



CLEARING PERMIT

Granted under section 51E of the Environmental Protection Act 1986

Purpose Permit number:	CPS 10888/2
Permit Holder:	Australia Western Railroad Pty Ltd
Duration of Permit:	From 27 March 2025 to 27 March 2030

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 expansion of rail depot operations.

2. Land on which clearing is to be done

Lot 511 on Deposited Plan 41203, Kwinana Beach
Lot 512 on Deposited Plan 41203, Kwinana Beach

3. Clearing authorised

The permit holder must not clear more than 1.29 hectares of *native vegetation* within the area cross-hatched yellow in Figures 1 and 2 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 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.

PART III - RECORD KEEPING AND REPORTING

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	<ol style="list-style-type: none"> (a) the species composition, structure, and density of the cleared area; (b) the location where the clearing occurred, recorded using a Global Positioning System (GPS) unit set to 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); (e) actions taken to avoid, minimise, and reduce the impacts and extent of clearing in accordance with condition 4; and (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.

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 <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.
fill	means material used to increase the ground level, or to fill a depression.
dieback	means the effect of <i>Phytophthora</i> species on native vegetation.
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)
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.
weeds	means any plant – <ul style="list-style-type: none"> (a) that is a declared pest under section 22 of the <i>Biosecurity and Agriculture Management Act 2007</i>; or (b) published in a Department of Biodiversity, Conservation and Attractions species-led ecological impact and invasiveness ranking summary, regardless of ranking; or (c) not indigenous to the area concerned.

END OF CONDITIONS



Ryan Mincham
MANAGER
NATIVE VEGETATION REGULATION

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

2 April 2025

Schedule 1

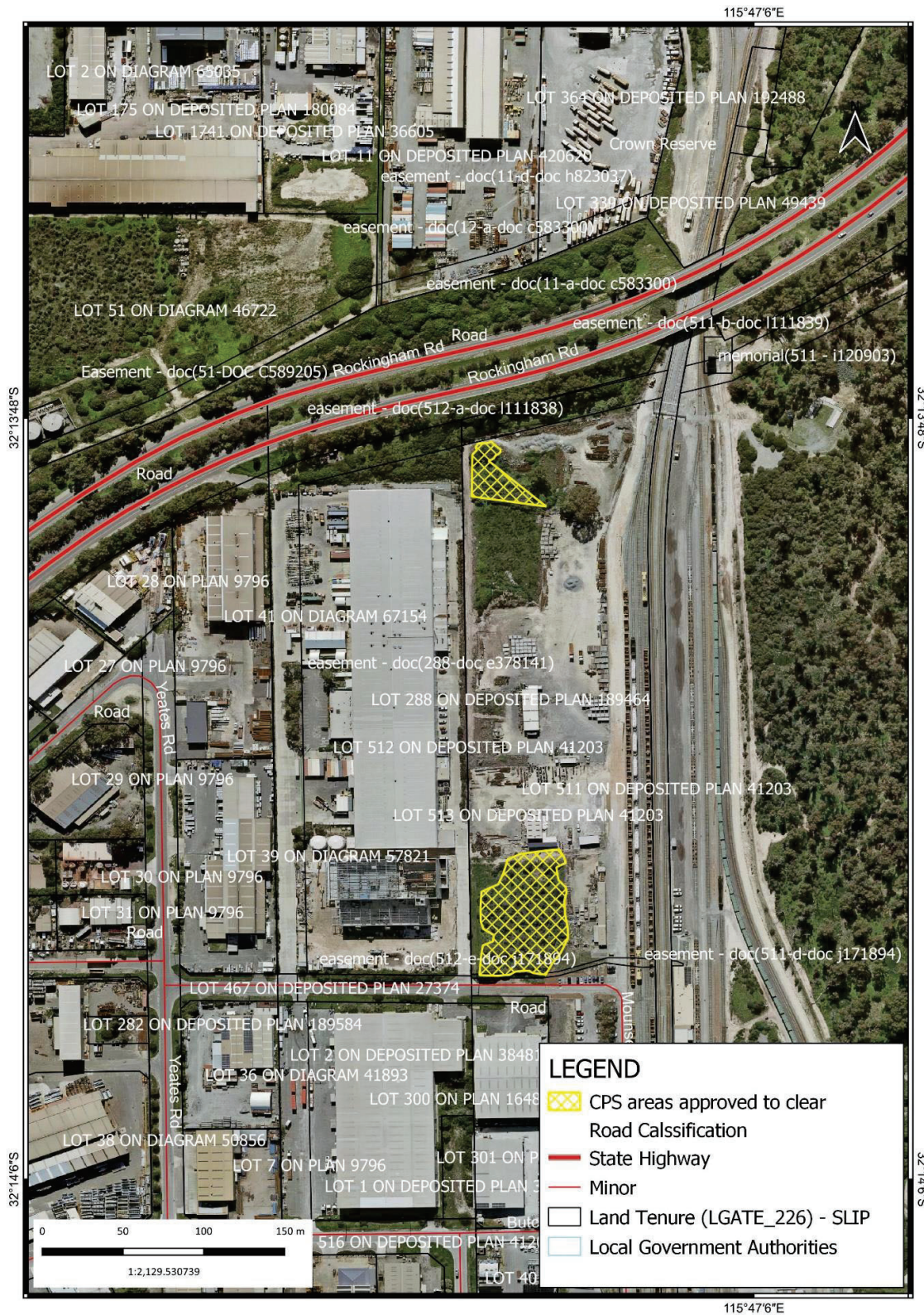


Figure 1: Map of the boundaries of the northernmost areas within which clearing may occur

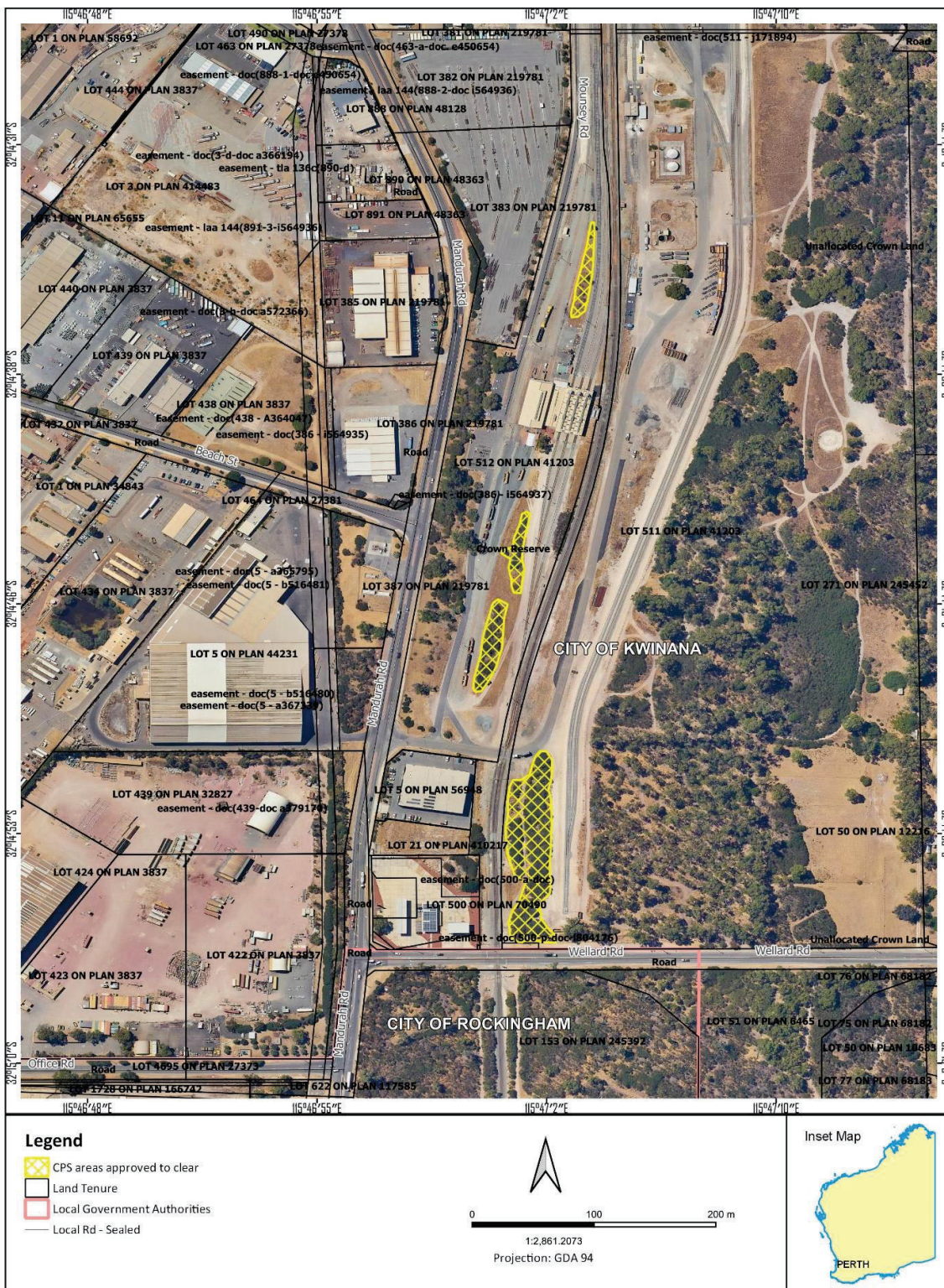


Figure 2: Map of the boundaries of the southernmost areas within which clearing may occur



Clearing Permit Decision Report

1 Application details and outcome

1.1. Permit application details

Permit number:	CPS 10888/2
Permit type:	Purpose permit
Applicant name:	Australia Western Railroad Pty Ltd
Application received:	12 December 2024
Application area:	1.29 hectares of native vegetation
Purpose of clearing:	Expansion of rail depot operations
Method of clearing:	Mechanical
Property:	Lot 511 on Deposited Plan 41203 Lot 512 on Deposited Plan 41203
Location (LGA area/s):	City of Kwinana
Localities (suburb/s):	Kwinana Beach

1.2. Description of clearing activities

The administrative amendment to CPS 10888/1 is to correct an administrative error in Figure 1, Schedule 1 of the Permit.

The vegetation proposed to be cleared under CPS 10888/2 is unchanged from the previous version of the permit. The vegetation proposed to be cleared is contained within six areas comprising 1.29 hectares (see Figure 1, Section 1.5). The proposed clearing is to expand rail depot operations, including construction of an asset team yard, site entry boom gate, workshops and a rail crossing.

1.3. Decision on application

Decision:	Granted
Decision date:	2 April 2025
Decision area:	1.29 hectares of native vegetation as depicted in Section 1.5 below

1.4. Reasons for decision

This administrative amendment was determined in accordance with sections 51K and 51M of the Environmental Protection Act 1986 (EP Act). The amendment relates only to correcting an error in Figure 1, Schedule 1 of the Permit.

In considering the above, the Delegated Officer considered that the extent to which the impacts of the proposed clearing present a risk to biological, conservation, or land and water resource values remains unchanged from the previous assessment of the permit and can be found in the Decision Report prepared for Clearing Permit CPS 10888/1.

The Delegated Officer considered that, given the administrative nature of the proposed amendment, the conditions under Clearing Permit CPS 10888/1 are unchanged and are sufficient to limit the impacts of the proposed clearing.

The Delegated Officer decided to grant a clearing permit subject to conditions to:

- avoid, minimise to reduce the impacts and extent of clearing; and
- take hygiene steps to minimise the risk of the introduction and spread of weeds and dieback.

1.5. Site maps

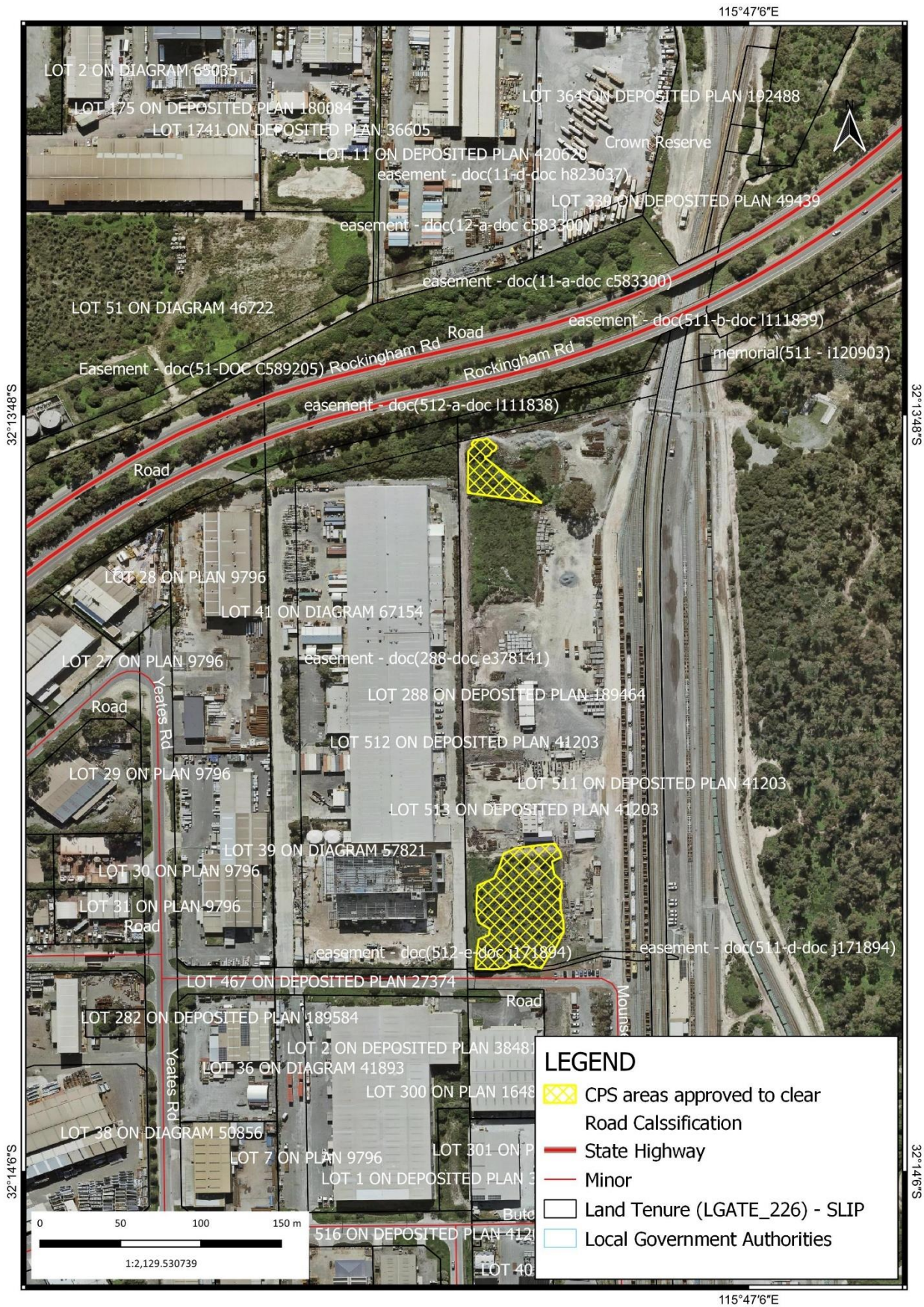


Figure 1. Map of the northernmost application areas. The areas cross-hatched yellow indicate the areas authorised to be cleared under the granted clearing permit.

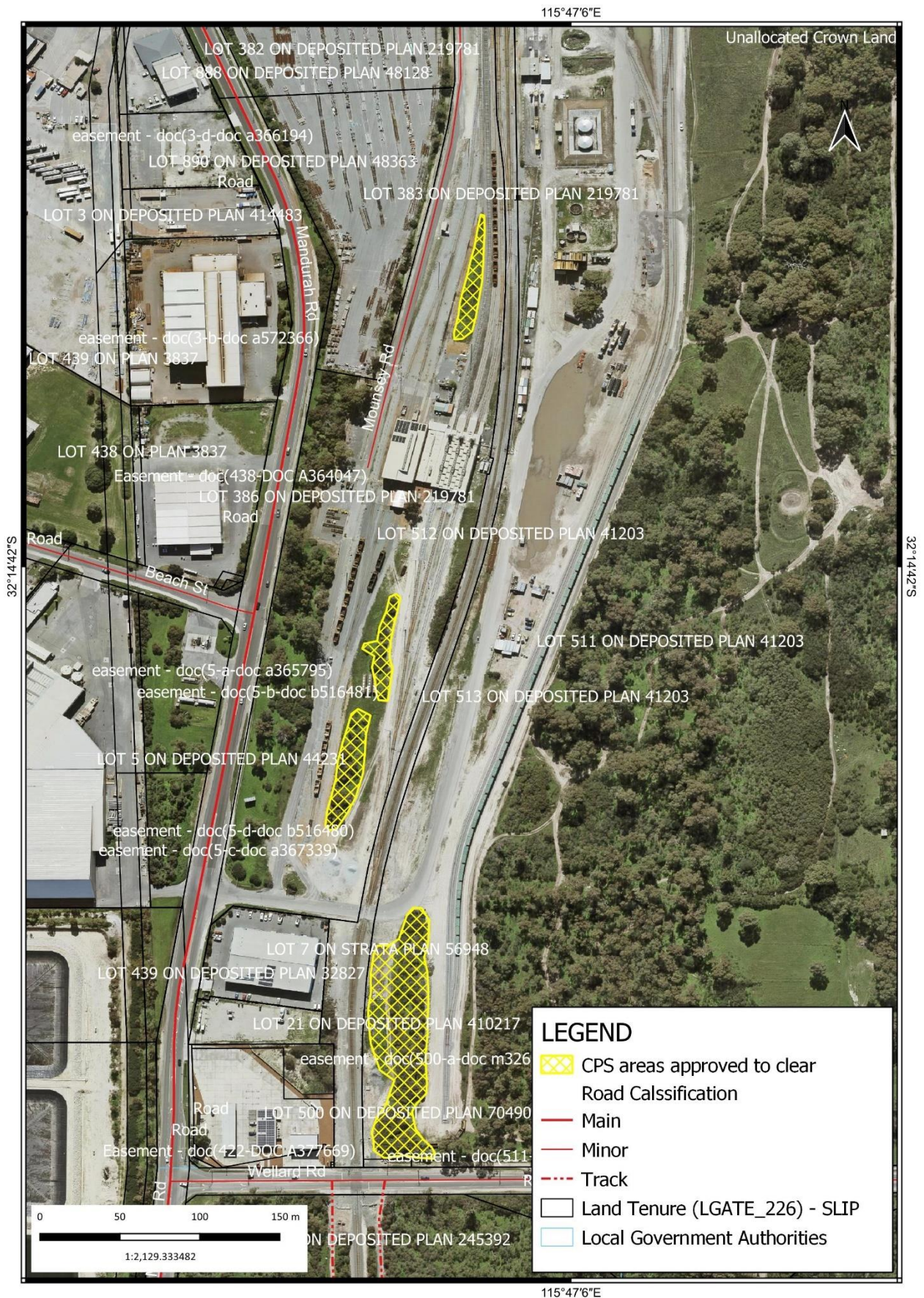


Figure 2. Map of the southernmost application areas. The areas cross-hatched yellow indicate the areas authorised to be cleared under the granted clearing permit.

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 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 – *Flora and Vegetation Surveys for Environmental Impact Assessment* (EPA, 2016)
- Technical guidance – *Terrestrial Fauna Surveys for Environmental Impact Assessment* (EPA, 2016)

3 Detailed assessment of application

3.1. Avoidance and mitigation measures

As this amendment is administrative in nature, the avoidance and mitigation measures implemented by the Permit Holder are unchanged and can be found in the decision report prepared for CPS 10888/1. 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

As this amendment is administrative in nature, the Delegated Officer determined that the extent to which the impacts of the proposed clearing present a risk to biological, conservation, or land and water resource values remain unchanged from the previous assessment of the permit and can be found in the Decision Report prepared for Clearing Permit CPS 10888/1.

3.3. Relevant planning instruments and other matters

As this amendment is administrative in nature, the assessment against planning instruments and other matters is unchanged and can be found in the Decision Report prepared for Clearing Permit CPS 10888/1.

End