



## Application for new permit or referral to clear native vegetation

This is the form to submit a referral of proposed clearing or apply for a clearing permit under Part V of the *Environmental Protection Act 1986* (EP Act).

Before you submit this form, please check you have completed all the fields for the form type and fully prepared any required supporting documents (including maps etc.). We will return / decline any forms that are not correctly completed.

To find out more about the stages of assessment for clearing permit forms, see the [Procedure: Native vegetation clearing permits](#).

### Part 1 – Form type

<p>Select your <a href="#">form type</a>.</p> <p>NOTE: Where appropriate in this form, and unless stated otherwise, the terms ‘application’ and ‘applicant’ also mean ‘referral’ and ‘referrer’ respectively.</p>	<p><input type="checkbox"/> Referral of proposed clearing (s.51DA of the EP Act)</p> <p><input checked="" type="checkbox"/> Application for an area permit (s.51E of the EP Act)</p> <p><input type="checkbox"/> Application for a purpose permit (s.51E of the EP Act)</p>
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### Part 2 – Applicant details

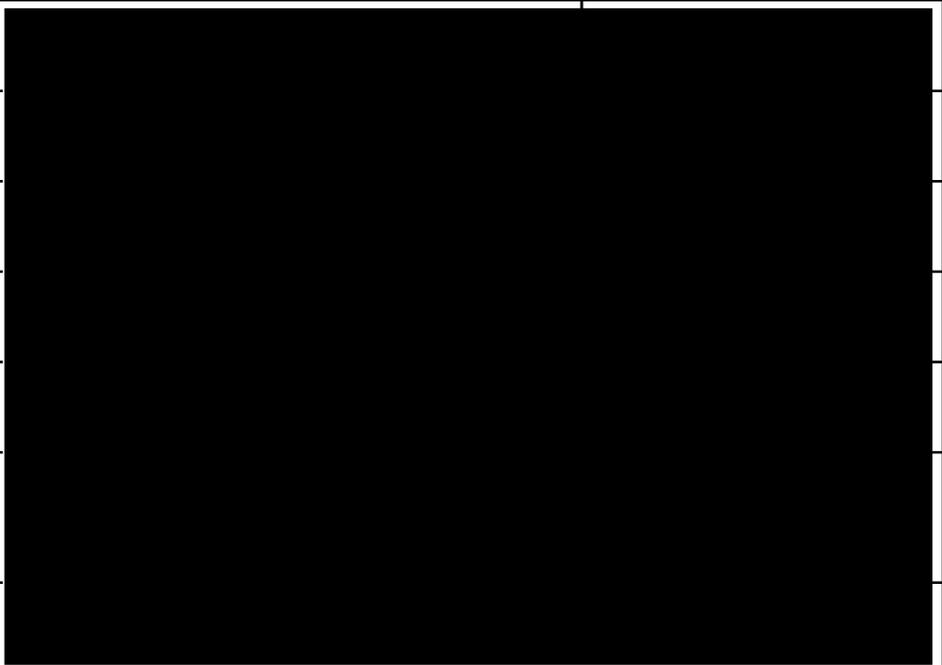
#### 2.1 Applicant name

<p><b>For area permits:</b></p> <p>If granted, the name(s) of (all) landowner(s) will be listed as ‘permit holders’ on the permit.</p>	<input type="checkbox"/> Applying as an individual – complete the following:	
	Title	<input type="checkbox"/> Mr <input type="checkbox"/> Mrs <input type="checkbox"/> Ms <input type="checkbox"/> Other:
<p><b>For purpose permits:</b></p>	Name(s)	
	<input checked="" type="checkbox"/> Applying as a body corporate or other entity formed at law – complete the following:	
	Name	Thangoo Pty Ltd
	Australian Company Number	008 672 777

If granted, the name(s) of (all) applicant(s) will go on the permit.	(ACN)	
	<input type="checkbox"/> Applying as a government entity (e.g. government department, local government authority, or other statutory body)	
	Name	

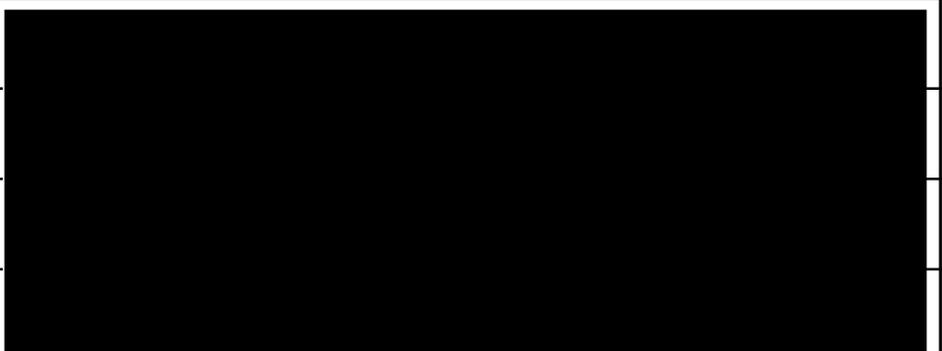
**2.2 Applicant contact details**

Provide the contact details for the above (primary contact).

Title	
First name	
Last name	
Position	
Company name	
Contact phone number (1)	
Email address	

**2.2 Applicant contact postal details**

Provide the postal address for the above individual, body corporate or local government authority (primary contact).

Address line 1	
Address line 2	
Suburb	
State	

**2.3 Applicant contact – registered business address**

If applying as a company, incorporated body, local government authority or public authority, please also supply the registered business office address.

Address line 1	
Address line 2	
Suburb	
State	
Contact phone number (1)	

**2.4 Electronic correspondence consent**

Both the Department of Water and Environmental Regulation (DWER) and Department of Mines, Industry Regulation and Safety (DMIRS) prefer to send all correspondence via email. We request that you consent to receiving all correspondence relating to instruments and notices under Part V of the EP Act via email. Please indicate your consent in this section of the form.

I consent that all written correspondence between myself (the applicant) and DWER/DMIRS (as applicable) about the subject of this form will be exclusively via email, using the email address provided above.	X Yes <input type="checkbox"/> No
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**2.5 Contact details for enquiries**

If different from the applicant’s contact details, enter the contact details of a person with whom DWER or DMIRS should liaise with (e.g. a consultant).

Same as applicant’s contact details	Yes    X No
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If ‘No’ – complete the following:

Contact name	
Position (if applicable)	
Company name (if applicable)	
Contact phone number (1)	
Business or postal address line 1	

Business or postal address line 2	
Suburb	
State	
Email address	

### Part 3 – Land details

- You must accurately describe the location of the land where your clearing is proposed.
- If you have a large number of properties, please provide the relevant details for each property in a separately attached supporting document.

#### 3.1 Property details

I have a large number of properties and have given the relevant details in an attached supporting document.	<input type="checkbox"/> Yes – skip to Part 4 <input checked="" type="checkbox"/> No
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If 'No' – complete the following:

<u>Land description</u> Provide the following details, as applicable, for all properties: <ul style="list-style-type: none"> <li>– volume and folio number</li> <li>– lot or location number(s)</li> <li>– crown lease or reserve number</li> <li>– pastoral lease number</li> <li>– mining tenement number</li> </ul>	Lot 359 Pastoral lease number: N049955 Region: Pastoral K No Address Transfer of Land Act (Type 1); Lease (Type 3 L) (3466378.08m <sup>2</sup> )		
Street address – Line 1	Great Northern Highway		
Street address – Line 2			
Suburb	Roebuck		
State	WA	Postcode	6725
Local government area(s)	Shire of Broome Scheme No. 7		
Land zoning	Rural Commercial		



## Part 4 – Relationship to landowner

Tell us which of the following options best describes you as the person completing and submitting this form. If you are filling out this form on behalf of the applicant, answer this question as though you are the applicant.

Proof of ownership may include:

- a certificate of title (that is less than 6 months old)
- a pastoral or mining lease
- public authority that has care, control or management of the land
- other form of lease, land tenure or specific arrangement.

<b>Relationship to landowner</b> <i>(select one of the following options)</i>	<b>Complete the following</b>
<input type="checkbox"/> I am the landowner	<input type="checkbox"/> Attach proof of ownership
<input type="checkbox"/> I am lodging a form on behalf of the landowner (e.g. a consultant)	<input type="checkbox"/> Attach proof of ownership
<input type="checkbox"/> I am acting on the landowner's behalf and will be jointly responsible for the clearing permit (i.e. joint form)	<input type="checkbox"/> Attach proof of ownership <input type="checkbox"/> Complete and attach an 'Acting on behalf and jointly responsible' letter
<input type="checkbox"/> I am likely to become the landowner	<input type="checkbox"/> Attach the Certificate of Title <input type="checkbox"/> Attach evidence of the pending transfer of ownership and/or contract of sale ('offer and acceptance')
<input checked="" type="checkbox"/> I will undertake the clearing activities with the landowner's authority and will be the permit holder	<input checked="" type="checkbox"/> Attach proof of ownership <input checked="" type="checkbox"/> Complete and attach an 'Authority to access and clear native vegetation' letter (if the applicant is not the landowner)
<input type="checkbox"/> A person with multiple land parcels	<input type="checkbox"/> Attach proof of ownership <input type="checkbox"/> Complete and attach 'Authority to access and clear native vegetation' letter (if the applicant is not the landowner)

## Part 5 – Proposed clearing

### 5.1 Maps and/or spatial data

<p>Select which map type(s) you will attach with your form.</p> <p>Note: We will decline / return forms (as applicable) if you do not provide sufficient information for this question.</p>	<p><input checked="" type="checkbox"/> An ESRI shapefile with the following properties (<i>preferred</i>)</p> <ul style="list-style-type: none"> <li>● Geometry type: polygon shape</li> <li>● Coordinate system: Geocentric Datum of Australia (GDA) 2020 (geographic latitude / longitude)</li> <li>● Datum: GDA 2020</li> </ul> <p><input type="checkbox"/> An aerial photograph or map with a north arrow, clearly marking the proposed clearing area</p> <p>Note:</p> <ul style="list-style-type: none"> <li>● An ESRI shapefile must use one of the following filename extensions: .shp, .shx, .dbf, and/or .prj</li> <li>● You must provide an ESRI shapefile if the form requires an assessment under an <i>Environment Protection and Biodiversity Conservation Act 1999</i> (Cth) (EPBC Act) accredited process. See Part 8 of this form for more information.</li> </ul>
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### 5.2 Size

- If you propose to clear a patch(s) of vegetation, enter a hectare value for the total size of the area (mark number of trees as zero).
- If you propose to remove only individual trees from the area(s) (i.e. the shrubs, grasses, groundcover plants will remain intact), provide the number of trees (and mark total area as estimated hectares).  
Note: If any shrubs, grasses, and/or groundcover plants MAY be damaged in the clearing process, add this to the total area.
- If you propose to clear an area of vegetation within a larger footprint, enter the hectare value for the total size of the area to be cleared (mark number of trees as zero) and the size of the footprint. For example, 5 hectares of clearing within a 10 hectare footprint. This option is only available for **purpose permit** applications.
- Enter values for BOTH number of trees and the size of the area if you are clearing individual trees in one area AND a patch of vegetation in a different area.
- Please note the following area conversions/calculations:
 

1 hectare = 10,000 m <sup>2</sup>	Area of circle = 3.14 x radius <sup>2</sup>
1 acre = 0.4 hectares / 4,000 m <sup>2</sup>	Area of a rectangle = length x width
1 tree = 0.01 hectares / 100 m <sup>2</sup>	Area of a triangle = ½ length x perpendicular height

Total area of clearing proposed (hectares)	<b>1.5 hectares</b>
Footprint of clearing (hectares) (purpose permit)	NOTE: Application area revised to 1.49 hectares during Validation

only)	
Number of individual trees to be removed	0

Note: Calculate the area of a tree based on the area encompassed by the tree's drip line; that being the outermost circumference of the tree's canopy.

### 5.3 Purpose

Provide the reason for proposed clearing (e.g. road construction, grazing and pasture, hazard reduction, horticulture, timber harvesting etc.)	<p>A S121 diversification permit is being sought through DPLH for a low-impact, pastoral-based tourism development. The seasonal station stay will offer campsites accommodating up to 100 guests per night at its peak from April to September.</p> <p>To facilitate its construction, clearing will be required to the following areas:</p> <ul style="list-style-type: none"> <li>● Ring loop access road within the camp area (1080m long x 6m wide = 6,500m<sup>2</sup>)</li> <li>● Individual campsites (10m x 6m sites x 60No. = 3,600m<sup>2</sup>)</li> <li>● Small parking lot at the check-in area (100m<sup>2</sup>)</li> <li>● Communal area (Check-in area, camp kitchen, grassed area, mini-museum) (3,600m<sup>2</sup>)</li> <li>● Ablution blocks x 3 (70m<sup>2</sup> x 3 = 210m<sup>2</sup>)</li> <li>● Manager's future homesite and shed (500m<sup>2</sup>)</li> </ul> <p>TOTAL clearing area: 14,510m<sup>2</sup></p>
Specify what the final land use will be after clearing	Supplementary low impact pastoral-based tourism

### 5.4 Method

Proposed method of clearing (i.e. burning, cutting, draining, flooding, grazing, mechanical clearing/bulldozing or other – specify)	Grader + skid steer to individual campsites to a minimal extent.
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## 5.5 Timeframe

Period within which you propose to do the clearing (e.g. 1/7/2022 to 30/8/2024)	Start date: 1 Jun 2024 End date: 31 May 2026
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Note: The clearing referral process is not suitable for any clearing that is expected to take longer than two years.

## 5.6 Avoidance and mitigation

Explain how you have, or will, put avoidance and mitigation measures in place to eliminate, reduce, or otherwise mitigate the need for and scale of the proposed clearing of native vegetation.

Attach supporting documents to substantiate your explanation.

Your explanation should demonstrate you have planned the project so that the least clearing possible is to be undertaken. The following questions may help you frame your explanation:

- Why did you select this location and amount of clearing?
- What alternatives to clearing – e.g. engineering solutions – did you consider?
- What changes, if any, did you make to the location or amount of clearing to reduce the impacts of the clearing?

Note: If you do not demonstrate adequate efforts to avoid and mitigate clearing, we will ask you to do so during the validation of this form.

Provide the avoidance and mitigation details	<p>The proposed clearing of native vegetation has been carefully planned to minimise the impact on the natural environment, while still allowing for the development of a safe and functional station stay.</p> <p>Alternative locations and designs were considered, but the selected site was determined to be the most suitable in terms of accessibility, drainage and minimal impact on sensitive habitats.</p> <p>The extent of clearing has been minimised through the following mitigation strategies:</p> <p><b>Development Site Selection:</b> The specific location chosen for the development features minimal ground covering, predominantly spinifex with scattered small shrubs. This is in contrast to other potential locations where taller trees are more prevalent. The selection of an area with minimal ground covering aims to minimise the impact on existing vegetation and preserve the natural character of the landscape.</p> <p>The proposed clearing of native vegetation has been carefully planned to minimise the impact on the natural environment, while still allowing for the development of a safe and functional station stay.</p> <p><b>Park Design Layout:</b> In lieu of a traditional city block layout, a skinnier loop design is adopted to avoid large areas of clearing. This design choice follows</p>
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	<p>the natural contours of the land more closely, allowing for a nuanced integration of the development into the surrounding environment and reducing the need for extensive vegetation removal.</p> <p><b>Spacious Individual Sites:</b> The camping sites are designed to be larger, facilitating maneuverability around small shrubs and existing vegetation. This design decision ensures that minimal clearing is necessary, and the sites can conform to the natural contours of the land without significant impact on the local plant life.</p> <p><b>Station Stay Design:</b> The overall design of the station stay is inspired by the rustic and authentic character of a cattle station in the rural outback. This design approach prioritises a sense of connection to the natural environment, and avoiding excessive clearing of vegetation is an important part of achieving this. By preserving as much of the existing flora as possible, the station stay will feel more integrated into the surrounding natural beauty, providing guests with a genuine outback experience that respects and celebrates the beauty of the natural surroundings.</p> <p><b>Attachment of Supporting Photos:</b> To further illustrate the existing conditions and the minimal impact of the proposed development, relevant photos of the vegetation in the selected site are attached as separate files. These photos provide visual evidence of the site's suitability, showcasing the predominance of spinifex with scattered small shrubs and minimal ground covering. This documentation supports the efforts to minimise clearing and preserve the natural environment, demonstrating the careful consideration given to site selection and the incorporation of the development into the surrounding landscape.</p> <p>Through the implementation of these measures and design choices, there is a commitment to ensuring that the least amount of clearing necessary is undertaken. This aligns with the dedication to environmental sustainability and responsible land use.</p>
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## Part 6 – Offset

<p>Do you want to submit a clearing offset proposal with your form? For more information on environmental offsets, refer to <a href="#">DWER's website</a> and <a href="#">Fact Sheet 11: Environmental offsets for native vegetation clearing permits</a>.</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<p>If 'Yes' – please complete and attach Appendix A of the <a href="#">Clearing of native vegetation offsets procedure</a> guideline as a supporting document for your form.</p>	<p><input type="checkbox"/> Appendix A attached</p>

## Part 7 – Surveys for assessments (IBSA and IMSA)

Do you want to submit marine or biodiversity surveys in support of your form?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No – skip to Part 8
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### 7.1 Biodiversity surveys

If you want to submit any biodiversity surveys to support this form, you must follow the Environmental Protection Authority's (EPA) [Instructions for the preparation of data packages for the Index of Biodiversity Surveys for Assessments](#) (IBSA). If you do not meet the IBSA requirements, DWER/DMIRS (as applicable) may decline/return your form. For further information on IBSA, refer to [DWER's website](#).

Please provide the IBSA number(s) – or submission number(s) if the IBSA number has not yet been issued – in the space provided. Note that a submission number is not confirmation that a biodiversity survey has been accepted and is not the same as an IBSA number. IBSA numbers are only issued once a survey has been accepted. Once an IBSA number is issued, please notify DWER / DMIRS (as applicable). Please note DWER / DMIRS will suspend the assessment timeframes for your form until you provide the IBSA number(s).

Have you submitted all the biodiversity surveys that support this form to the IBSA portal, via <a href="https://ibsasubmissions.dwer.wa.gov.au">ibsasubmissions.dwer.wa.gov.au</a> ?	<input type="checkbox"/> Yes <input type="checkbox"/> Not applicable
Provide an IBSA number (preferred) or a submission number(s)	

### 7.2 Marine surveys

If you want to submit any marine surveys to support this form, you must follow the EPA's [Instructions for the preparation of data packages for the Index of Marine Surveys for Assessments](#) (IMSA). If you do not meet the IMSA requirements, DWER may decline / return your form. For more information on IMSA, refer to [DWER's website](#).

Have you prepared all the marine surveys that support this form in accordance with the EPA's <i>Instructions for the preparation of data packages for the Index of Marine Surveys for Assessments</i> ?	<input type="checkbox"/> Yes <input type="checkbox"/> Not applicable
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## Part 8 – Assessment Bilateral Agreement

The native vegetation clearing processes under Part V of the EP Act have been accredited by the Commonwealth of Australia under the EPBC Act and so can be assessed under an assessment bilateral agreement.

To be assessed this way, the proposed clearing action must have been referred to the Commonwealth under the EPBC Act and deemed a **‘controlled action’** before you submit this form.

For further information, see [DWER’s website guidance on the assessment bilateral agreement](#).

Is your proposed clearing a controlled action?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No – skip to Part 9
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If ‘Yes’ – complete the following:

Please make sure you have entered all the mandatory details in the <a href="#">Annex C7 form</a>	<input type="checkbox"/> <i>Annex C7 form attached</i>
List the controlling provisions identified in the notification of the controlled action decision	

## Part 9 – Other approvals

<p>Which department are you submitting this form to?</p> <p>If the clearing is for mineral and petroleum activities authorised under the <i>Mining Act 1978</i>, the various Petroleum Acts, and/or a State Agreement Act, select ‘Department of Mines, Industry Regulation and Safety’.</p> <p>For all other clearing activities, select ‘Department of Water and Environmental Regulation’.</p>	<input type="checkbox"/> Department of Mines, Industry Regulation and Safety  <input checked="" type="checkbox"/> Department of Water and Environmental Regulation
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### 9.1 Environmental impact assessment (Part IV of the EP Act)

Clearing may be referred to the EPA if it is considered to be part of a ‘significant proposal’, as defined by s.37B(1) of the EP Act, or will likely to be part of a larger development. An example is when the clearing is for a road to a future mine.

Section 37B(1) of the EP Act defines a ‘significant proposal’ as “a proposal likely, if implemented, to have a significant effect on the environment”. If a decision-making authority (e.g. DWER or DMIRS) considers the proposal in this form is likely to constitute a ‘significant proposal’, under s.38(5) of the EP Act they must refer the proposal to the EPA or for assessment under Part IV, if such a referral has not already been made.

Has the proposed clearing or any related matter been referred to the EPA?	<input type="checkbox"/> Yes <div style="border: 1px solid black; padding: 5px; margin-top: 5px;"> <table border="1" style="width: 100%;"> <tr> <td style="background-color: #e0e0e0; width: 20%;">Enter details:</td> <td style="width: 80%;"></td> </tr> </table> </div> <input checked="" type="checkbox"/> No – complete question below.	Enter details:	
Enter details:			
If ‘No’ – do you intend to refer the proposal to the EPA?	<input type="checkbox"/> Yes – intend to refer (proposal is a ‘significant proposal’) <input type="checkbox"/> Yes – intend to refer (proposal will require a s.45C amendment to the current Ministerial Statement) <input type="checkbox"/> No – a current valid Ministerial Statement applies <div style="border: 1px solid black; padding: 5px; margin-top: 5px;"> <table border="1" style="width: 100%;"> <tr> <td style="background-color: #e0e0e0; width: 60%;">Enter Ministerial Statement number:</td> <td style="width: 40%;"></td> </tr> </table> </div> <input checked="" type="checkbox"/> No – not a significant proposal	Enter Ministerial Statement number:	
Enter Ministerial Statement number:			

### 9.2 Other approvals – pre-application scoping (DWER forms only)

Have you had any pre-application/ pre-referral/ scoping meetings with DWER about any planned applications?	<input checked="" type="checkbox"/> Yes <div style="border: 1px solid black; padding: 5px; margin-top: 5px;"> <table border="1" style="width: 100%;"> <tr> <td style="background-color: #e0e0e0; width: 20%;">Enter details:</td> <td style="width: 80%;">           Early phone and email discussions held with [REDACTED] as to suitability of a referral vs clearing permit. We were advised to proceed with a Referral.         </td> </tr> </table> </div> <input type="checkbox"/> No Further discussions with [REDACTED] have found the clearing permit more suitable.	Enter details:	Early phone and email discussions held with [REDACTED] as to suitability of a referral vs clearing permit. We were advised to proceed with a Referral.
Enter details:	Early phone and email discussions held with [REDACTED] as to suitability of a referral vs clearing permit. We were advised to proceed with a Referral.		

### 9.3 Other approvals – works approval, licence or registration (Part V Division 3 of the EP Act)

Have you applied for or do you intend to apply for a Part V Division 3 works approval, licence or registration, or the amendment or renewal of any of the above, under the EP Act or Environmental Protection Regulations	<input type="checkbox"/> Yes <div style="border: 1px solid black; padding: 5px; margin-top: 5px;"> <table border="1" style="width: 100%;"> <tr> <td style="background-color: #e0e0e0; width: 20%;">Application reference:</td> <td style="width: 80%;"></td> </tr> </table> </div> <input type="checkbox"/> No – a valid works approval or licence	Application reference:	
Application reference:			

<p>1987 (EP Regulations)?</p> <p>It is an offence to perform any action that would cause a premises to become a prescribed premises of a type listed in Schedule 1 of the EP Regulations, unless that action is done in accordance with a works approval, licence, or registration.</p> <p>For further guidance, see DWER's <a href="#">Procedure: Prescribed premises works approvals and licences</a> and <a href="#">Guideline: Industry Regulation Guide to Licensing</a>.</p>	<p>applies</p> <table border="1" data-bbox="762 181 1426 353"> <tr> <td data-bbox="762 181 1043 353">Works approval or licence number:</td> <td data-bbox="1043 181 1426 353"></td> </tr> </table> <p><input type="checkbox"/> No – a valid registration applies</p> <table border="1" data-bbox="762 443 1426 577"> <tr> <td data-bbox="762 443 1043 577">Registration number:</td> <td data-bbox="1043 443 1426 577"></td> </tr> </table> <p><input checked="" type="checkbox"/> No – not required</p>	Works approval or licence number:		Registration number:	
Works approval or licence number:					
Registration number:					

**9.4 Water licences and permits (*Rights in Water and Irrigation Act 1914*)**

<p>Have you applied or do you intend to apply for:</p> <ul style="list-style-type: none"> <li>• a licence or amendment to a licence to take water (surface water or groundwater)</li> <li>• a licence or amendment to a licence to construct wells (including bores and soaks), or</li> <li>• a permit or amendment to a permit to interfere with the bed and banks of a watercourse?</li> </ul> <p>For further guidance on water licences and permits under the <i>Rights in Water and Irrigation Act 1914</i>, see DWER's <a href="#">Procedure: Water licences and permits</a>.</p>	<p><input checked="" type="checkbox"/> Yes</p> <p><input type="checkbox"/> No – a current valid licence or permit applies</p> <table border="1" data-bbox="772 1043 1426 1216"> <tr> <td data-bbox="772 1043 1007 1216">Licence or permit number:</td> <td data-bbox="1007 1043 1426 1216"></td> </tr> </table> <p><input type="checkbox"/> No – an exemption applies</p> <table border="1" data-bbox="772 1305 1426 1440"> <tr> <td data-bbox="772 1305 911 1440">Enter details:</td> <td data-bbox="911 1305 1426 1440"></td> </tr> </table> <p><input type="checkbox"/> Not applicable</p>	Licence or permit number:		Enter details:	
Licence or permit number:					
Enter details:					