



## CLEARING PERMIT

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

### PERMIT DETAILS

Area Permit Number: CPS 10987/2

File Number: DWERT18135

Duration of Permit: From 1 August 2025 to 1 August 2032

### PERMIT HOLDER

Harvest Road Agribusiness Pty Ltd

### LAND ON WHICH CLEARING IS TO BE DONE

Lot 3559 on Deposited Plan 206175, Yathroo

### AUTHORISED ACTIVITY

The permit holder must not clear more than 0.18 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 1 August 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. Vegetation management – Mitigation planting**

- (a) The permit holder must, within 12 months of undertaking clearing authorised under this permit, and no later than the 1 August 2028, undertake deliberate *planting* and maintenance of at least 30 native trees consisting of a mixture of *Corymbia calophylla*, *Eucalyptus gomphocephala*, and *Eucalyptus todtiana*, including a minimum of 18 *Eucalyptus todtiana* trees, within the area cross-hatched red in Figure 2 of Schedule 1 ensuring:
  - (i) only *local provenance* propagating material is used;
  - (ii) *planting* is undertaken at the *optimal time*; and
  - (iii) undertake watering of *plantings* for at least two years post *planting*;
- (b) Within 24 months of planting at least 30 native trees within the area cross-hatched red on Figure 2 of Schedule 1, in accordance with condition 3(a) of this permit, the permit holder must:
  - (i) engage an *environmental specialist* to make a determination that at least 30 native trees consisting of a mixture of *Corymbia calophylla*, *Eucalyptus gomphocephala*,

and *Eucalyptus tottiana*, including a minimum of 18 *Eucalyptus tottiana* trees, will persist and survive.

- (ii) Where, in the opinion of the *environmental specialist*, at least 30 native trees of a mixture of *Corymbia calophylla*, *Eucalyptus gomphocephala*, and *Eucalyptus tottiana*, including a minimum of 18 *Eucalyptus tottiana* trees, will not persist and survive, the permit holder must undertake additional *planting* that will result in at least 30 native trees of a mixture of *Corymbia calophylla*, *Eucalyptus gomphocephala*, and *Eucalyptus tottiana*, including a minimum of 18 *Eucalyptus tottiana* trees, persisting within the area cross-hatched red in Figure 2 of Schedule 1.
- (c) Where additional *planting* of native trees is undertaken in accordance with condition 3(b)(ii), the permit holder must repeat the activities required by condition 3(a) and 3(b) of this permit.

#### 4. 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 direction that clearing was undertaken;</li> <li>(e) the size of the area cleared (in hectares);</li> <li>(f) actions taken to avoid, minimise, and reduce the impacts and extent of clearing in accordance with condition 2.</li> </ul>
2.	In relation to vegetation management – planting	<ul style="list-style-type: none"> <li>(a) <i>revegetation</i> activities undertaken in accordance with condition 3 of this permit including: <ul style="list-style-type: none"> <li>(i) The date that <i>planting</i> activities commenced;</li> <li>(ii) The number of trees planted;</li> <li>(iii) The species planted;</li> <li>(iv) Watering activities undertaken;</li> <li>(v) Determination made by an <i>environmental specialist</i>; and</li> <li>(vi) The date and activities undertaken where additional <i>planting</i> was required.</li> </ul> </li> </ul>

#### 5. Reporting

- (a) The permit holder must provide to the CEO, On or before the 30 June of each financial year, a written report containing:
  - (i) the records required under condition 4; and
  - (ii) records of activities done by the permit holder under this permit between 1 January and 31 December of the preceding financial 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 financial 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 4, where these records have not already been provided under condition 5(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.
planting	means the re-establishment of vegetation by creating soil conditions and planting seedlings of the desired 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	<i>Environmental Protection Act 1986</i> (WA)
local provenance	means native vegetation seeds and propagating material from natural sources within 200 kilometres of the clearing area.
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

## END OF CONDITIONS

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*Josephine Heffernan*

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Josephine Heffernan

MANAGER

NATIVE VEGETATION REGULATION

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

24 September 2025

# SCHEDULE 1

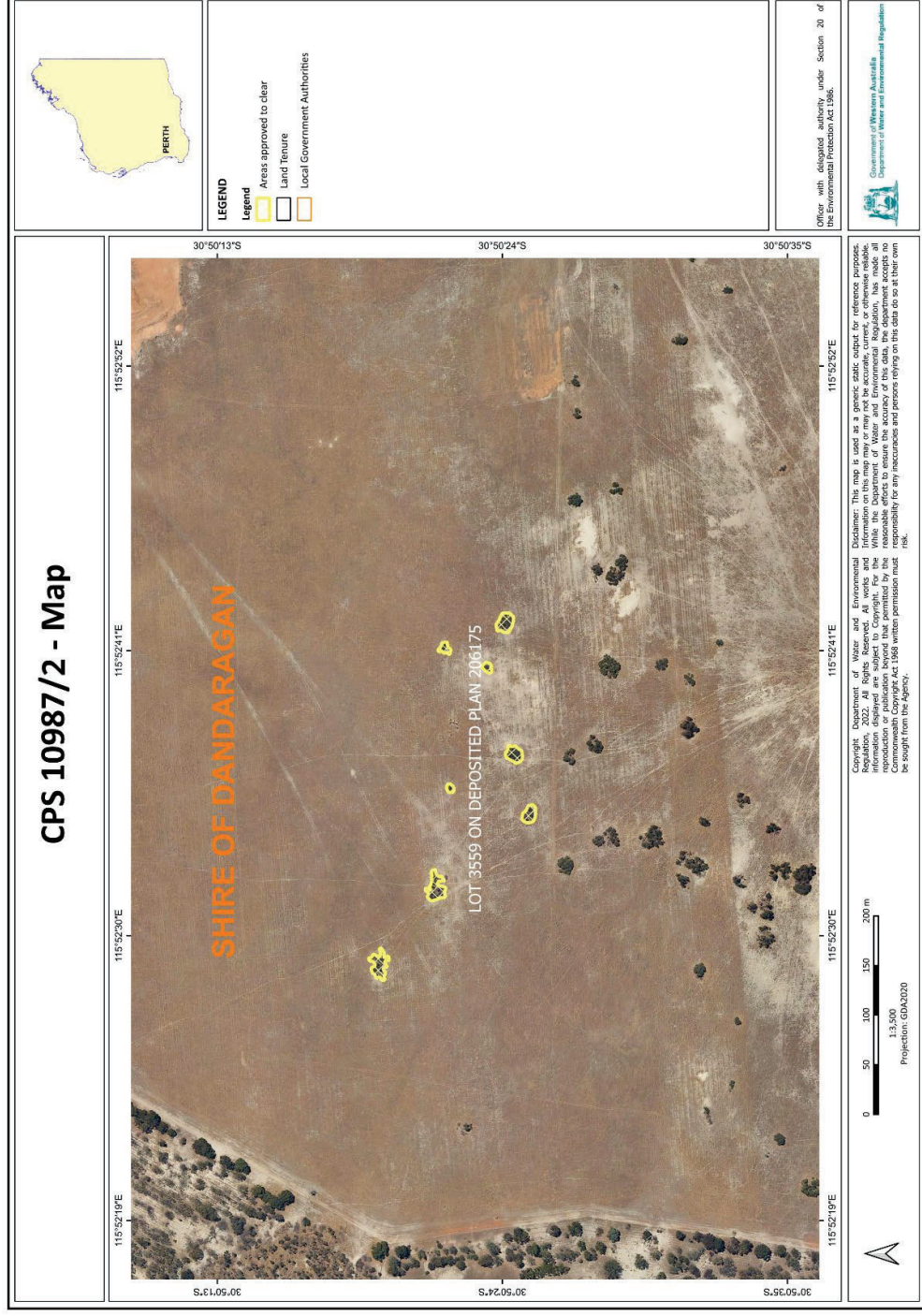


Figure 1: Map of the boundary of the area within which clearing may occur (yellow hatched area).

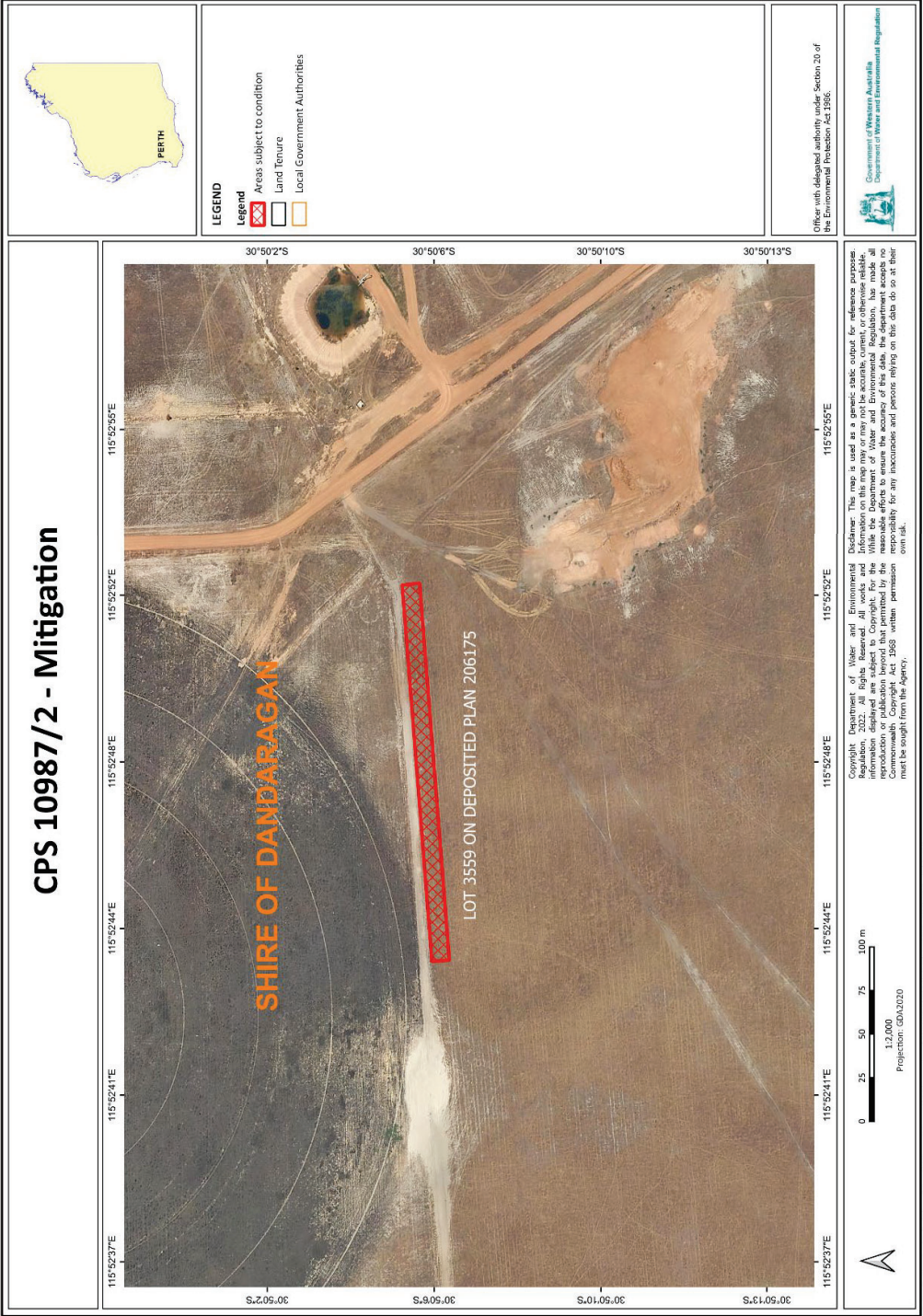


Figure 2: Map of the boundary of the area in which condition 3 applies (red-hatched)

## 1 Application details and outcome

### 1.1. Permit application details

<b>Permit number:</b>	CPS 10987/2
<b>Permit type:</b>	Area permit
<b>Applicant name:</b>	Harvest Road Agribusiness Pty Ltd (previously Koojan Downs Pty Ltd)
<b>Application received:</b>	21 August 2025
<b>Application area:</b>	0.18 hectares of native vegetation
<b>Purpose of clearing:</b>	Agriculture
<b>Method of clearing:</b>	Mechanical
<b>Property:</b>	Lot 3559 on Deposited Plan 206175
<b>Location (LGA area/s):</b>	Shire of Dandaragan
<b>Localities (suburb/s):</b>	Yathroo

### 1.2. Description of clearing activities

This amendment is to redefine the permit definition of local provenance and update the permit holder name to the current company name. The extent of clearing authorised remains unchanged from clearing permit CPS 10987/1 (see Figure 1, Section 1.5).

CPS 10987/1 allowed for the clearing of 0.18 hectares of native vegetation contained within multiple areas in the intensive land use zone of Western Australia. The clearing allowed for an additional irrigated fodder crop pivot related to an intensive cattle feeding facility within the property.

### 1.3. Decision on application

<b>Decision:</b>	Granted
<b>Decision date:</b>	24 September 2025
<b>Decision area:</b>	0.18 hectares of native vegetation, as depicted in Section 1.5, below.

### 1.4. Reasons for decision

On 9 July 2025, the Department of Water and Environmental Regulation (DWER) determined to grant Clearing Permit CPS 10987/1 for the clearing of 0.18 hectares of native vegetation in Lot 3559 on Deposited Plan 206175, Yathroo, for the purpose of agriculture.

The permit holder has requested the definition of 'local provenance' in the clearing permit is amended to allow native vegetation seeds and propagating material to be sourced within 200 kilometres of the clearing area. The permit holder requested the permit holder name is updated from Koojan Downs Pty Ltd to the new company name Harvest Road Agribusiness Pty Ltd.

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 7 days and no submissions were received.

In making this decision, the Delegated Officer took into consideration that the previous assessment was undertaken in July 2025 and the proposed amendments are minor in nature. The Delegated Officer determined that increasing the distance planting material can be sourced from to 200 kilometres from the clearing area is unlikely to affect the environmental outcomes of the planting required under Condition 3 of Clearing Permit CPS 10987/1 or significantly alter local populations of the species being planted (see Section 3.2).

The assessment against the clearing principles outlined in Schedule 5 of the EP Act is considered not to have changed since the assessment for CPS 10987/1.

The Delegated Office had taken the above into consideration and decided to grant an amended clearing permit.

## 1.5. Site maps

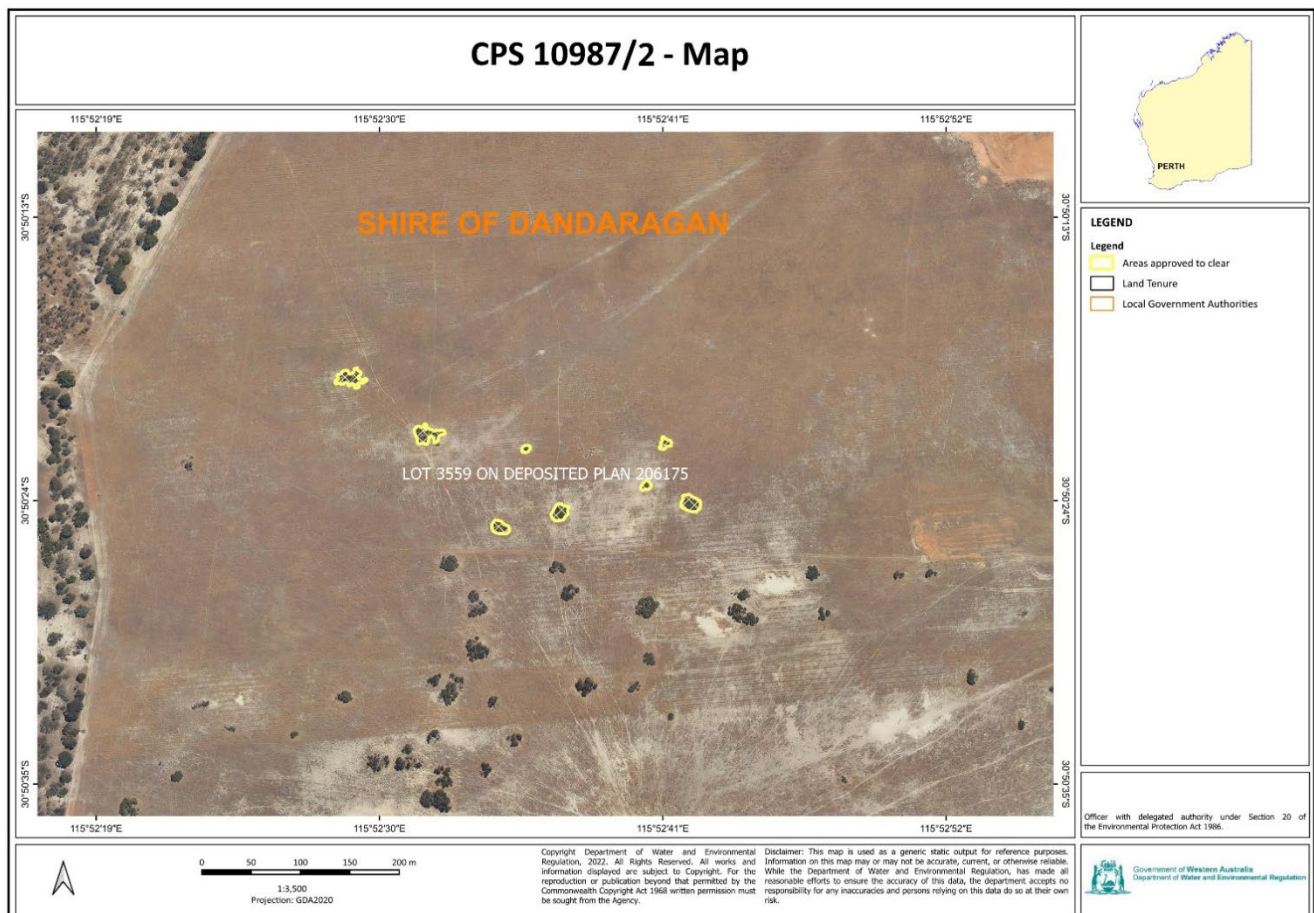


Figure 1: Map of the application area

The areas crosshatched yellow indicate the areas authorised to be cleared under the granted clearing permit.

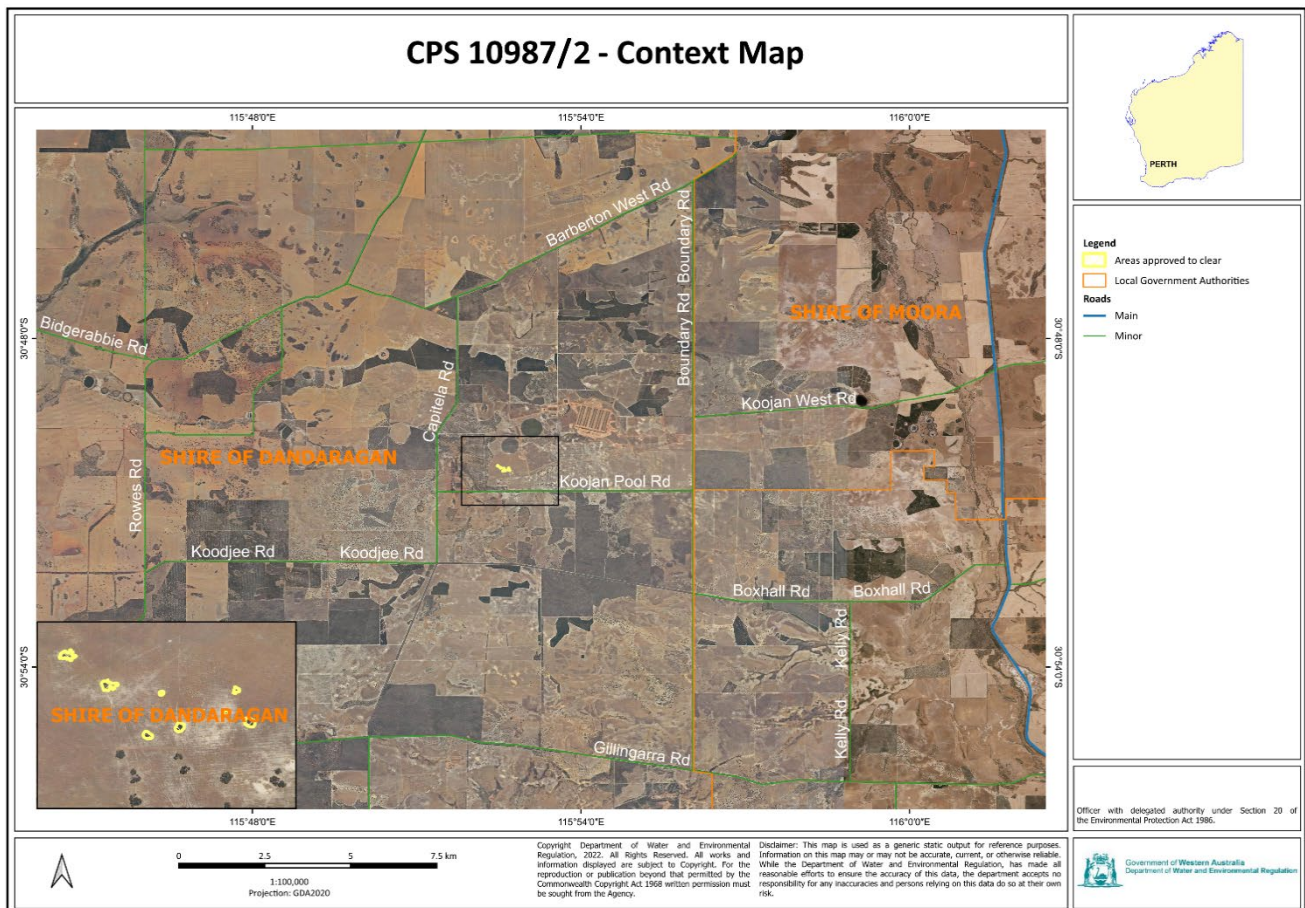


Figure 2: Context map of the application area.

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)
- *Planning and Development Act 2005* (WA) (P&D Act)
- *Soil and Land Conservation Act 1945* (WA)

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)

## 3 Detailed assessment of application

### 3.1. Avoidance and mitigation measures

The avoidance and minimisation measures proposed by the applicant have not changed and can be found in the Decision Report for CPS 10987/1.

### 3.2. Assessment of impacts on environmental values

In assessing the application, the Delegated Officer has had regard for the site characteristics and the extent to which the impacts of the proposed clearing present a risk to biological, conservation, or land and water resource values.

The purpose of this application is to amend the definition of 'local provenance' of the permit CPS 10987/1 to allow native vegetation seeds and propagating materials to be sourced within 200 kilometres of the clearing area. This is related to planting required under Condition 3 of CPS 10987/1. The definition of 'local provenance' in CPS 10987/1 requires native vegetation seeds and propagating materials to be sourced within 50 kilometres of the clearing area. The purpose of this requirement is to ensure native seeds and propagating material used for revegetation activities are locally sourced.

The applicant purchased seeds for the revegetation areas in May 2024 in preparation of the clearing permit application in 2025. The seeds were sourced from areas ranging 100 to 200 kilometres from the clearing area. Purchasing new seeds sourced within 50 kilometres of the clearing area will delay the planting by a year (Harvest Road Agribusiness Pty Ltd, 2025).

The purpose of the planting required under Condition 3 of CPS 10987/1 is to mitigate impacts to the loss of native vegetation that provides suitable foraging habitat for black cockatoos within an extensively cleared landscape. The species required to be planted are *Corymbia calophylla* (marri), *Eucalyptus gomphocephala* (tuart) and *Eucalyptus todtiana* (Pricklybark). These species have historically wide ranges that span several bioregions across south west WA and individual populations within these bioregions are not significantly geographically isolated from one another. Given this, and the extent of planting required, increasing the distance planting material can be sourced from to 200 kilometres from the clearing area is unlikely to affect the environmental outcomes of the required planting or significantly alter local populations of these species.

The assessment against the clearing principles outlined in Schedule 5 of the EP Act remains unchanged and can be found in the Decision Report prepared for Clearing Permit CPS 10987/1.

### 3.3. Relevant planning instruments and other matters

The consideration of relevant planning instruments and other matters remain unchanged and can be found in the Clearing Permit Decision Report CPS 10987/1 (DWER, 2025).

The permit holder's company name has changed from Koojan Downs Pty Ltd to Harvest Road Agribusiness Pty Ltd.

**End**

## Appendix A. Sources of information

### A.1. References

Harvest Road Agribusiness Pty Ltd (2025) *Clearing permit amendment application CPS 10987/2*, received 21 August 2025 (DWER Ref: DWERDT1182748).

Department of Water and Environmental Regulation (DWER) (2025) *CPS 10987/1 Decision Report*. (DWER Ref DWERDT1154858). Available from: <https://ftp.dwer.wa.gov.au/permit/10987/>