



## CLEARING PERMIT

*Granted under section 51E of the Environmental Protection Act 1986*

|                               |  |
|-------------------------------|--|
| <b>Purpose Permit number:</b> | CPS 10262/2                              |
| <b>Permit Holder:</b>         | Co-operative Bulk Handling Limited (CBH) |
| <b>Duration of Permit:</b>    | From 11 October 2025 to 11 October 2047  |

### ADVICE NOTE

In relation to condition 10 and 11 of this permit, 23.28 hectares of Lot 291 on Deposited Plan 418426, Miling, will be attributed to the offset for this permit. The nominated 23.28-hectare area contains vegetation that provides foraging habitat for Carnaby's cockatoo (*Zanda latirostris*), is representative of the highly cleared Beard Vegetation Association (BVA) Victoria Plain\_142 and is a significant remnant within an extensively cleared landscape, in addition to other environmental values.

The permit holder is authorised to clear *native vegetation* subject to the following conditions of this permit.

### **PART I – CLEARING AUTHORISED**

#### **1. Clearing authorised (purpose)**

The permit holder is authorised to clear *native vegetation* for the purpose of expanding the Miling grain receival handling facilities.

#### **2. Land on which clearing is to be done**

Lot 6 on Deposited Plan 418426, Miling;  
 Lot 7 on Deposited Plan 418426, Miling;  
 Lot 4089 on Deposited Plan 187070 (Reserve 26009), Miling;  
 Lot 3954 on Deposited Plan 175371 (Reserve 26009), Miling;  
 Miling West Road (PIN 11290851), Miling;  
 Miling West Road (PIN 11676150), Miling;  
 Lot 329 on Deposited Plan 409265 (PIN 12263753), Miling;  
 Unnamed road reserve (PIN 11290844), Miling; and  
 Unnamed road reserve (PIN 1263341), Miling.

#### **3. Clearing authorised**

The permit holder must not clear more than 18.4 hectares of *native vegetation* within the combined areas cross-hatched yellow in Figure 1 of Schedule 1.

#### 4. Period during which clearing is authorised

The permit holder must not clear any *native vegetation* after 11 October 2030.

### **PART II – MANAGEMENT CONDITIONS**

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

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

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

#### 6. Weed and dieback management

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

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

#### 7. Directional clearing

The permit holder must:

- (a) conduct clearing activities in a slow, progressive manner towards adjacent remnant *native vegetation*; and
- (b) allow reasonable time for fauna present within the area being cleared to move into adjacent *native vegetation* ahead of the clearing activity.

#### 8. Land degradation risk management

The permit holder must commence activities related to the purpose of the clearing, no later than three (3) months after undertaking the authorised clearing activities to reduce the land degradation risks.

#### 9. Revegetation

Within 12 months of the completion of clearing and no later than 11 October 2031, at an *optimal time*, the permit holder must implement and adhere to the *Revegetation Management Plan*, including but not limited to the following actions:

- (a) commence *revegetating* the area cross-hatched red on Figure 2 of Schedule 1, by way of:

- (i) deliberately *planting native vegetation* that will result in species composition, structure and density that align with the completion criteria detailed in Table 1 of Schedule 2; and
- (ii) ensuring only *local provenance* seeds and propagating material are used, where possible, to *revegetate* the area.
- (b) implement hygiene protocols by cleaning earth-moving machinery of soil and vegetation prior to entering and leaving the site;
- (c) undertake *weed* control activities annually for at least three years after the commencement of the *revegetation*;
- (d) establish no less than four 10 x 10 metre quadrat monitoring sites within the *revegetated* area;
- (e) engage an *environmental specialist* to undertake annual monitoring within the quadrats specified in condition 9(d) until the completion criteria detailed in Table 1 of Schedule 2 are met; and
- (f) undertake *remedial actions* where monitoring undertaken in accordance with condition 9(e) indicated that *revegetation* has not met the completion criteria detailed in Table 1 of Schedule 2, including:
  - (i) repeating the *revegetation* actions required under conditions 9(a)-(c);
  - (ii) annual monitoring of the *revegetated* areas by an *environmental specialist*, until the completion criteria detailed in Table 1 of Schedule 2 are met; and
  - (iii) where an *environmental specialist* has determined that the completion criteria detailed in Table 1 of Schedule 2 have been met, that determination must be submitted to the *CEO* within three months of the determination being made by the *environmental specialist*.

## 10. Offset - Vegetation management

- (a) Within 12 months of the commencement of clearing authorised under this permit and no later than 11 October 2027, the permit holder must construct a fence to restrict stock, along the perimeters of the area cross hatched red in Figure 3 of Schedule 1.
- (b) Within one (1) month of installing the fence, the permit holder must notify the *CEO* in writing that the fencing has been completed.
- (c) The permit holder must undertake feral animal control activities, as required, within the area cross hatched red in Figure 4 of Schedule 1, for the duration of this permit.
- (d) The permit holder must establish no less than five 10 x 10 metre quadrat monitoring sites within the offset area.
- (e) The permit holder must engage an *environmental specialist* to undertake monitoring of the species composition, structure and density of the vegetation, within the quadrats specified in condition 10(d), at least once every two years, within the area cross-hatched red in Figure 4 of Schedule 1, until the completion criteria detailed in Table 2 of Schedule 2 are met.
- (f) The permit holder must undertake *remedial actions* where monitoring undertaken in accordance with condition 10(e) indicates that completion criteria detailed in Table 2 of Schedule 2, will not be achieved by 11 October 2047, including:
  - (i) *revegetate/rehabilitate* the area by deliberately *planting* and/or direct seeding *native vegetation* that will result in the minimum completion criteria, detailed

in Table 2 of the Schedule 2, being met by 11 October 2047 and ensuring, where possible, only *local provenance* seeds and propagating material are used; and

- (ii) undertake weed control activities, as required.
- (g) Where a determination is made by an *environmental specialist* under condition 10(e) that the composition, structure and density within the area cross hatched red in Figure 4 of Schedule 1, have achieved the completion criteria specified in Table 2 of Schedule 2, that determination shall be submitted to the *CEO* within three months of the determination being made by the *environmental specialist*.

**11. Offset - Native vegetation conservation (conservation covenant)**

Within 24 months of the commencement of clearing authorized under this permit and no later than 11 October 2027, the permit holder must provide a conservation covenant under section 30B of the *Soil and Land Conservation Act 1945* for the area cross hatched red in Figure 4 of Schedule 1 in accordance with the following conditions:

- (a) *Native vegetation* in the area subject to the conservation covenant must not be cleared, other than for clearing required under the *Bush Fires Act 1954*;
- (b) The land subject to the conservation covenant shall not be used for the purpose of cultivation of crops or pasture, or for the grazing of any stock;
- (c) The conservation covenant is to apply in perpetuity and be registered on the title of the property; and
- (d) Within one (1) month of executing and returning the conservation covenant to the Commissioner of Soil and Land Conservation, the permit holder must notify the *CEO* in writing that the conservation covenant has been completed.

**12. Watercourse surface flow management**

The permit holder must maintain the existing surface water flows where a watercourse is to be impacted by clearing authorised under this permit.

**PART III - RECORD KEEPING AND REPORTING**

**13. 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"> <li>(a) the species composition, structure, and density of the cleared area;</li> <li>(b) the location where the clearing occurred, recorded using a Global Positioning System (GPS) unit set to GDA2020, expressing the geographical coordinates in Eastings and Northings;</li> <li>(c) the date that the area was cleared;</li> <li>(d) the size of the area cleared (in hectares);</li> <li>(e) actions taken to avoid, minimise, and</li> </ul> |

| No. | Relevant matter  | Specifications  |
|-----|--|---|
|     |  | <p>reduce the impacts and extent of clearing in accordance with condition 5;</p> <p>(f) actions taken to minimise the risk of the introduction and spread of <i>weeds</i> and <i>dieback</i> in accordance with condition 6;</p> <p>(g) the direction(s) <i>clearing</i> was undertaken in accordance with condition 7;</p> <p>(h) the date that the activities related to the purpose of the clearing commenced in accordance with condition 8; and</p> <p>(i) actions undertaken in accordance with condition 12.</p> |
| 2.  | In relation to mitigation <i>revegetation</i> pursuant to condition 9. | <p>(a) a description of the <i>revegetation</i> activities undertaken;</p> <p>(b) the size of the areas <i>revegetated</i> in hectares;</p> <p>(c) the date that <i>revegetation</i> works began;</p> <p>(d) any remediation works undertaken;</p> <p>(e) a copy of <i>environmental specialist</i> monitoring reports; and</p> <p>(f) the date that completion criteria are considered to be met.</p>  |
| 3.  | In relation to vegetation management pursuant to condition 10.         | <p>(a) the size (in hectares), map and representative photographs of the area being fenced;</p> <p>(b) the dates that fencing works began and completed;</p> <p>(c) any remediation works undertaken;</p> <p>(d) a copy of <i>environmental specialist</i> monitoring reports; and</p> <p>(e) the date that completion criteria are considered to be met.</p>   |
| 4.  | In relation to offset pursuant to condition 11.                        | (a) a copy of the relevant conservation covenant under section 30B of the <i>Soil and Land Conservation Act 1945</i>  |

#### 14. Reporting

- (a) The permit holder must provide to the *CEO*, on or before 30 June of each calendar year, a written report containing:
- (i) the records required to be kept under condition 13; and
  - (ii) records of activities done by the permit holder under this permit between 1 January and 31 December of the preceding 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 30 June 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 13, where these records have not already been provided under condition 14(a).

## DEFINITIONS

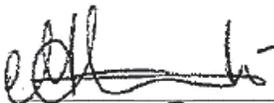
In this permit, the terms in Table 2 have the meanings defined.

**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.  |
| dieback                  | means the effect of <i>Phytophthora</i> species on native vegetation.  |
| direct seeding           | means a method of re-establishing vegetation through the establishment of a seed bed and the introduction of seeds of the desired plant species.   |
| department               | means the department established under section 35 of the <i>Public Sector Management Act 1994</i> (WA) and designated as responsible for the administration of the EP Act, which includes Part V Division 3.   |
| EP Act                   | <i>Environmental Protection Act 1986</i> (WA)  |
| environmental specialist | means a person who holds a tertiary qualification specialising in environmental science or equivalent, and has a minimum of 2 years work experience relevant to the type of environmental advice that an environmental specialist is required to provide under this permit, or who is approved by the <i>CEO</i> as a suitable environmental specialist. |
| fill                     | means material used to increase the ground level, or to fill a depression.   |
| local provenance         | means native vegetation seeds and propagating material from natural sources within 100 kilometres and the same 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 optimal time for undertaking direct seeding and planting for that region.  |
| plant/ed/ing             | means the re-establishment of vegetation by creating soil conditions and planting seedlings of the desired species.  |
| remedial action/s        | means, for the purpose of this permit, any activity that is required to ensure successful re-establishment of understorey to the composition, structure and density identified in the completion   |

| Term                         | Definition   |
|------------------------------|--|
|                              | criteria shown in Tables 1 and 2 of Schedule 2, and may include a combination of soil treatments and revegetation.   |
| revegetate/ed/ing/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.  |
| Revegetation Management Plan | means the revegetation plan developed by the permit holder in accordance with condition 9 of this permit ' <i>Miling Revegetation Management Plan – CBH Group. July 2025</i> ' prepared by the Co-operative Bulk Handling Limited (CBH)  |
| weeds                        | means any plant –<br>(a) that is a declared pest under section 22 of the <i>Biosecurity and Agriculture Management Act 2007</i> ; or<br>(b) published in a Department of Biodiversity, Conservation and Attractions species-led ecological impact and invasiveness ranking summary, regardless of ranking; or<br>(c) not indigenous to the area concerned. |

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**END OF CONDITIONS**


**Meenu Vitarana**  
 MANAGER  
 NATIVE VEGETATION REGULATION

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

5 March 2026

# Schedule 1

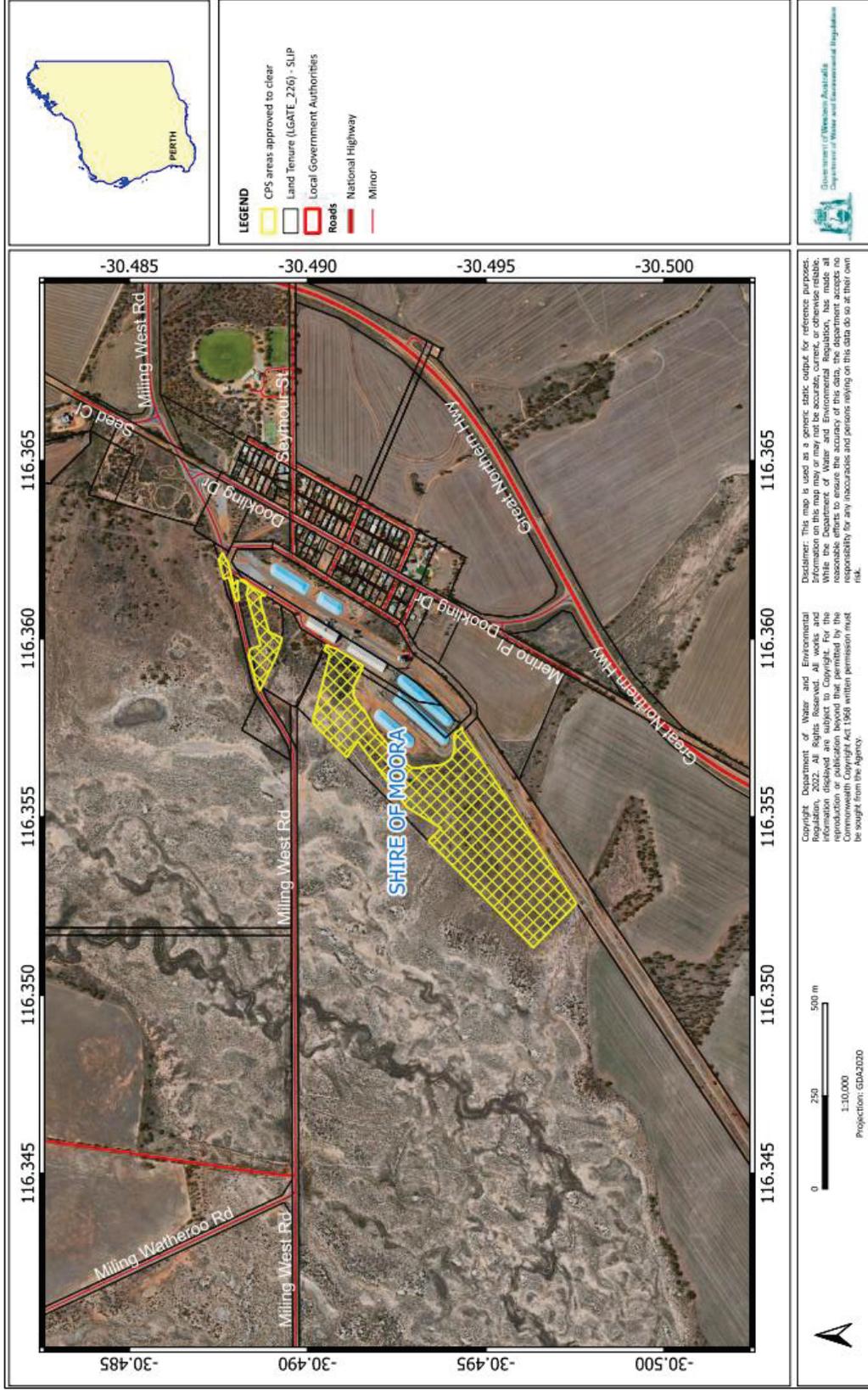


Figure 1: Map of the boundary of the areas within which clearing may occur

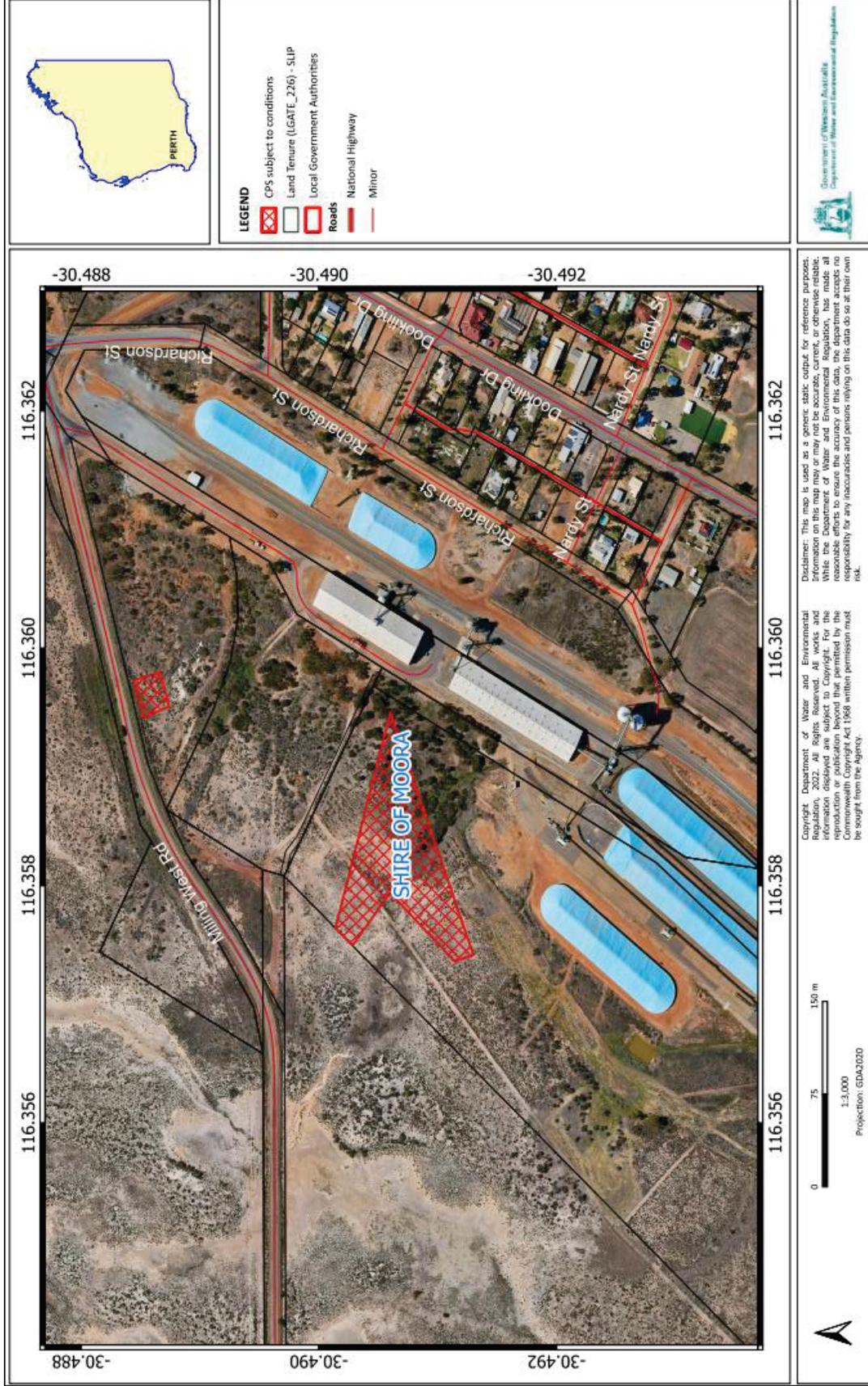


Figure 2: Map of the boundary of the areas subject to revegetation under condition 9

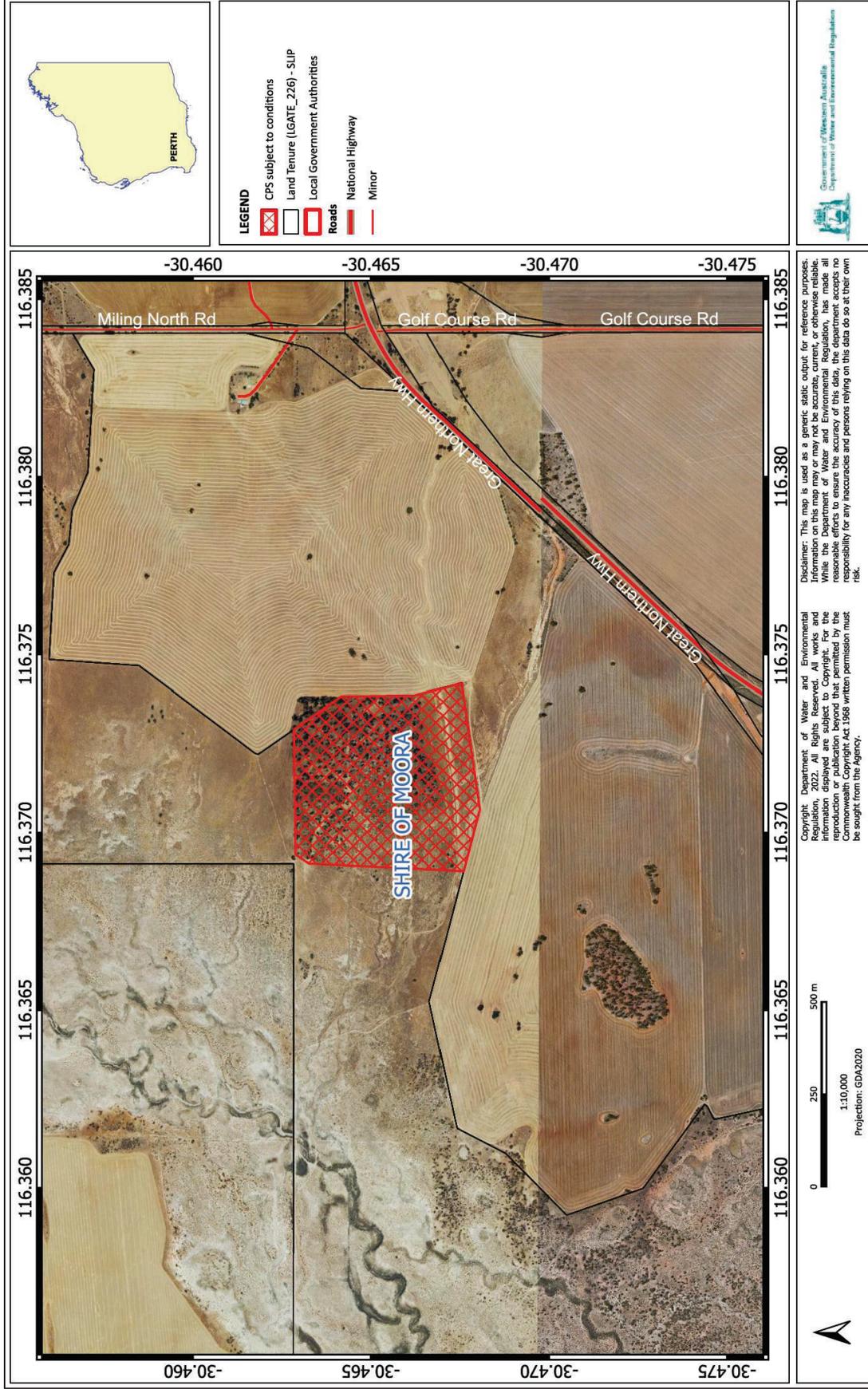


Figure 3: Map of the boundary of the area subject to fence installation under condition 10(a)

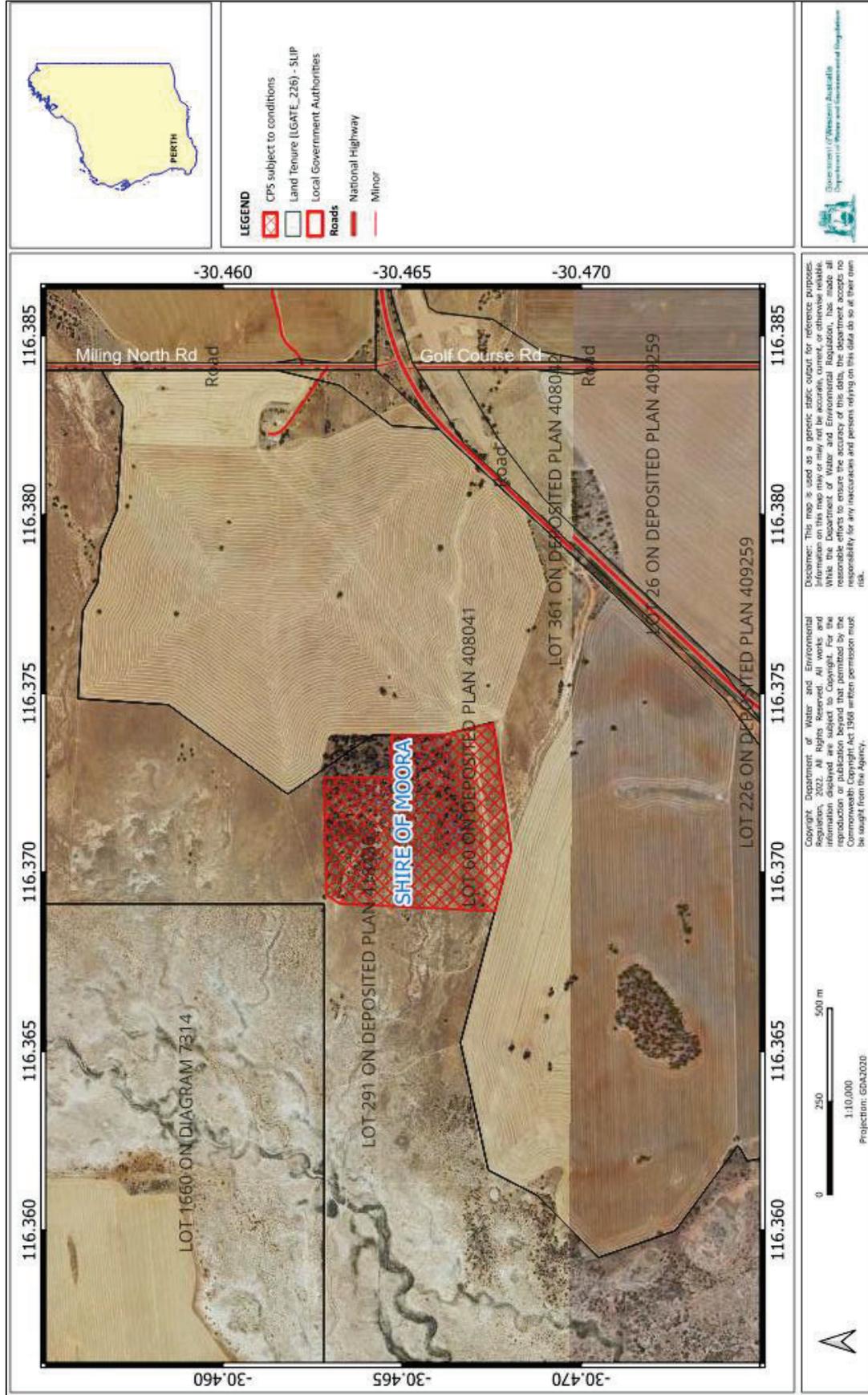


Figure 4: Map of the boundary of the area subject to condition 10 and 11

## Schedule 2

The completion criteria in accordance with conditions 9 and 10 are shown in the tables below (Table 1 and Table 2).

**Table 1.** The *revegetation* completion criteria in accordance with condition 9 of this permit.

| Criterion                                  | Completion Target  | Completion Criteria   |
|--|--|---|
| 1 – Vegetation structure and plant density | Achieve a similarity in the density of native plants to the reference quadrat across upper and mid storey. | Average plant densities (stems/m <sup>2</sup> ) for dominant trees, shrubs, and understorey species, are at least 60% of average native plant densities recorded from the referenced quadrats*. |
| 2 – Species richness/diversity             |  | At least 60% of the species listed in Table 2 of the <i>Revegetation Management Plan</i> .  |
| 3 – High impact weeds                      | No high impact weeds<br>No Weeds of National Significance.   | No weeds present that are listed as Priority Alert, High Impact or Rapid invasiveness on the current DBCA Wheatbelt Region Impact and Invasiveness Ratings list.                                |
| 4 – Weed density/cover                     | Weed cover is no greater than the baseline at the reference quadrats.                                      | Weed cover shall be no greater than the baseline data recorded within referenced quadrats.  |
| 5 – Bare ground                            | No more than 5 percent greater than the baseline at the reference quadrats.                                | No more than 70% bare ground within the revegetated area.   |

\*Note: Referenced quadrats must be within the application area or adjacent area with vegetation in Very Good (Keighery, 1994) condition or better.

**Table 2.** The completion criteria for the vegetation within the area cross hatched red in Figure 4 of Schedule 1, in accordance with condition 10 of this permit.

| Criterion   | Area applied  | Completion Criteria   |
|---|---|---|
| 1 – Foliage coverage of black cockatoo foraging species | Eucalyptus low woodlands as identified as vegetation type HP Em Ell Ma and HP Ell RwMbEt in the survey of offset site** | The foliage cover of Eucalypt woodlands achieves at least 30-40%          |
| 2 – Vegetation condition                                | Area of vegetation mapped in Good (Keighery, 1994) condition in the survey of offset site.                              | Vegetation quality achieves Good to Very Good (Keighery, 1994) condition. |
|   | Area of vegetation mapped in Degraded (Keighery, 1994) condition in the survey of offset site.                          | Vegetation quality achieves Good (Keighery, 1994) condition.              |

\*\* Reconnaissance Flora and Vegetation Survey - CBH Group Potential Offset Site, Miling. Prepared for Co-Operative Bulk Handling Ltd by Onshore Environmental (July 2025). IBSA Number: IBSA-2025-044



# Clearing Permit Decision Report

## 1 Application details and outcome

### 1.1. Permit application details

|                               |   |
|-------------------------------|---|
| <b>Permit number:</b>         | CPS 10262/2   |
| <b>Permit type:</b>           | Purpose permit  |
| <b>Applicant name:</b>        | Co-operative Bulk Handling Limited (CBH)  |
| <b>Application received:</b>  | 5 July 2023   |
| <b>Application area</b>       | 18.4 hectares of native vegetation within 19.1 hectare clearing footprint   |
| <b>Purpose of clearing:</b>   | Expanding CBH's Miling grain receival handling facilities   |
| <b>Method of clearing:</b>    | Mechanical  |
| <b>Property:</b>              | <p>Lot 6 on Deposited Plan 418426</p> <p>Lot 7 on Deposited Plan 418426</p> <p>Lot 4089 on Deposited Plan 187070 (Reserve 26009)</p> <p>Lot 3954 on Deposited Plan 175371 (Reserve 26009)</p> <p>Miling West Road (PIN 11290851)</p> <p>Miling West Road (PIN 11676150)</p> <p>Lot 329 on Deposited Plan 409265 (PIN 12263753)</p> <p>Unnamed/unmade road (PIN 11290844)</p> <p>Unnamed/unmade road (PIN 1263341)</p> |
| <b>Location (LGA area/s):</b> | Shire of Moora  |
| <b>Localities (suburb/s):</b> | Miling  |

### 1.2. Description of clearing activities

The clearing permit application was submitted by Co-operative Bulk Handling Limited (CBH) on 5 July 2023. The proposal involves the clearing of 18.4 hectares of native vegetation within a 19.1-hectare clearing footprint, distributed across three separate areas within the Shire of Moora. The clearing is required to facilitate the expansion of the existing Miling grain receival site, located west of the Miling townsite.

### 1.3. Decision on application

|                       |               |
|-----------------------|---------------|
| <b>Decision:</b>      | Granted       |
| <b>Decision date:</b> | 5 March 2026  |
| <b>Decision area:</b> | 1.19 hectares |

### 1.4. Reasons for decision

On 22 September 2025, the Department of Water and Environmental Regulation (the department) determined to grant Clearing Permit CPS 10262/1, authorising Co-operative Bulk Handling Limited (CBH) to clear 18.4 hectares of native vegetation for the purpose of expanding the existing Miling grain receival site (DWER, 2025).

One appeal was lodged against the grant of Clearing Permit CPS 10262/1, with two appeal grounds raised.

This clearing permit amendment gives effect to the Minister for Environment's (the Minister) determination to allow the appeal in part (Appeal number 036 of 2025). The Minister determined that permit conditions should be strengthened and directed that condition 10 be amended. The Minister otherwise dismissed the remaining grounds of appeal. The final wording of any amendments to conditions was left to the department's discretion.

Specifically, the Minister determined that:

- **Condition 10** should be amended to include the establishment of 10 × 10 metre quadrat monitoring sites within the offset area (with the number of quadrats to be determined) for the lifetime of the offset.

The Delegated Officer has taken the above matters into consideration and has decided to grant an amended clearing permit in accordance with the Minister's determination.

## **2 Assessment of application**

### **2.1. Assessment**

This amendment is the result of an appeal determination made by the Minister regarding the amendment of Clearing Permit CPS 10262/1. As a result of the appeal determination, the assessment against the clearing principles and planning and other matters have not changed from the Clearing Permit Decision Report CPS 10262/1 (DWER, 2025).

**End**

## Appendix A. Sources of information

### A.1. References

Department of Water and Environmental Regulation (DWER) (2023). *Clearing permit and decision report: CPS 10262/1*, Department of Water and Environmental Regulation, Perth. Available from <https://ftp.dwer.wa.gov.au/permit/10262/Permit/>

Minister for Environment (2026). *Minister's Appeal Determination: Appeal against grant of a Clearing Permit CPS 10262/1 Co-operative Bulk Handling Limited (CBH) expansion of the existing Miling grain receival site, Multiple Properties in Miling, Shire of Moora.*