



## CLEARING PERMIT

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

<b>Purpose Permit number:</b>	CPS 10418/2
<b>Permit Holder:</b>	Waddi Wind Farm Pty Ltd
<b>Duration of Permit:</b>	From 22 June 2025 to 22 June 2055

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

### ADVICE NOTE

#### Revegetation and rehabilitation offset

The Project Revegetation Plan referred to in condition 10 of this permit is intended to facilitate the *revegetation* and *rehabilitation* within the *offset site* to restore 17.60 hectares of foraging habitat for Carnaby's cockatoo (*Zanda latirostris* (previously *Calyptorhynchus latirostris*)).

### **PART I – CLEARING AUTHORISED**

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

The permit holder is authorised to clear *native vegetation* for the purpose of geotechnical investigation and construction of a wind farm and associated infrastructure.

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

Lot 3899 on Deposited Plan 209567, Cataby  
 Lot 3805 on Deposited Plan 209083, Badgingarra  
 Lot 3903 on Deposited Plan 209569, Cooljarloo  
 Lot 3901 on Deposited Plan 209568, (Crown Reserve 27216), Cooljarloo  
 Lot 2 on Plan 8424, Cooljarloo  
 Lot 3 on Plan 8424, Cooljarloo  
 Lot 3897 on Deposited Plan 209569, Cooljarloo  
 Lot 101 on Diagram 72336, Cooljarloo  
 Lot 4134 on Deposited Plan 240347, (Crown Reserve 41986), Cooljarloo  
 Lot 105 on Deposited Plan 59027, Cooljarloo  
 Lot 3 on Deposited Plan 408189, Cooljarloo  
 Waddi Road reserve (PIN 1353722), Badgingarra and Cooljarloo  
 Brand Highway road reserve (PIN 11579146), Cooljarloo  
 Mullering Road reserve (PIN 11579147), Cataby and Cooljarloo.

### 3. Clearing authorised

The permit holder must not clear more than 5.5 hectares of *native vegetation* within the areas cross-hatched yellow in Figures 1A – 1J of Schedule 1.

## **PART II – MANAGEMENT CONDITIONS**

### 4. 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.

### 5. 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 *project area*;
- (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 *project area*.

### 6. Fauna management (geotechnical investigation) – backfilling

The Permit holder must:

- (a) backfill all test pits on the day of drilling/excavating with excavated material; or
- (b) fence all test pits on the day of drilling/excavating with fine mesh to prevent fauna access; or
- (c) cover all test pits on the day of drilling/excavating with a cover which prevents entry to the pits by fauna species;
- (d) cover all bore holes at the end of each day and backfill upon completion.

### 7. Fauna management - directional clearing

The Permit Holder must:

- (a) conduct clearing authorised under this permit in one direction towards adjacent *native vegetation*; and
- (b) allow a reasonable time for fauna present within the area being cleared to move into that adjacent *native vegetation* ahead of the clearing activity.

## 8. Threatened flora management

Prior to undertaking any clearing authorised under this Permit within Waddi Road reserve (PIN 1353722), Badgingarra and Cooljarloo and Lot 3901 on Deposited Plan 209568, Cooljarloo, within the areas cross-hatched yellow in Figures 1C and 1J of Schedule 1, the Permit Holder must:

- (a) demarcate the area authorised to be cleared; and
- (b) install fencing with windbreak netting along the boundary of the area authorised to be cleared where individuals of *Thelymitra stellata* occur as identified by RPS (2025a and 2025b).

## 9. Revegetation and rehabilitation (temporary works)

The permit holder must:

- (a) 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) at an *optimal time* within 12 months following clearing authorised under this permit, *revegetate* and *rehabilitate* the areas that are no longer required for the purpose of geotechnical investigation and construction of a wind farm and associated infrastructure, by:
  - i. ripping the ground on the contour to remove soil compaction; and
  - ii. laying the vegetative material and topsoil retained under condition 9(a) on the cleared area(s).
- (c) within 24 months of laying the vegetative material and topsoil on the cleared area in accordance with condition 9(b) of this permit:
  - i. engage an *environmental specialist* to determine the species composition, structure and density of the area *revegetated* and *rehabilitated*; and
  - ii. where, in the opinion of an *environmental specialist*, the composition structure and density determined under condition 9(c)(i) of this Permit will not result in similar species composition, structure and density to that of pre-referral clearing vegetation types in that area, *revegetate* the area by deliberately *planting* and/or *direct seeding native vegetation* that will result in a similar species composition, structure and density of native vegetation to pre-clearing vegetation types in that area and ensuring only local provenance seeds and propagating material are used.

## 10. Offset – revegetation and rehabilitation requirements

- (a) Within 6 months of the commencement of clearing activities authorised under this permit, the permit holder must submit an *Offset Management Plan* to the *CEO* for approval for the *revegetation and rehabilitation* of a total of 17.60 hectares of the *offset site*. The *Offset Management Plan* must be developed in accordance with *A Guide to Preparing Revegetation Plans for Clearing Permits* (Department of Water and Environmental Regulation, 2018).
- (b) The *Offset Management Plan* must be prepared by an *environmental specialist*.
- (c) The *Offset Management Plan* must include the following:
  - (i) the location/s of the *revegetation and rehabilitation* area/s required under condition 10(a) of this permit, 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;

- (ii) *site preparation*;
- (iii) *weed control*;
- (iv) *regeneration, direct seeding or planting*, at an *optimal time*;
- (v) *a vegetation establishment period*;
- (vi) *revegetation success completion criteria to restore foraging habitat for Carnaby's cockatoo (*Zanda latirostris* (previously *Calyptorhynchus latirostris*)) based on selected reference sites*, including but not limited to target weed cover, target species diversity, target vegetation condition, target density, and target structure;
- (vii) *remedial actions* to be undertaken if completion criteria are not met;
- (viii) details of ongoing maintenance and monitoring of the area to be *revegetated and rehabilitated* for a minimum of five (5) years;
- (ix) timeframes for completion of the activities; and
- (x) management commitments that will be achieved.

(d) If the *CEO*, having had regard to conditions 10(b) and 10(c) of this permit, does not approve the *Offset Management Plan*, the permit holder must revise and resubmit the *Offset Management Plan* within one (1) month of the date of the *CEO*'s decision.

(e) If the *CEO*, having had regard to conditions 10(b) and 10(c) of this permit, does not approve a revised *Offset Management Plan* submitted in accordance with condition 10(d) of this permit, the permit holder must again revise and resubmit the *Offset Management Plan* in accordance with condition 10(d) of this permit.

(f) The permit holder must obtain the approval of the *CEO*, prior to implementing the *Offset Management Plan*.

(g) The permit holder must implement the approved *Offset Management Plan* within 12 months of the date of approval by the *CEO*.

## 11. Offset – Conservation Covenant

Within 24 months of the commencement of clearing authorised under this Permit, and no later than 22 June 2028, the Permit Holder must provide to the CEO evidence of setting aside the area *revegetated* and *rehabilitated* under Condition 10 for the protection and management of vegetation in perpetuity.

## **PART III - RECORD KEEPING AND REPORTING**

### 12. 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	<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</li> </ul>

No.	Relevant matter	Specifications
	activities generally	<p>using a GPS unit set to GDA2020, expressing the geographical coordinates in Eastings and Northings;</p> <p>(c) the date that the area was cleared;</p> <p>(d) the size of the area cleared (in hectares);</p> <p>(e) actions taken to avoid, minimise, and reduce the impacts and extent of clearing in accordance with condition 4;</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 5;</p> <p>(g) evidence of backfilling / fencing / covering all excavations in accordance with condition 6</p> <p>(h) actions taken to mitigate impacts to fauna in accordance with condition 7; and</p> <p>(i) actions taken to avoid and minimise direct and indirect impacts of the clearing on <i>threatened</i> flora species in accordance with condition 8 of this Permit.</p>
2.	In relation to the <i>revegetation</i> and <i>rehabilitation</i> of areas pursuant to condition 9 of the permit	<p>(a) The size of the area <i>revegetated</i> and <i>rehabilitated</i></p> <p>(b) The date(s) on which the <i>revegetation</i> and <i>rehabilitation</i> was undertaken; and</p> <p>(c) The boundaries of the area <i>revegetated</i> and <i>rehabilitated</i> (recorded digitally as a shapefile).</p>
3.	In relation to the offset <i>revegetation</i> and <i>rehabilitation</i> or areas pursuant to conditions 10 and 11	<p>(a) A description of the <i>revegetation</i> and <i>rehabilitation</i> activities undertaken;</p> <p>(a) The size of the area <i>revegetated</i> and <i>rehabilitated</i>;</p> <p>(b) The date/s on which the <i>revegetation</i> and <i>rehabilitation</i> was undertaken;</p> <p>(c) The boundaries of the area <i>revegetated</i> and <i>rehabilitated</i>, recorded using a GPS unit set to GDA 2020, expressing the geographical coordinates in Eastings and Northings; and</p> <p>(d) any other actions taken in accordance with condition 10; and</p> <p>(e) evidence of setting aside the area <i>revegetated</i> and <i>rehabilitated</i> for the protection and management of vegetation in perpetuity.</p>

### 13. Reporting

- (a) The permit holder must provide to the CEO, on or before 30 June of each calendar year, a written report conditioning:
  - (i) the records required to be kept under condition 12; 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 days prior to the expiry date of the permit, a written report of records required under condition 12, where these records have not already been provided under condition 13(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.
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.
environmental specialist	means a person who holds a tertiary qualification in environmental science or equivalent, and has a minimum of two (2) years work experience relevant to the type of environmental advice that an environmental specialist is required to provide under this permit, or who is approved by the CEO as a suitable environmental specialist.
EP Act	<i>Environmental Protection Act 1986</i> (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 50 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.
offset	means a direct offset as described in the Government of Western Australia, <i>WA Environmental Offsets Policy, September 2011</i> .
Offset Management Plan	means a document describing the environmental offsets that will be implemented by the permit holder to cover the full cost of establishing and maintaining native vegetation that provides foraging habitat for Carnaby's cockatoo as an environmental offset for the clearing activities.

Term	Definition
	authorised under this permit.
offset site	means a property or its portion within the proximity of the proposed clearing to counterbalance the significant residual impacts of native vegetation authorised under this permit. As the acquisition of land tenure associated with the offset site is still being finalised, the Department is unable to disclose property details at the time of the decision due to commercial sensitivity.
optimal time	means the period from April to June
planting	means the re-establishment of vegetation by creating favourable soil conditions and planting seedlings of the desired species.
project area	Means the area shown as the project area within " <a href="#">Attachment 1 WDWF-Infrastructure Map-2023</a> " of the application for CPS 10418/1.
reference sites	<p>means nearby sites used to provide baseline data for planning a revegetation project. Measurements from fixed reference points or plots where biodiversity components are measured are used to set measurable completion criteria for revegetation projects. The reference sites must contain the following values:</p> <ul style="list-style-type: none"> <li>• suitable foraging habitat for <i>Zanda latirostris</i> (previously <i>Calyptorhynchus latirostris</i>) (Carnaby's cockatoo); and</li> <li>• vegetation in a Very Good (Keighery, 1994) or better condition.</li> </ul>
regenerate/ regenerated regeneration /	means re-establishment of vegetation from in situ seed banks and propagating material (such as lignotubers, bulbs, rhizomes) contained either within the topsoil or seed-bearing mulch.
rehabilitate/ rehabilitated/ rehabilitation	means actively managing an area containing native vegetation in order to improve the ecological function of that area.
remedial action/s	means any activity that is required to ensure successful reestablishment of vegetation to its pre-clearing composition, structure and density, and may include a combination of soil treatments and <i>revegetation</i> .
revegetate/ revegetated/ revegetation	means the re-establishment of a cover of local provenance native vegetation in an area using methods such as natural <i>regeneration</i> , <i>direct seeding</i> and/or <i>planting</i> , so that the species composition, structure and density is similar to pre-clearing vegetation types in that area.
site preparation	means management of existing site topsoil and preparation of the finished soil surface, for example by ripping or tilling the soil surface and respreading site topsoil and chipped native vegetation.
vegetation establishment period	means a period of at least two summers after the <i>revegetation</i> during which time replacement and infill <i>revegetation</i> works may be required for areas in which <i>revegetation</i> has been unsuccessful and involves regular inspections of <i>revegetation</i> sites to monitor the success of <i>revegetation</i> .
weeds	<p>means any plant –</p> <ol style="list-style-type: none"> <li>that is a declared pest under section 22 of the <i>Biosecurity and Agriculture Management Act 2007</i>; or</li> <li>published in a Department of Biodiversity, Conservation and</li> </ol>

Term	Definition
	<p>Attractions species-led ecological impact and invasiveness ranking summary, regardless of ranking; or</p> <p>(c) not indigenous to the area concerned.</p>

## References:

Department of Water and Environmental Regulation. (2018). *A guide to Preparing Revegetation Plans for Clearing Permits*. March 2018. Available at [this](#) link.

RPS. (2025a). *Waddi Wind Farm: Targeted star sun orchid and sandplain duck orchid searches*. DWER Ref: DWERDT1119974.

RPS. (2025b). *Waddi Wind Farm: Star sun-orchid targeted searches*. Letter dated 19 November 2025. DWER Ref: DWERDT1237445.

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## END OF CONDITIONS

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Juraj Galba  
 MANAGER  
 GREEN ENERGY APPROVALS

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

23 December 2025

## Schedule 1

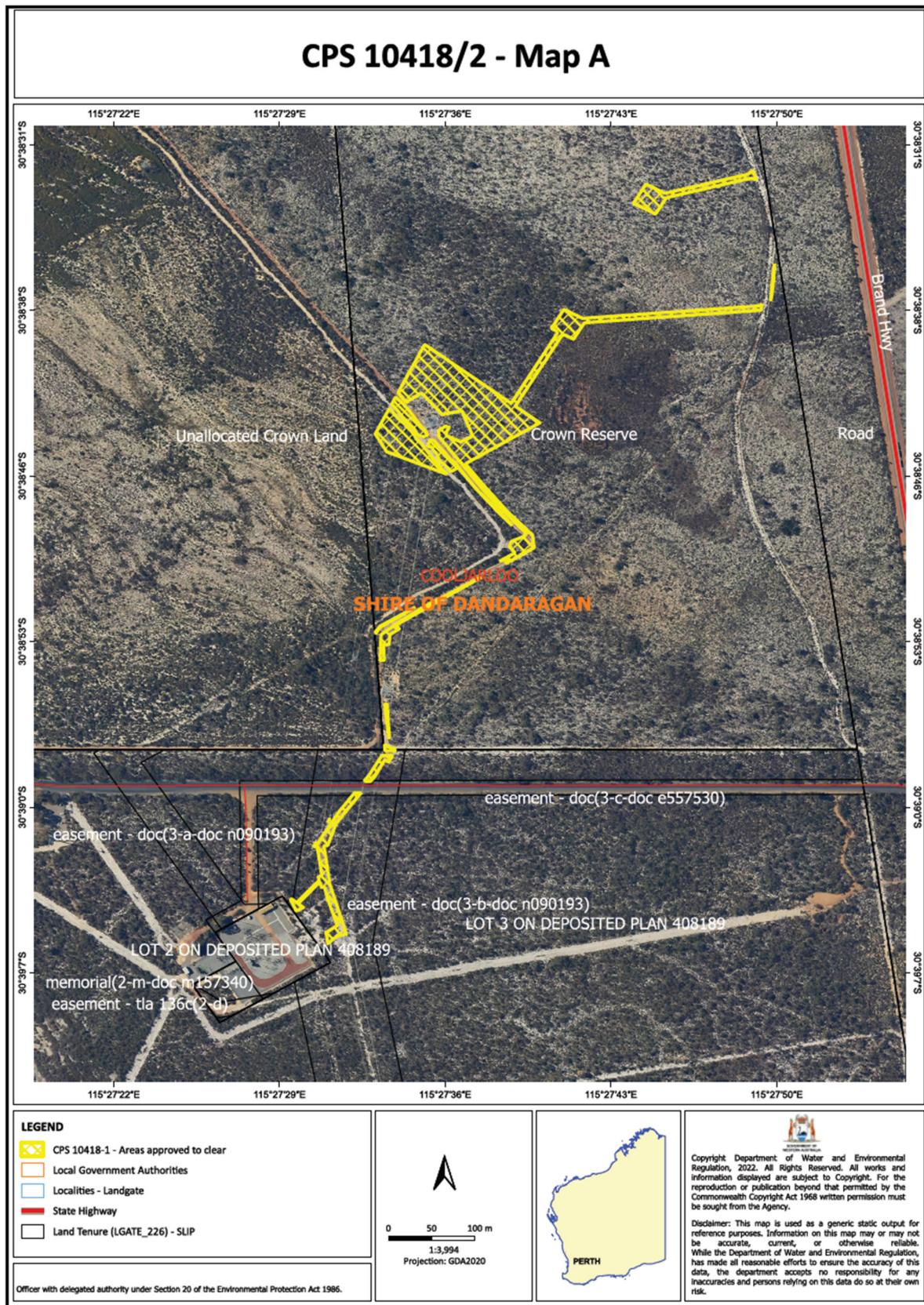
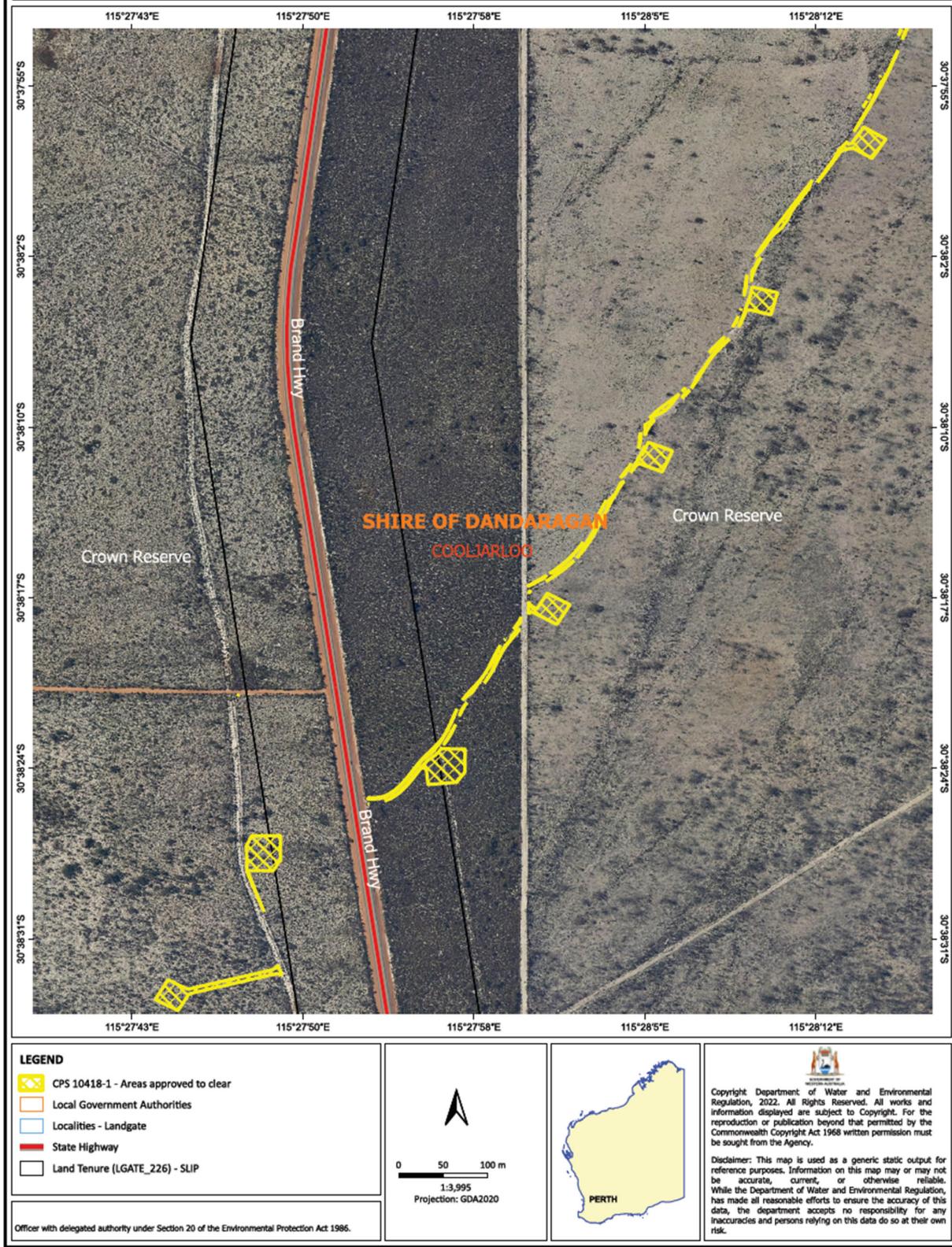


Figure 1A: Map of the boundary of the area within which clearing may occur.

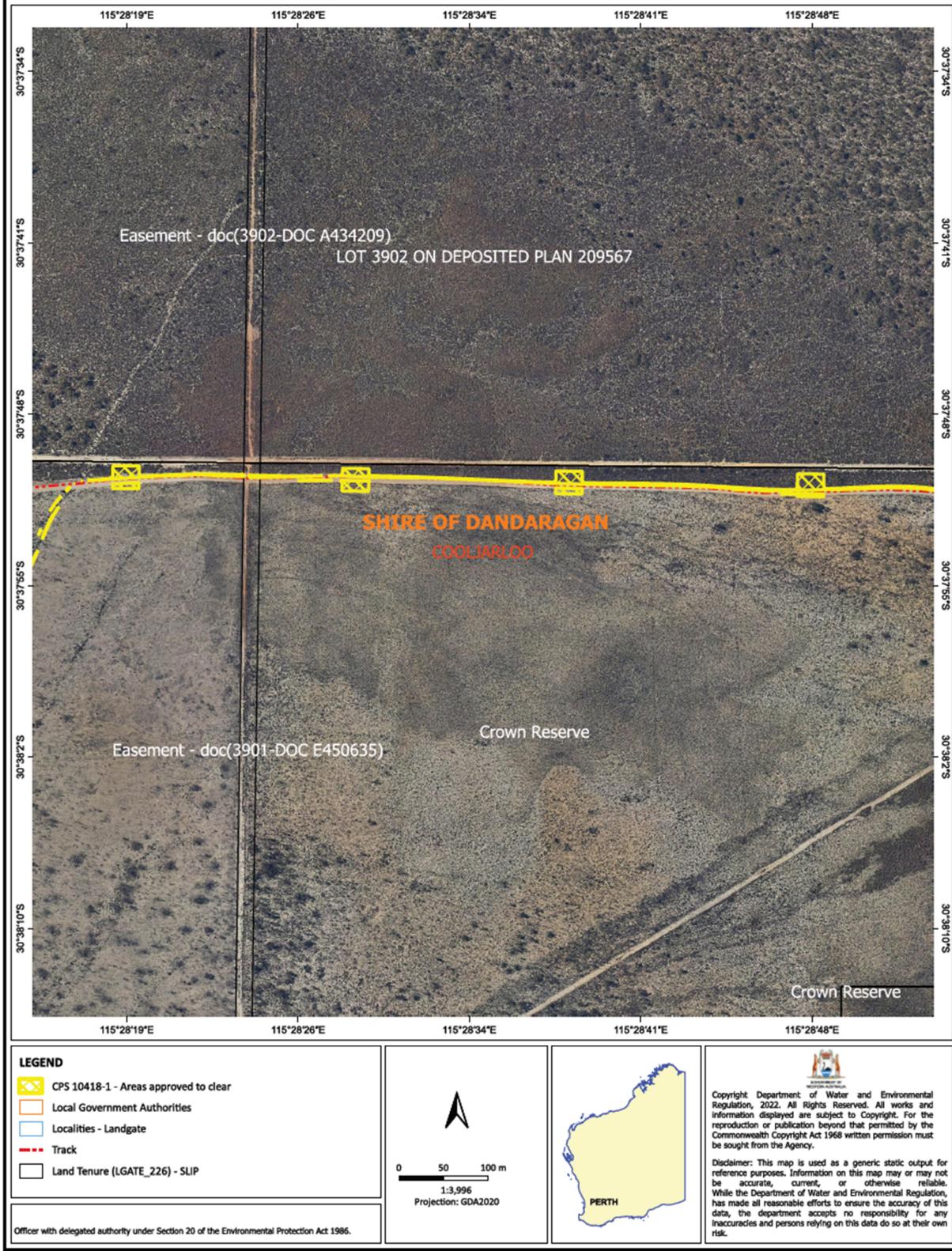
## CPS 10418/2 - Map B



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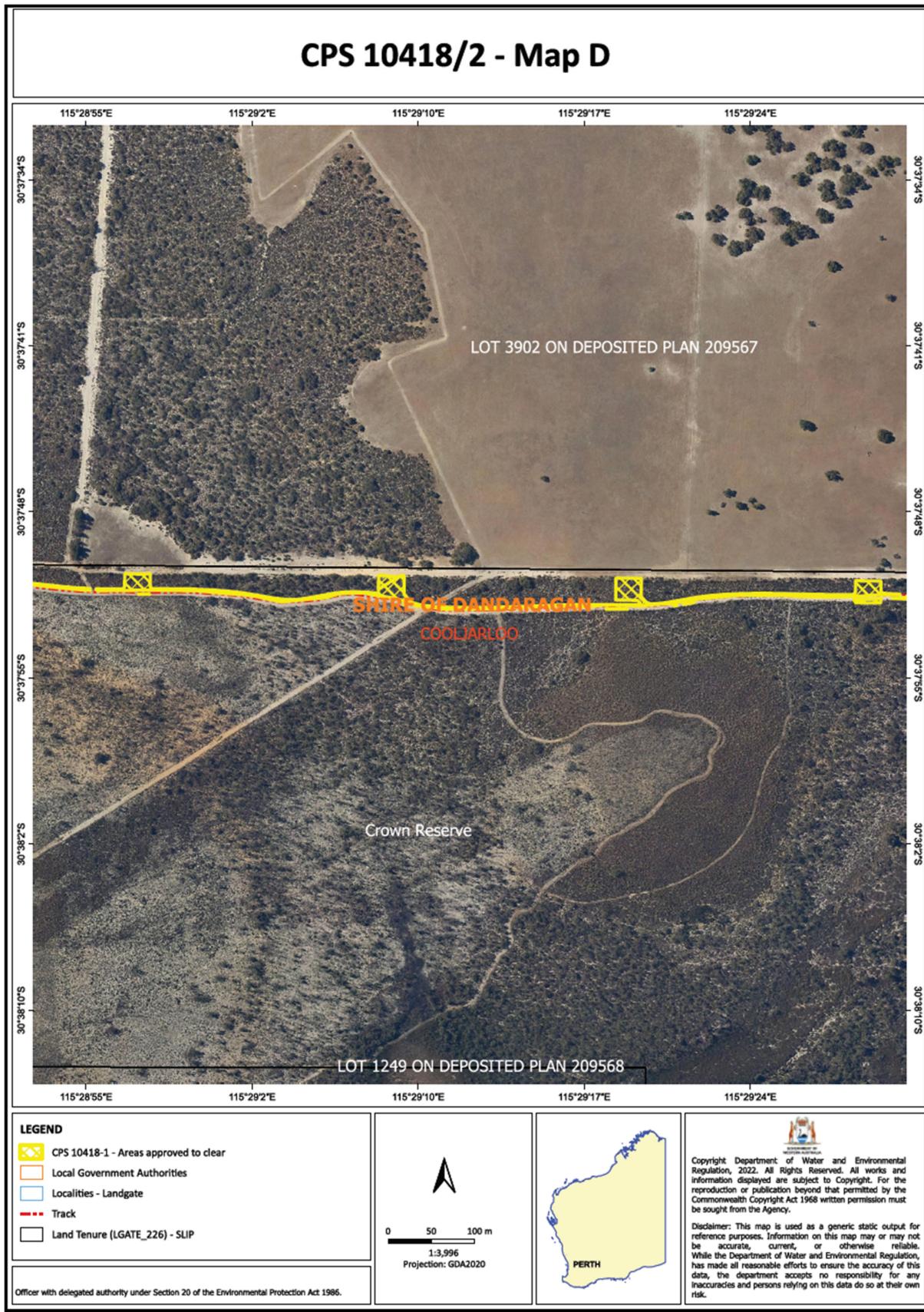
Figure 1B: Map of the boundary of the area within which clearing may occur.

## CPS 10418/2 - Map C



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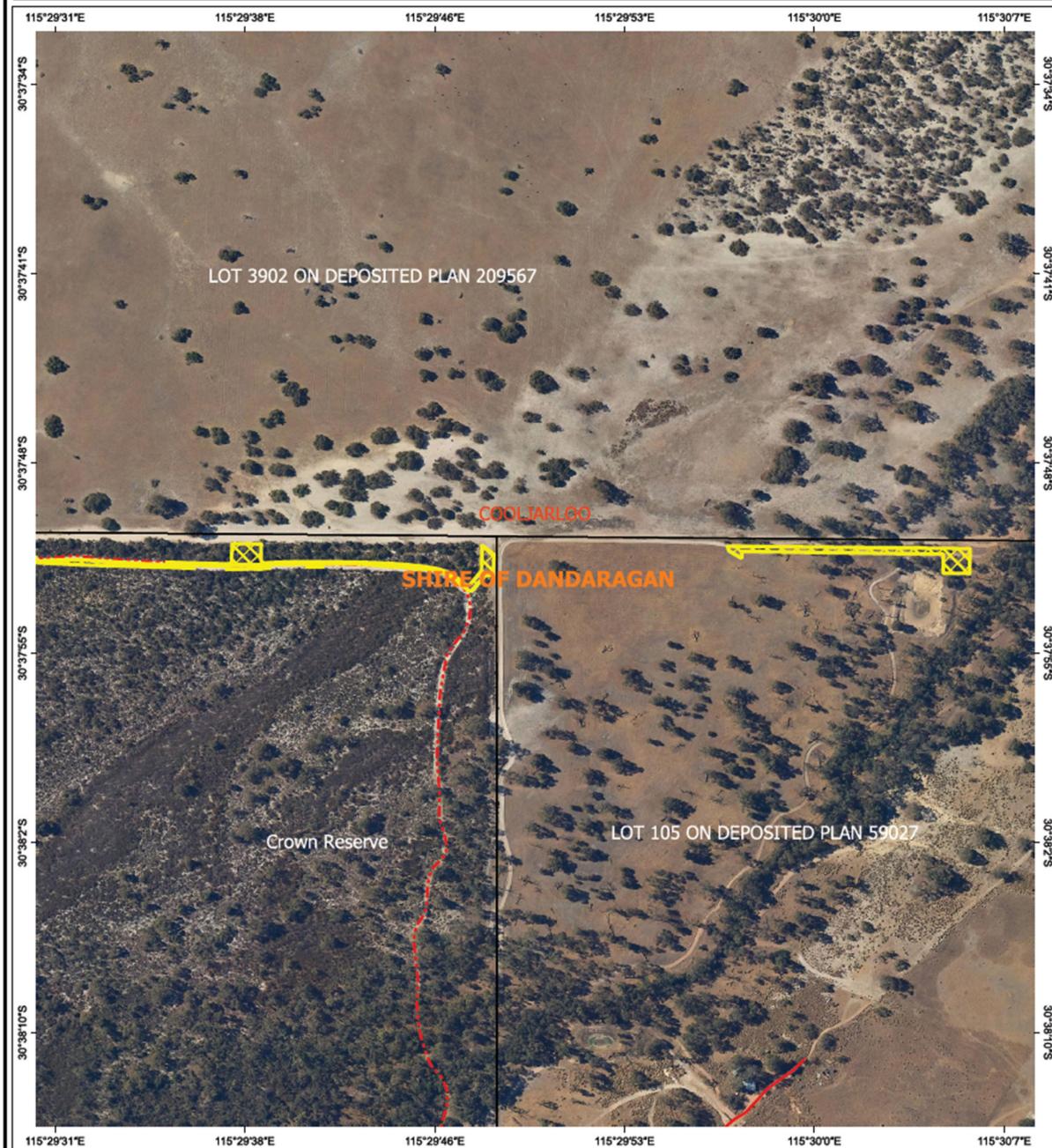
Figure 1C: Map of the boundary of the area within which clearing may occur.



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

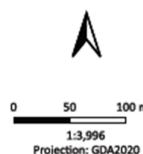
## CPS 10418/2 - Map E



## LEGEND

- ☒ CPS 10418-1 - Areas approved to clear
- ◻ Local Government Authorities
- ◻ Localities - Landgate
- Other
- Track

Officer with delegated authority under Section 20 of the Environmental Protection Act 1986.



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

## CPS 10418/2 - Map F

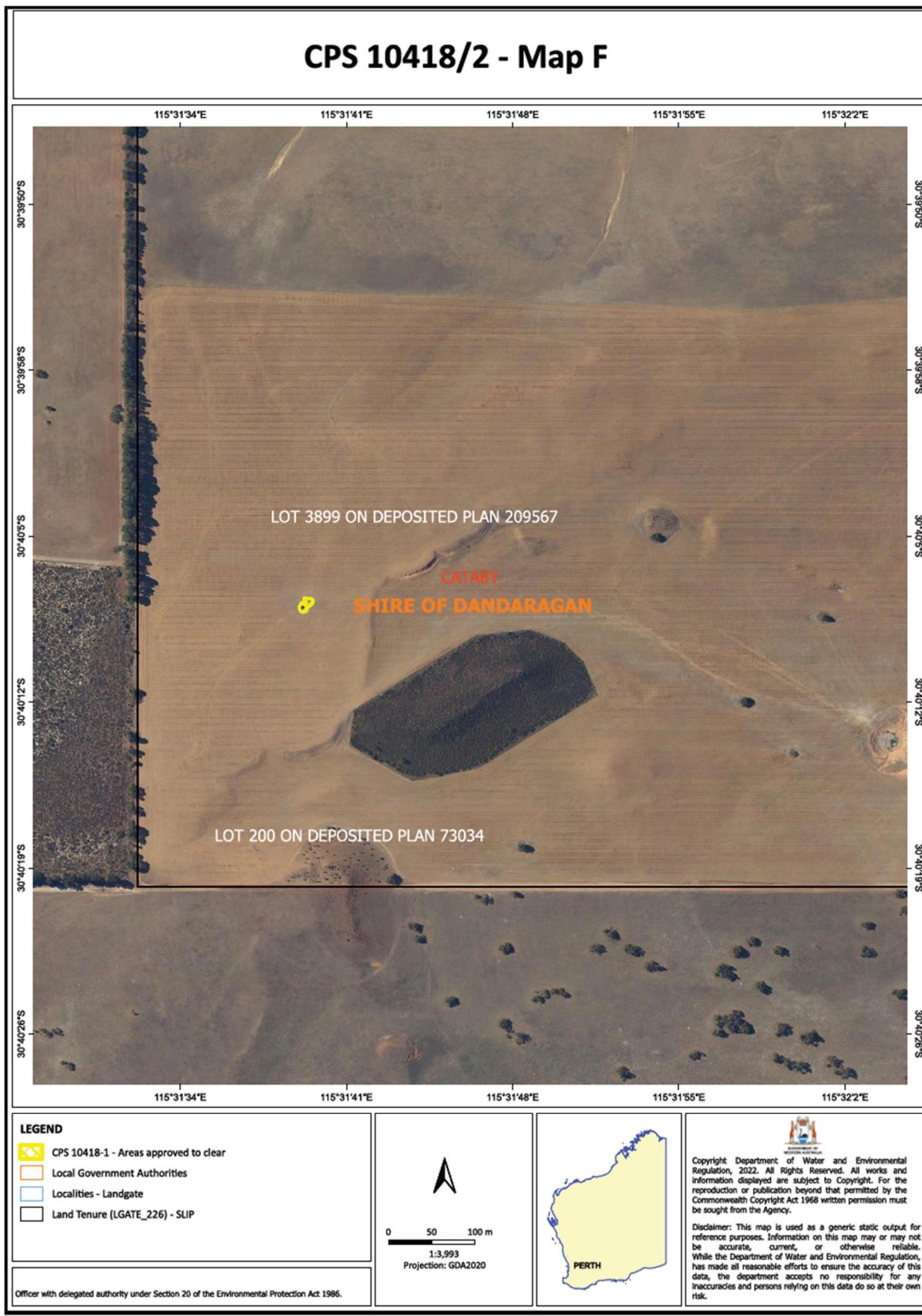
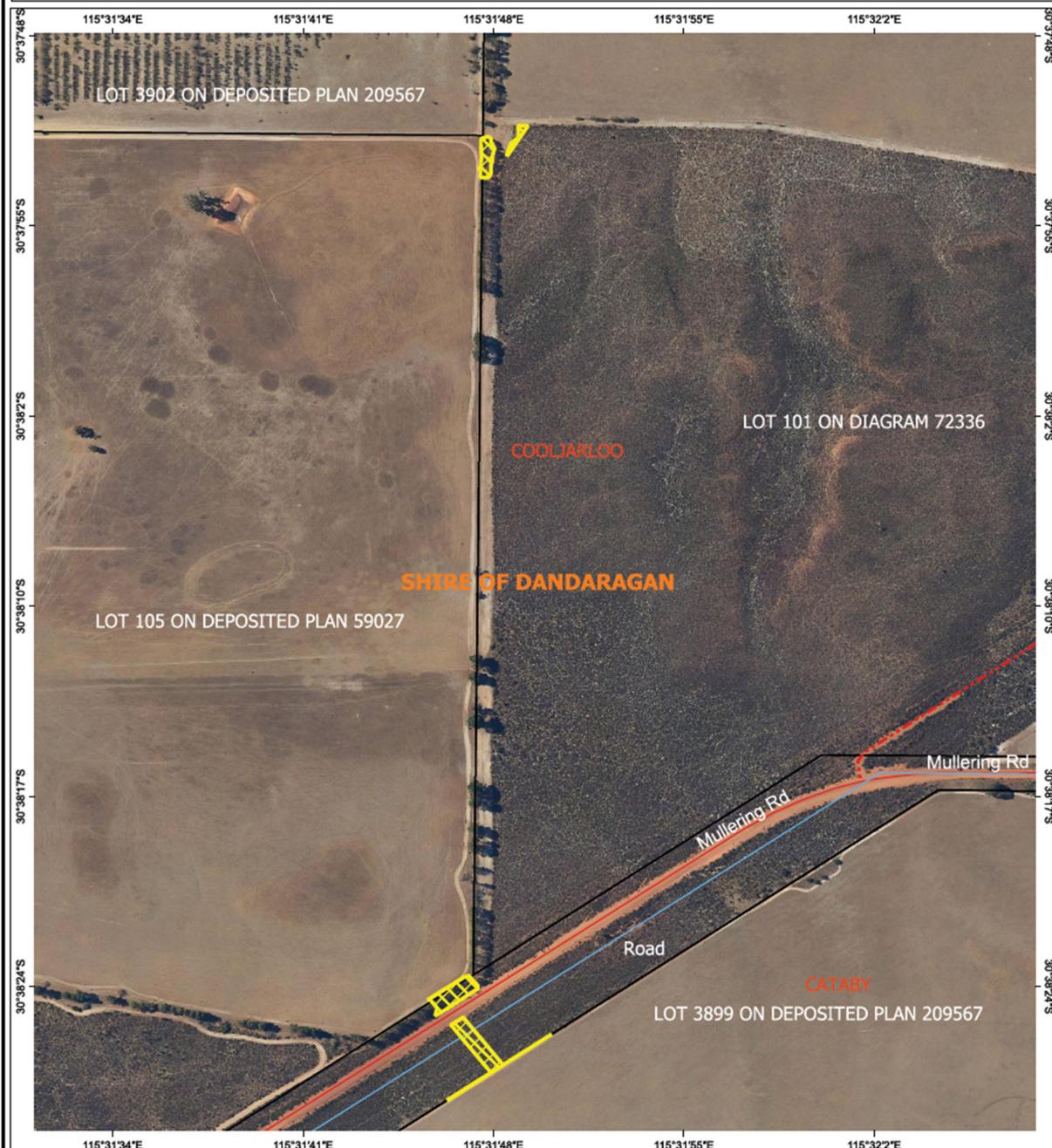


Figure 1F: Map of the boundary of the area within which clearing may occur.

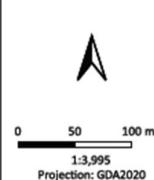
## CPS 10418/2 - Map G



## LEGEND

- CPS 10418-1 - Areas approved to clear
- Local Government Authorities
- Localities - Landgate
- Track
- Land Tenure (LGATE\_226) - SLIP

Officer with delegated authority under Section 20 of the Environmental Protection Act 1986.



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

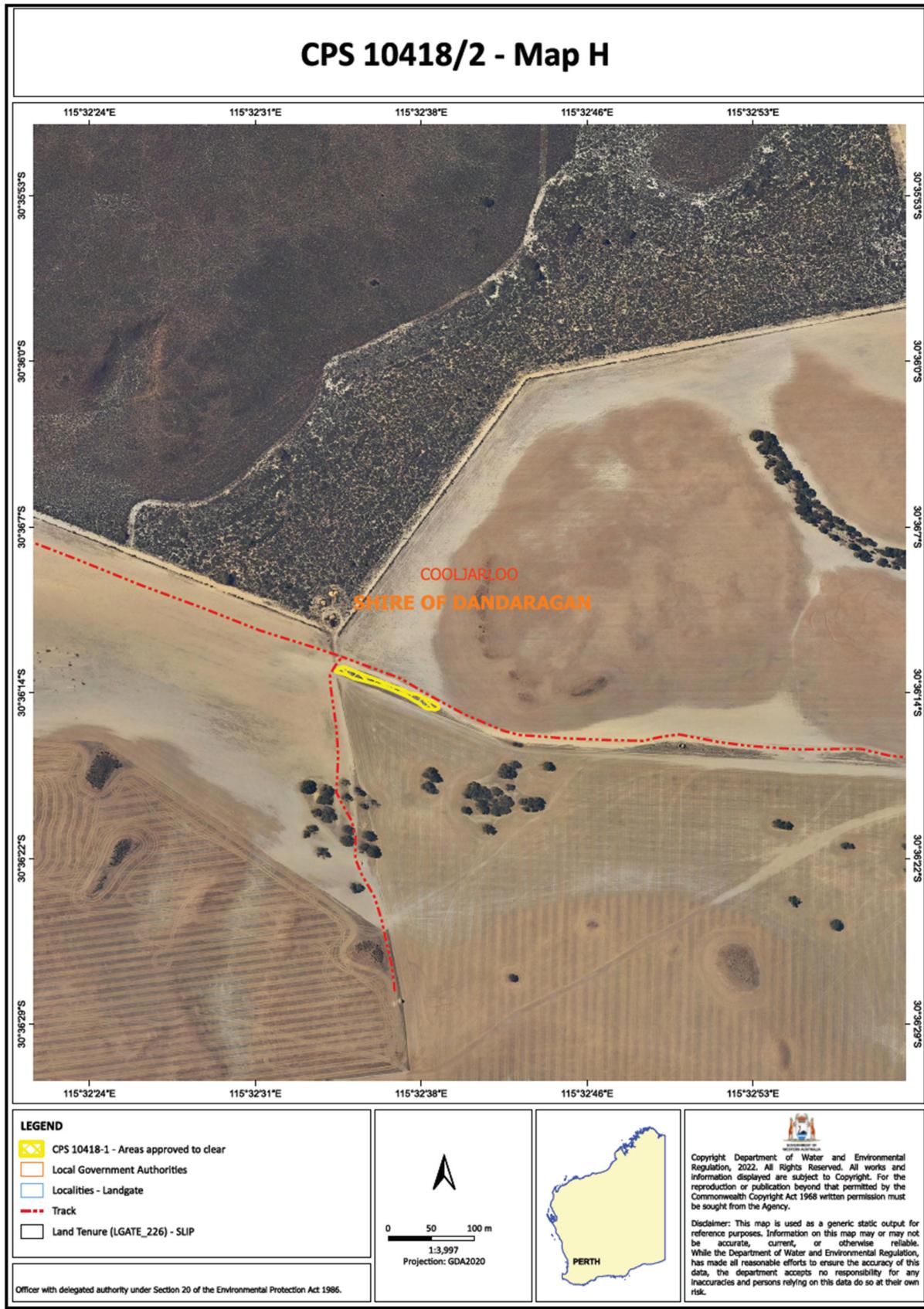


Figure 1H: Map of the boundary of the area within which clearing may occur.

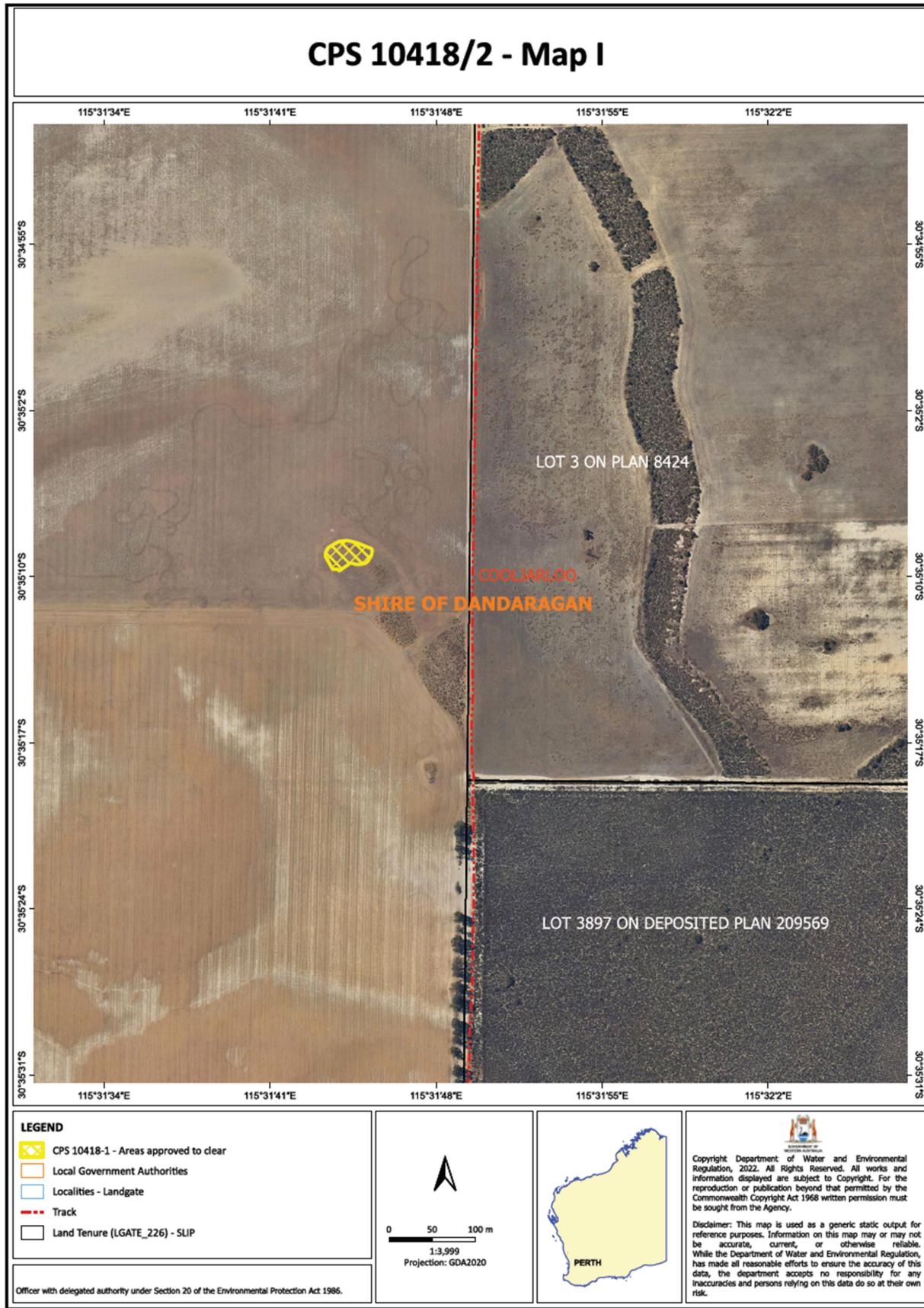
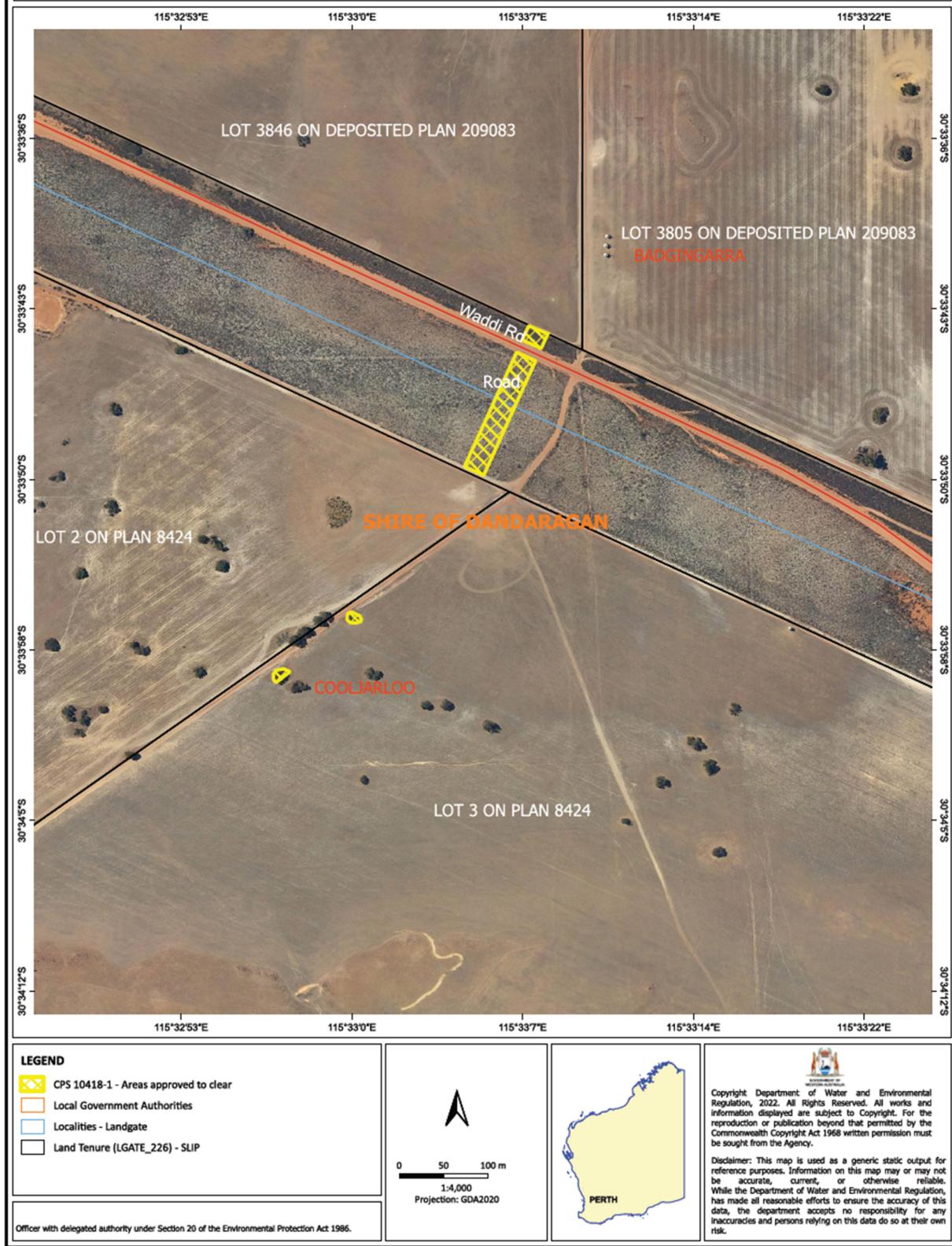


Figure 1I: Map of the boundary of the area within which clearing may occur.

## CPS 10418/2 - Map J



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



## Clearing Permit Decision Report

### 1. Application details and outcome

#### 1.1. Permit application details

<b>Permit number:</b>	CPS 10418/2
<b>Permit type:</b>	Purpose permit
<b>Applicant name:</b>	Waddi Wind Farm Pty Ltd
<b>Purpose of clearing:</b>	Geotechnical investigation and construction of a wind farm
<b>Property:</b>	Lot 3899 on Deposited Plan 209567, Cataby Lot 3805 on Deposited Plan 209083, Badgingarra Lot 3903 on Deposited Plan 209569, Cooljarloo Lot 3901 on Deposited Plan 209568, (Crown Reserve 27216), Cooljarloo Lot 2 on Plan 8424, Cooljarloo Lot 3 on Plan 8424, Cooljarloo Lot 3897 on Deposited Plan 209569, Cooljarloo Lot 101 on Diagram 72336, Cooljarloo Lot 4134 on Deposited Plan 240347, (Crown Reserve 41986), Cooljarloo Lot 105 on Deposited Plan 59027, Cooljarloo Lot 3 on Deposited Plan 408189, Cooljarloo Waddi Road reserve (PIN 1353722), Badgingarra and Cooljarloo Brand Highway Road reserve (PIN 11579146), Cooljarloo Mulling Road reserve (PIN 11579147), Cataby and Cooljarloo
<b>Location (LGA area/s):</b>	Shire of Dandaragan

#### 1.2. Description of clearing activities

On 30 May 2025, the Department of Water and Environmental Regulation (the Department) granted Waddi Wind Farm Pty Ltd Clearing Permit CPS 10418/1. This permit authorises the clearing of up to 5.5 hectares of native vegetation spread across an approximately 25-kilometre long development corridor for geotechnical investigations and the future construction of the Waddi Wind Farm. The project includes up to 18 wind turbines, internal access roads, a 132 kilovolt overhead transmission line, and a substation.

On 26 November 2025, the permit holder applied to amend Clearing Permit CPS 10418/1, seeking to realign the authorised clearing area boundaries (Figure 1). This adjustment aims to avoid impacting individuals of the endangered star sun orchid (*Thelymitra stellata*) that were identified during pre-clearance surveys conducted under EPBC Act approval 2023/09639. The proposed amendment does not alter the total area of native vegetation approved for clearing.

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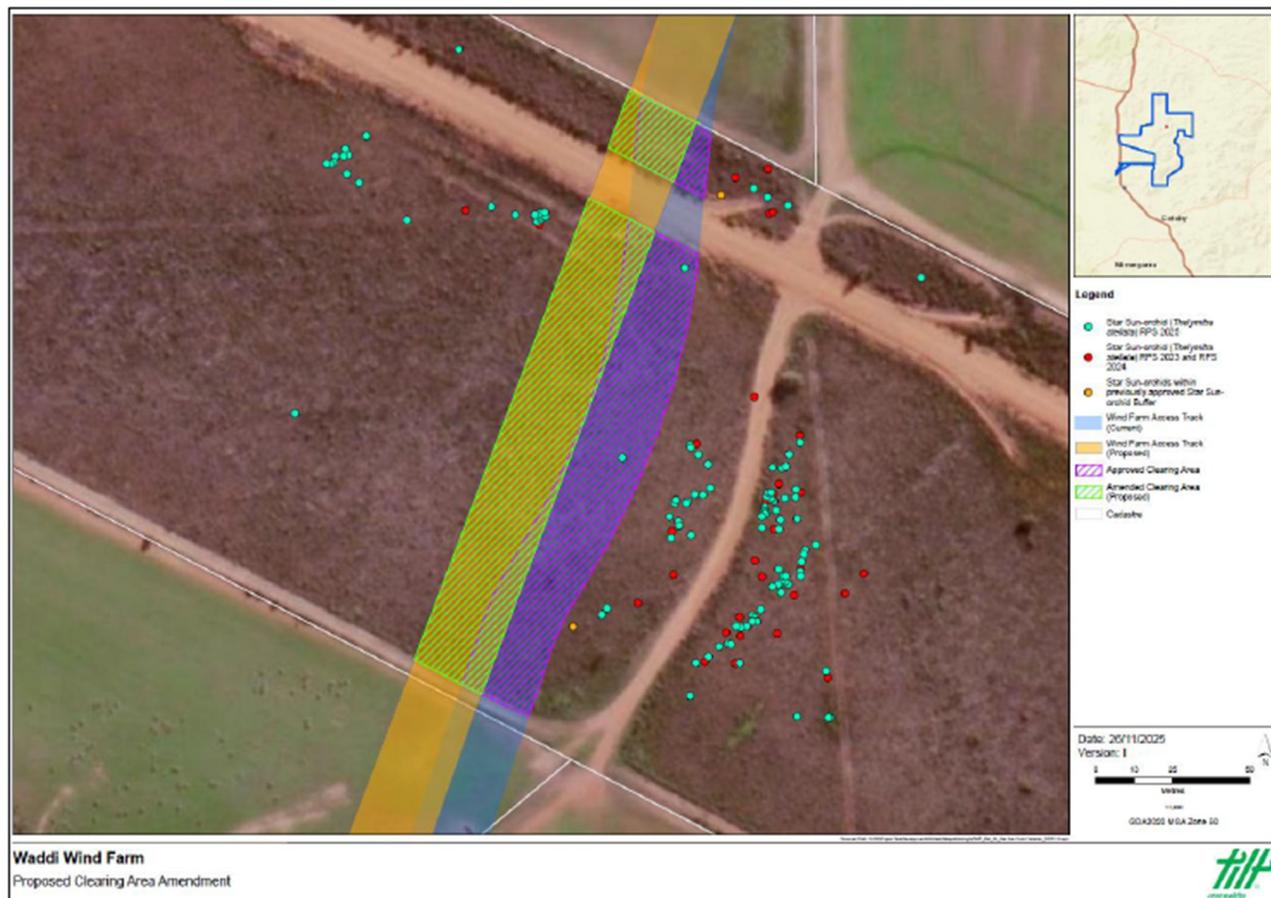


Figure 1: Proposed alteration to access track

Additionally, the permit holder requested a revision to condition 8 of the clearing permit to ensure suitable management measures are implemented. These measures are intended to protect all identified star sun orchid individuals from any potential indirect impacts arising from the project.

### 1.3. Decision on application and key considerations

Decision:	Granted
Decision date:	22 December 2025
Decision area:	5.5 hectares of native vegetation, as depicted in Section 1.5, below

### 1.4. Reasons for decision

The Department has assessed the amendment application against the clearing principles, planning instruments and other matters in accordance with sections 51E and 51O of the *Environmental Protection Act 1986* (EP Act) and concluded that the assessment has not changed since the assessment for CPS 10418/1. The Delegated Officer therefore determined that environmental impacts associated with clearing activities conducted under the permit can be appropriately managed through the conditions previously imposed on clearing permit CPS 10418/1, including offset conditions.

In accordance with Condition 10 of Clearing Permit CPS 10418/1, the permit holder was required to prepare an offset management plan for the revegetation and rehabilitation of 17.6 hectares of the offset site and submit to the Department for approval.

On 7 October 2025, the permit holder submitted a plan for revegetation and rehabilitation of 17.6 hectares at Lot 1 on Plan 8424.

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On 28 November 2025, the Department approved the offset plan, noting the plan detailed:

- adequate soil preparation and weed management actions to maximise the benefits of the proposed revegetation measures
- completion criteria to restore foraging habitat for Carnaby's cockatoo (*Zanda laticauda* (previously *Calyptorhynchus laticauda*)) based on selected reference sites; and
- a plan to monitor the revegetation success and conduct remedial actions if completion criteria are not met.

### **1.5. Avoidance and mitigation measures**

#### **Appendix A - References and databases**

##### **1. GIS datasets**

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

- Aboriginal Heritage Places (DPLH-001)
- Cadastre Address (LGATE-002)
- DBCA – Lands of Interest (DBCA-012)
- DBCA Legislated Lands and Waters (DBCA-011)
- Black Cockatoo – WTBC Breeding

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

##### **2. References**

Waddi Wind Farm Pty Ltd (2025). *Application to amend clearing permit. Application form and supporting information for Clearing Permit Application CPS 10418/2* (DWER Ref: DWERT1237445)