 kilometres and the same Interim Biogeographic Regionalisation for Australia (IBRA) subregion of the area cleared.
mulch	means the use of organic matter, wood chips or rocks to slow the movement of water across the soil surface and to reduce evaporation.
native vegetation	has the meaning given under section 3(1) and section 51A of the EP Act.
optimal time	means the period from May to July for undertaking planting.
planting	means the re-establishment of vegetation by creating favourable soil conditions and planting seedlings 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
remedial actions	means for the purpose of this permit, any activity that is required to ensure successful re-establishment and survival of planted trees.
revegetate/ed/ion	means the re-establishment of a cover of *local provenance native vegetation* in an area using methods such as natural regeneration, direct seeding and/or *planting*, so that the species composition, structure and density is similar to pre-clearing vegetation types in that area

Term	Definition
weeds	means any plant – (a) that is a declared pest under section 22 of the *Biosecurity and Agriculture Management Act 2007*; or (b) published in a Department of Biodiversity, Conservation and Attractions species-led ecological impact and invasiveness ranking summary, regardless of ranking; or (c) not indigenous to the area concerned.

END OF CONDITIONS

J Burton

Jessica Burton
MANAGER
NATIVE VEGETATION REGULATION

Officer delegated under Section 20
of the Environmental Protection Act 1986

10 July 2025

SCHEDULE 1

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

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

The boundary of the area subject to revegetation and rehabilitation conditions is shown in the map below (Figure 2).

Figure 2: Map of the boundary of the area within which revegetation and rehabilitation pursuant to condition 5 must occur.

Government of Western Australia
Department of Water and Environmental Regulation

Clearing Permit Decision Report

1 Application details and outcome

1.1. Permit application details

Permit number:	CPS 9059/2
Permit type:	Area Permit
Applicant name:	Cotton Holdings Pty Ltd
Application received:	25 September 2024
Application area:	0.185 hectares (ha) of native vegetation
Purpose of clearing:	Laterite gravel extraction
Method of clearing:	Mechanical
Property:	Lot 333 on Deposited Plan 111125
Location (LGA area/s):	Shire of Capel
Localities (suburb/s):	Gwindinup

1.2. Description of clearing activities

This amendment to CPS 9059/1 is to extend the period in which clearing is authorised by three years, i.e. until 19 November 2027, and correspondingly extend the duration of the permit by three years until 19 November 2032.

The proposed extent and purpose of clearing is unchanged from CPS 9059/1, which allowed for the clearing of 0.185 hectares of native vegetation within Lot 333 on Deposited Plan 111125, Gwindinup, for the purpose of laterite gravel extraction (see Figure 1, Section 1.5). The Department of Water and Environmental Regulation's (DWER's) records indicate that no native vegetation has been cleared under CPS 9059/1 to date. It is understood that the commencement of clearing has been delayed whilst the permit holder obtains Commonwealth environmental approvals under the *Environment Protection and Biodiversity Conservation Act 1999*.

1.3. Decision on application

Decision:	Granted
Decision date:	10 July 2025
Decision area:	0.185 hectares of native vegetation, as depicted in Section 1.5, below.

1.4. Reasons for decision

This clearing permit amendment application was submitted, accepted, assessed and determined in accordance with sections 51E and 51O of the *Environmental Protection Act 1986* (EP Act). DWER advertised the application for 14 days and no submissions were received.

In making this decision, the Delegated Officer had regard for the site characteristics (see Appendix A), relevant datasets (see Appendix E.1), the findings of a black cockatoo habitat assessment (Harewood, 2020), the clearing principles set out in Schedule 5 of the EP Act (see Appendix B), relevant planning instruments and any other matters considered relevant to the assessment (see Section 3). The Delegated Officer also took into consideration the duration of the Development Approval (DA) and Extractive Industry License (EIL) for the proposal.

A review of current environmental databases and departmental practices identified that the significance of impacts to biological values (fauna) has changed since the previous assessment for CPS 9059/1. Noting the proximity of the application area to roosting and breeding sites and the cumulative loss of foraging habitat across the species' range, the application area under amendment was determined to include 19 marri and jarrah trees that provide significant foraging habitat for black cockatoo species.

The remaining environmental values within the permit area remain largely unchanged since the previous assessment and clearing under the proposed amendment will continue to result in:

- The loss of foraging habitat for black cockatoo species,
- The clearing of vegetation in proximity to a conservation area (Boyanup State Forest), which could indirectly impact on its environmental values,
- the potential introduction and spread of weeds into adjacent vegetation, which could impact on the quality of the adjacent vegetation and its habitat values, and
- potential land degradation in the form of wind erosion.

In considering the above, the Delegated Officer considered that the proposed amendment is not likely to lead to an unacceptable risk to environmental values, subject to conditions to:

- avoid, minimise, and reduce the impacts and extent of clearing,
- take hygiene steps to minimise the risk of the introduction and spread of weeds and dieback,
- revegetate cleared areas no longer required for the purpose for which they were cleared with stockpiled vegetative material and topsoil from cleared vegetation and undertake remedial actions if vegetation is not restored to pre-clearing composition, structure and density, and
- undertake deliberate planting of at least 18 marri and/or jarrah trees within an adajcent area of Lot 333 on Deposited Plan 111125, Gwindinup.

The Delegated Officer also considered that the period in which clearing is authorised should be aligned with the expiry date of the DA and EIL for the proposed extractive industry (23 February 2027), rather than the full three years (19 November 2027) requested by the applicant.

In addition to extending the permit duration, the Delegated Officer determined that the inclusion of an additional revegetation condition, as well as minor amendments to existing permit conditions, were required to minimise and manage risks to environmental values and bring the permit in line with current DWER policies and procedures.

1.5. Site map

Figure 1 Map of the application area. The areas crosshatched yellow indicate the areas authorised to be cleared under the granted clearing permit.

2 Legislative context

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

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

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

Other legislation of relevance for this assessment include:

- *Biodiversity Conservation Act 2016* (WA) (BC Act)
- *Environment Protection and Biodiversity Conservation Act 1999* (Cth) (EPBC Act)

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)
- Technical guidance – *Terrestrial Vertebrate Fauna Surveys for Environmental Impact Assessment* (EPA, 2020)

3 Detailed assessment of application

3.1. Avoidance and mitigation measures

The avoidance and mitigation measures proposed by the applicant remain unchanged from the previous assessment of the permit and are described in the Decision Report for CPS 9059/1.

As a condition of CPS 9059/1, the applicant is required to apply measures to avoid, minimise, and reduce the impacts and extent of clearing, where possible. Noting that the extent and purpose of the proposed clearing is unchanged from CPS 9059/1, the Delegated Officer was satisfied that the applicant has made a reasonable effort to avoid and minimise potential impacts of the proposed clearing on environmental values.

3.2. Assessment of impacts on environmental values

A review of current environmental information (Appendix A) indicates that the assessment against the clearing principles has not changed significantly from the previous assessment of the permit detailed in Clearing Permit Decision Report CPS 9059/1, except in the case of clearing principle (b).

Noting the application consists of 0.185 hectares of isolated trees over pasture in Completely Degraded (Keighery, 1994) condition, the assessment against the clearing principles (Appendix B) identified that the extent to which the proposed clearing presents a risk to biological values (flora and ecological communities), conservation areas, and land and water resources remains unchanged from the previous assessment. Existing permit conditions for avoidance and minimisation, weed and dieback management, and revegetation of the pit area post-clearing and laterite gravel extraction remain sufficient to manage the risk of wind erosion and mitigate indirect impacts to nearby Boyanup State Forest.

The assessment of the impacts of the proposed amended clearing permit on biological values (fauna) required further consideration to align with current environmental knowledge and departmental practices.

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

Assessment

As identified in the previous assessment, the application area contains 19 trees (18 jarrah and one marri) that provide habitat for Baudin's cockatoo (*Zanda baudinii*), Carnaby's cockatoo (*Zanda latirostris*), and the forest red-tailed black cockatoo (*Calyptorhynchus banksii naso*), collectively referred to as black cockatoo species.

Noting a black cockatoo habitat assessment was undertaken in September 2020 and identified no hollows suitable for breeding by black cockatoo species (Harewood, 2020), the potential for breeding habitat to be present within the application area is unlikely to have changed since the previous assessment of the permit. Therefore, clearing under the proposed amendment will not result in the loss of black cockatoo breeding habitat.

Roosting typically occurs within suitable trees within two kilometres of an important water source and within an area of quality foraging habitat (Commonwealth of Australia, 2022). Given the application area is 1.8-kilometres from Preston River and is bordered by quality habitat within Boyanup State Forest, the 16 trees with a diameter at breast height (DBH) of greater than 500 millimetres may provide suitable roosting habitat. However, it is acknowledged that no evidence of roosting was noted in the survey (Harewood, 2020).

The marri and jarrah trees within the application area provide a primary foraging resource for black cockatoo species in the Jarrah Forest bioregion (Commonwealth of Australia, 2022; DEC, 2008). Critical habitat is defined as any habitat that provides for feeding, watering, regular night roosting, and potential for breeding for Carnaby's cockatoo (DPAW, 2013). All marri, karri and jarrah forests, woodlands and remnants in the south-west of Western Australia receiving more than 600 millimetres of annual average rainfall are critical habitat for Baudin's and forest red-tailed black cockatoo (DEC, 2008). Foraging habitat within 12 kilometres of a nesting site and six kilometres of a roosting site is also of particular importance in supporting populations (Commonwealth of Australia, 2022; Le Roux, 2017; Glossop, et al., 2011; DPAW, 2013; DEC, 2008).

According to available databases, there are six confirmed roost sites within six kilometres and one confirmed breeding site within 12 kilometres of the application area. Given the above, the application area meets the definition of critical habitat for all three species of black cockatoo and is within proximity to support birds breeding and roosting locally.

The previous assessment acknowledged that the application area provides suitable foraging habitat. However, based on current environmental knowledge and departmental practices, the significance of the impact of the proposed clearing on foraging habitat for black cockatoos is considered to have changed (increased) since the previous assessment. Noting the proximity of the application area to roosting and breeding sites and the cumulative loss of foraging habitat across the species' range, the clearing of 19 trees that provide critical habitat represents a significant impact.

To mitigate the impact arising from the loss of 19 trees that provide significant foraging habitat for black cockatoos, the applicant has proposed to plant and maintain a minimum of 18 marri and/or jarrah trees within an adjacent area of the property to ensure the clearing will not result in a loss of foraging habitat in the local area. This is in addition to the revegetation of the 0.185-hectare application area following clearing and extraction already required under the current clearing permit. The suitability of this mitigation measure has been assessed through a calculation consistent with the WA Environmental Offsets Metric Calculator and determined that the plating of 18 marri and/or jarrah trees is sufficient to ensure no significant residual impact remains. The Delegated Officer determined that the rehabilitation action is consistent with the *WA Environmental Offsets Policy* (2011) and *WA Environmental Offsets Guideline* (2014).

Conclusion

Based on the above assessment, the proposed clearing will result in the loss of 19 marri and jarrah trees that provide significant foraging habitat for black cockatoo species. Therefore, impacts to conservation significant fauna species are considered to have changed since the previous assessment of the permit detailed in Decision Report CPS 9059/1.

For the reasons set out above, it is considered that the impacts of the proposed clearing on foraging habitat for black cockatoo species can be appropriately mitigated and managed through the amended permit conditions requiring additional rehabilitation actions. The rehabilitation action will ensure no significant residual impact to black cockatoo foraging habitat remains.

Conditions

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

- revegetation and rehabilitation, requiring the permit holder to undertake revegetation of at least 18 marri and/or jarrah trees that provide foraging habitat for black cockatoo species within an adjacent area of Lot 333 on Deposited Plan 111125, Gwindinup.

3.3. Relevant planning instruments and other matters

The clearing permit amendment application was advertised on DWER's website on 15 November 2024, inviting submissions from the public within a 14-day period. No submissions were received.

The Shire of Capel was invited to provide comment on the proposed amendment to CPS 9059/1 on 15 November 2024. No comments have been received to date.

The applicant holds a Development Approval (DA) and Extractive Industry License (EIL) approved by the Shire of Capel under the Greater Bunbury Region Scheme on 15 March 2022. The DA and EIL are valid until 23 February 2027. The Delegated Officer considered it appropriate to align the period in which clearing is authorised with the expiry date of these instruments.

The applicant also holds Works Approval W6583/2021/1 for crushing and screening etc. of material (Category 70) under Part V Division 3 of the EP Act. W6583/2021/1 is valid until 24 October 2025. DWER is currently considering an application to amend W6583/2021/1 to extend the duration.

The Capel Land Conservation District Committee (LCDC) was invited to provide comment on the proposed amendment to CPS 9059/1 as a direct interest stakeholder. Capel LCDC is a statutory body formed under section 23 of the *Soil and Land Conservation Act 1945* and appointed by the Commissioner of Soil and Land Conservation to operate within the Capel Land Conservation District (Capel LCDC, 2024). DWER's consideration of the comments provided by Capel LCDC (2024) are summarised in Table 1 below.

Table 1. Details of comments received from Capel LCDC (2024).

Summary of comments	Consideration of comment
Whilst the applicant has chosen the most degraded portion of the property, the removal of mature trees in this area will still take away a bird thoroughfare and planted trees will not replicate the maturity of cleared vegetation. Species other than black cockatoos will be impacted by the loss of these trees and smaller hollows. To mitigate the clearing, the following actions should be undertaken: • The installation of ten artificial nesting hollows for black cockatoo species away from the existing and proposed operations; and • The planting of four times the amount of marri trees to be cleared in a quiet, unexcavated area of the property.	DWER's assessment identified that the proposed clearing under the amendment will result in impacts to significant foraging habitat for black cockatoo species. This impact is proposed to be mitigated through an additional permit condition requiring the planting and maintenance of a minimum of 18 marri and/or jarrah trees within an adjacent area of the property, in addition to the revegetation of the pit area post-extraction. In relation to the installation of artificial hollows, DWER's assessment determined that the proposed clearing will not impact suitable breeding habitat for black cockatoo species at present. In accordance with the *WA Environmental Offsets Policy* (2011) and *WA Environmental Offsets Guideline* (2014), DWER determined that it would be unreasonable to require the installation, monitoring, and maintenance of artificial hollows where no significant residual impact occurs. DWER's assessment of impacts to black cockatoo species is summarised in *Assessment of impacts on environmental values* (see Section 3.2). Noting the Completely Degraded (Keighery, 1994) condition and isolated nature of the trees within the application area, DWER's assessment did not identify significant impacts to any other conservation significant fauna.
Trees on rehabilitated gravel pits tend to be slow-growing and generally do not replicate pre-clearing quality when compared to unexcavated sites.	In considering the appropriateness of onsite rehabilitation as a mitigation measure, DWER undertook a calculation consistent with the WA Environmental Offsets Metric Calculator. This calculation takes into account the time delay between vegetation establishment and the production of fruiting bodies, as well as the reduced quality of planted trees compared to the pre-clearing area. However, DWER notes that the revegetation of the gravel pit post-extraction is a condition of both the approved clearing permit and the extractive industry license. Both instruments require the revegetation to meet pre-clearance species composition, structure, and

	density and, if necessary, undertake remedial actions to achieve this. Therefore, DWER has a high level of confidence in the revegetation success.

The remaining planning matters are unchanged from the previous assessment of the permit and can be found in Clearing Permit Decision Report CPS 9059/1.

End

Appendix A. Site characteristics

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

Characteristic	Details
Local context	The area proposed to be cleared comprises 25 isolated native trees within pasture in the intensive land use zone of Western Australia. The property is surrounded by Boyanup State Forest to the east, west, and south, with the existing gravel pit and remnant native vegetation to the north. Spatial data indicates the local area (10-kilometre radius from the centre of the area proposed to be cleared) retains approximately 45 per cent of the original native vegetation cover.
Ecological linkage	There are no formal ecological linkages mapped within the application area. Noting the isolated nature of the trees under application, the area is unlikely to be significantly contributing to ecological linkages in the local area.
Conservation areas	The property is surrounded by Boyanup State Forest to the east, west, and south, with the application area being approximately 100 metres from the boundary of the State Forest at its closest point.
Vegetation description	The black cockatoo habitat assessment submitted during the previous assessment of the permit (Harewood, 2020) indicates that the vegetation within the proposed clearing area consists of 25 isolated trees over pasture, including 18 jarrah (*Eucalyptus marginata*), one marri (*Corymbia calophylla*), one grass tree (*Xanthorrhoea* sp.), and five peppermint (*Agonis flexuosa*) trees. Representative photos are available in Appendix D. This is broadly consistent with the dominant species of the mapped South West Forest vegetation type; Kingia complex, described as open forest of *Eucalyptus marginata* subsp. *marginata*, *Corymbia calophylla*, *Allocasuarina fraseriana*, *Banksia grandis*, *Xylomelum occidentale* on lateritic uplands in perhumid and humid zones (Mattiske & Havel 1998). The mapped vegetation type retains approximately 94.26 per cent of the original extent (Government of Western Australia, 2019a).
Vegetation condition	The black cockatoo habitat assessment submitted during the previous assessment of the permit (Harewood, 2020) indicates that the vegetation within the proposed clearing area is in Completely Degraded (Keighery, 1994) condition, described as the structure of the vegetation is no longer intact and the area is completely or almost completely without native species. The full Keighery (1994) condition rating scale is provided in Appendix C. Representative photos are available in Appendix D.
Climate and landform	The application area is located on relatively flat topography, with a rise to 150mAHD in the centre. The average maximum monthly temperature is 23.2°C and average minimum monthly temperature is 9.8°C (BoM, 2025). The average annual rainfall is 793.3mm (BoM, 2025).
Soil description and land degradation risk	The soil is mapped within the Kingia subsystem (214BpKl), described as broad undulating lateritic crests and divides over sedimentary rocks, relief 5-20 m, slopes 1-10% where soils are sandy gravels with some deep sands (DPIRD, 2025). The Kingia subsystem has a low risk of water erosion, salinity, nutrient export, flooding, and waterlogging, but has a high to extreme risk of wind erosion and subsurface acidification (DPIRD, 2025).
Waterbodies and hydrogeography	No watercourses or wetlands intersect the application area. The application area is mapped within the Busselton-Capel Groundwater Area, proclaimed under the *Rights in Water and Irrigation Act 1914* (RIWI Act).

Characteristic	Details
	Groundwater salinity within the clearing footprint is mapped as up to 1,000 milligrams per litre total dissolved solids (mg/L TDS).
Flora	The desktop assessment identified that a total of 37 conservation significant flora species have been recorded within the local area, comprising seven Priority 1 (P1) flora, five Priority 2 (P2) flora, nine Priority 3 (P3) flora, eight Priority 4 (P4) flora, and eight threatened flora species (Western Australian Herbarium, 1998-). Seven of these species are new records that were not considered in the previous assessment of the permit. None of these existing records occur within the application area, with the closest record being an occurrence of *Synaphea polypodioides* (P3) approximately 1.6 kilometres from the application area. Based on the site characteristics outlined above, relevant datasets (see Appendix E.1), and the habitat preferences of the aforementioned species, the application area is not considered likely to provide significant habitat for any threatened or priority flora species.
Ecological communities	The closest occurrence of a threatened or priority ecological community is an occurrence of the Banksia Woodlands of the Swan Coastal Plain ecological community approximately 2.7 kilometres north-west of the application area. Based on the site characteristics outlined above and relevant datasets (see Appendix E.1), the application area is not considered to be representative of any conservation significant ecological community.
Fauna	The desktop assessment identified that a total of 17 conservation significant fauna species have been recorded within the local area, comprising eight threatened fauna, six priority fauna, one conservation dependent fauna, one other specially protected fauna, and one migratory species protected under international agreement. All of these species were considered in the previous assessment of the permit. None of these existing records occur within the application area, with the closest record being an occurrence of a western ringtail possum (*Pseudocheirus occidentalis*) (listed as Critically Endangered under the BC Act and EPBC Act) approximately 0.3 kilometres from the application area. Based on the site characteristics outlined above, relevant datasets (see Appendix E.1), the habitat preferences of the aforementioned species, and the findings of a black cockatoo habitat assessment (Harewood, 2020), impacts to black cockatoo species required further consideration (see Section 3.2.1).

Appendix B. Assessment against the clearing principles

Assessment against the clearing principles	Variance level	Is further consideration required?
Environmental value: biological values		
Principle (a): *"Native vegetation should not be cleared if it comprises a high level of biodiversity."* Assessment: The application area consists of 25 isolated trees within an area of 0.185 hectares in Completely Degraded (Keighery, 1994) condition. Although the application area provides habitat for fauna, it does not contain any locally significant flora or ecological communities and is of low biological diversity.	Not likely to be at variance (as per CPS 9059/1)	No

Assessment against the clearing principles	Variance level	Is further consideration required?
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: The application area contains foraging habitat for black cockatoo species.	At variance (changed from CPS 9059/1)	Yes *Refer to Section 3.2, above.*
Principle (c): *"Native vegetation should not be cleared if it includes, or is necessary for the continued existence of, threatened flora."* Assessment: The application area is unlikely to contain habitat for flora species listed under the BC Act, noting its Completely Degraded (Keighery, 1994) condition.	Not likely to be at variance (as per CPS 9059/1)	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 consists of 25 isolated trees within an area of 0.185 hectares in Completely Degraded (Keighery, 1994) condition and does not contain species that can indicate a threatened ecological community.	Not likely to be at variance (as per CPS 9059/1)	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 type and native vegetation in the local area is consistent with the national objectives and targets for biodiversity conservation in Australia. The vegetation proposed to be cleared is not considered to be part of a significant ecological linkage in the local area.	Not likely to be at variance (as per CPS 9059/1)	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: Given the distance to the nearest conservation area, the proposed clearing may have an impact on the environmental values of Boyanup State Forest through the spread of weeds and dieback.	May be at variance (as per CPS 9059/1)	No
Environmental value: land and water resources		
Principle (f): *"Native vegetation should not be cleared if it is growing in, or in association with, an environment associated with a watercourse or wetland."* Assessment: Given no water courses or wetlands are recorded within or adjacent to the application area, the proposed clearing is unlikely to impact on an environment associated with a watercourse or wetland.	Not likely to be at variance (as per CPS 9059/1)	No
Principle (g): *"Native vegetation should not be cleared if the clearing of the vegetation is likely to cause appreciable land degradation."* Assessment: The mapped soils are susceptible to wind erosion and subsurface acidification. Noting the extent of the application area, the condition of the vegetation, and the existing requirement to revegetate the application area post-extraction, the proposed clearing is not likely to have an appreciable impact on land degradation.	Not likely to be at variance (as per CPS 9059/1)	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."*	Not likely to be at variance	No

Assessment against the clearing principles	Variance level	Is further consideration required?
Assessment: Given no water courses or wetlands are recorded within or adjacent to the application area and noting the extent and condition of vegetation within the application area, the proposed clearing is unlikely to impact surface or ground water quality.	(as per CPS 9059/1)	
Principle (j): *"Native vegetation should not be cleared if the clearing of the vegetation is likely to cause, or exacerbate, the incidence or intensity of flooding."* Assessment: The mapped soil type has a low risk of flooding and waterlogging. Given the extent of the application area and condition of the vegetation, the proposed clearing is not likely to contribute to increased incidence or intensity of flooding.	Not likely to be at variance (as per CPS 9059/1)	No

Appendix C. Vegetation condition rating scale

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

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

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

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

Appendix D. Biological survey information excerpt

Black Cockatoo Habitat Tree Assessment, Lot 333 Nybo Road, Gwindinup – September 2020 (Harewood, 2020)

The applicant commissioned a black cockatoo habitat tree assessment to identify potential black cockatoo breeding trees within the application area for CPS 9059/1 (Harewood, 2020). The assessment was carried out by an experienced zoologist on 15 September 2020 (Harewood, 2020). The habitat tree assessment involved an inspection of the 25 trees within the proposed clearing area to identify diameter at breast height (DBH) and the number and size

of hollows, if present (Harewood, 2020). Potential hollows were identified from the ground using binoculars and, where ground-based assessment was inconclusive, a drone or pole mounted camera as used to examine and photograph potential hollows (Harewood, 2020).

Of the 25 trees, nine had a DBH of less than 500 millimetres, 12 had a DBH of greater than 500 millimetres but did not contain hollows of any size, and four had a DBH of greater than 500 millimetres with potential hollows (Harewood, 2020). On inspection with a drone, possible spout-like hollows in two of these trees were determined to have no depth and not be suitable for breeding by black cockatoos (Harewood, 2020). The remaining two trees were determined to contain hollows of various sizes, but the entrance size or accommodating branch were too small to support black cockatoos (Harewood, 2020). One side entry hollow (less than 100-millimetre entrance diameter) showed evidence of breeding by galahs (Harewood, 2020). The locations and representative photographs of the habitat trees within the application area are provided in Figures 2-5 below.

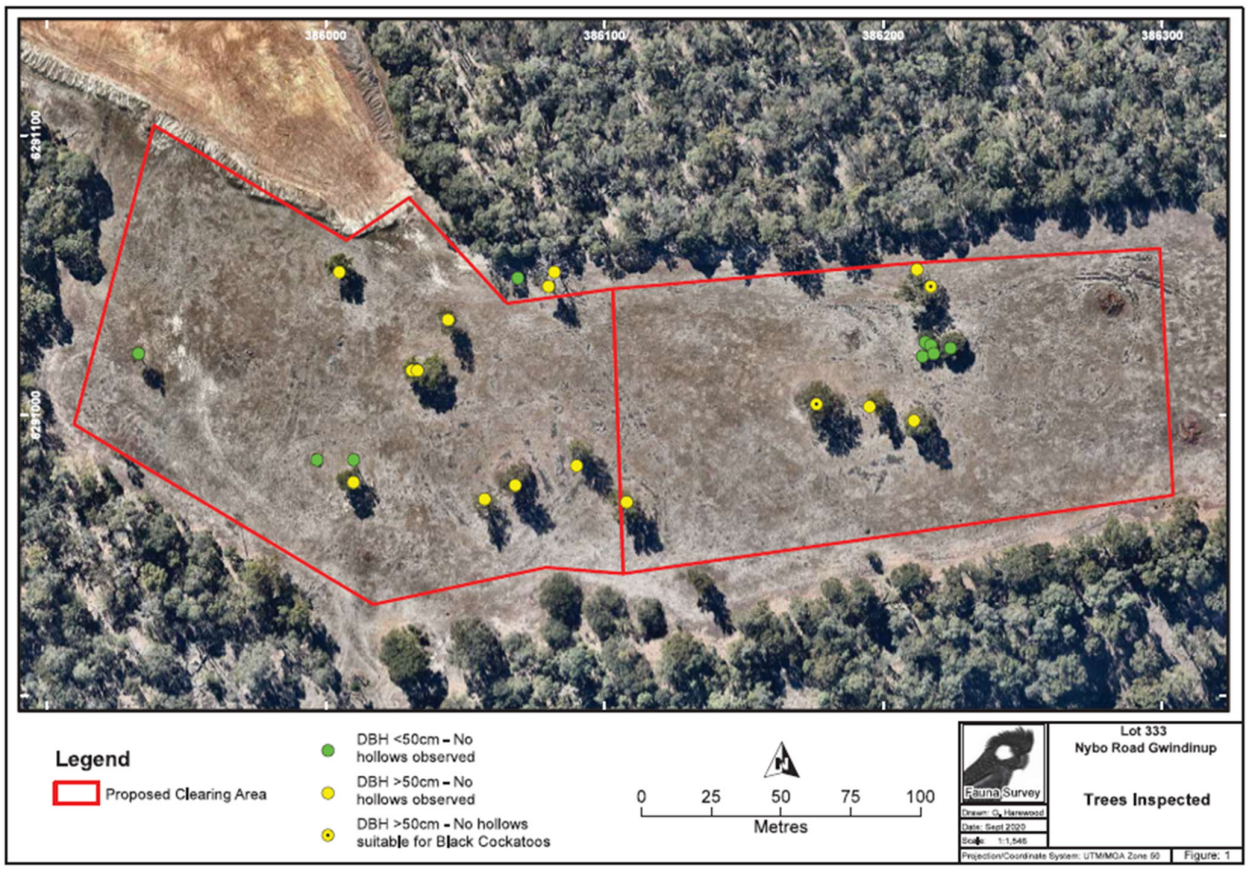

Figure 2. Location of habitat trees within the application area (Harewood, 2020).

Figure 3. Drone image of the application area (Harewood, 2020).

Figure 4. Representative photograph of habitat trees within the application area (Harewood, 2020).

Figure 5. Representative photograph of hollow-bearing tree within the application area (Harewood, 2020).

Appendix E. Sources of information

E.1. GIS databases.

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

- 10 Metre Contours (DPIRD-073)
- Aboriginal Heritage Places (DPLH-001)
- Bush Forever Areas 2000 (DPLH-019)
- Cadastre (LGATE-218)
- Cadastre Address (LGATE-002)
- CAWSA Part 2A Clearing Control Catchments (DWER-004)
- Consanguineous Wetlands Suites (DBCA-020)
- Contours (DPIRD-073)
- DBCA – Lands of Interest (DBCA-012)
- DBCA Legislated Lands and Waters (DBCA-011)
- DBCA Statewide Vegetation Statistics
- Directory of Important Wetlands in Australia – Western Australia (DBCA-045)
- Environmentally Sensitive Areas (DWER-046)
- Flood Risk (DPIRD-007)
- Geomorphic Wetlands, Leeuwin Naturaliste Ridge and Donnybrook to Nannup - Unreviewed (DBCA-043)
- Groundwater Salinity Statewide (DWER-026)
- Hydrographic Catchments - Catchments (DWER-028)
- Hydrographic Catchments - Divisions (DWER-029)

- Hydrography, Linear (Hierarchy) (DWER-031)
- 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 (DPIRD-006)
- 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 (DPIRD-027)
- Soil Landscape Mapping – Systems (DPIRD-064)
- Vegetation Complexes - South West forest region of Western Australia (DBCA-047)

Restricted GIS Databases used:

- Conservation Covenants Western Australia (DPIRD-023)
- Contaminated Sites Database - Restricted (DWER-073)
- 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)

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