GOVERNMENT OF
WESTERN AUSTRALIA

CLEARING PERMIT

Granted under section 51E of the Environmental Protection Act 1986

PERMIT DETAILS

Area Permit Number: CPS 11245/1

File Number: DWERVT19843

Duration of Permit: From 18/12/2025 to 18/12/2027

PERMIT HOLDER

QUBE Bulk Pty Ltd

LAND ON WHICH CLEARING IS TO BE DONE

Lot 3 on Deposited Plan 71582, Pippingarra

AUTHORISED ACTIVITY

The permit holder must not clear more than 6.43 hectares of *native vegetation* within the area cross-hatched yellow in Figure 1 of Schedule 1.

CONDITIONS

1. 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.

2. Weed 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*:

(a) clean earth-moving machinery of soil and vegetation prior to entering and leaving the area to be cleared;

(b) ensure that no known *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.

3. Fauna management – directional clearing and timing

The permit holder must:

(a) restrict clearing activities to day-light hours to avoid the possibility of injury to fauna; and

(b) conduct clearing activities in a slow, progressive manner in one direction, towards adjacent native vegetation, to allow fauna to move into adjacent vegetation.

4. Fauna management – pre-clearance survey

(a) Within (7) days prior to undertaking any clearing authorised under this permit, the permit holder shall engage a *fauna specialist* to undertake clearance surveys within the area cross-hatched blue on Figure 1 of Schedule 1 for the following fauna species:

(i) Bilby (*Macrotis lagotis*); and

(ii) Brush-tailed Mulgara (*Dasycercus blythi*)

including the identification and inspection of burrows, and determination of whether burrows are being utilised.

(b) Where evidence of recent burrow use is identified under condition 4(a) of this permit, the permit holder shall;

(i) engage a *fauna specialist* to flag the location of the burrow(s) showing signs of recent use;

(ii) not clear within five (5) metres of the flagged burrow(s);

(iii) engage a *fauna specialist* to monitor with cameras, the flagged burrow/s for a maximum of five days, or until such time that the fauna species identified under condition 4(a) have been observed to independently move on from the burrow/s; and

(iv) prior to clearing, engage a *fauna specialist* to re-inspect any flagged burrow/s for the presence of the fauna species identified under condition 4(a).

(c) If species identified under condition 4(a) of this permit are utilising any flagged burrow(s) under condition 4(b) and cannot be avoided in accordance with condition 4 of this permit, the permit holder shall:

(i) engage *a fauna* specialist to remove and relocate the individual(s) to an area of *suitable habitat*; and

(ii) any removal and relocation of Bilby under condition 4(c) (i) of this Permit must be conducted in accordance with a section 40 authorisation under the *Biodiversity Conservation Act 2016*.

(d) Where active burrows for species identified under condition 4(a) of this permit are identified and/or species identified under condition 4(a) of this permit are relocated in accordance with condition 4(c), the permit holder shall include the following in a report submitted to the *CEO* within two (2) months of undertaking any clearing authorised under this Permit:

(i) the location of any active burrows identified 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) the gender of each individual captured under condition 4(c) of this permit;

(iii) the dates, times, vegetation types and weather conditions at each location where species listed under condition 4(a) of this permit are captured from and relocated to under condition 4(c)(ii) of this Permit;

(iv) the name of the *fauna specialist* that relocated fauna under condition 4(c) of this permit; and

(v) a copy of the fauna licenses authorising the relocation of fauna under condition 4(c)(i) of this Permit.

5. Wind erosion management

The permit holder must commence activities relating to the proposed purpose no later than three (3) months after undertaking the authorised clearing activities to reduce the potential for wind erosion.

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	(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); and (e) actions taken to avoid, minimise, and reduce the impacts and extent of clearing in accordance with condition 1; and (f) actions taken to minimise the risk of the introduction and spread of *weeds* in accordance with condition 2; and (g) actions in accordance with condition 3. (h) actions in accordance with condition 5.

No.	Relevant matter	Specifications
2.	In relation to fauna management pursuant to condition 4	(i) results of the pre-clearance surveys undertaken in accordance with condition 4 of this permit; and (j) a copy of the *fauna specialist*'s report.

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 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 *Environmental Protection Act 1986*.
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 *Public Sector Management Act 1994* (WA) and designated as responsible for the administration of the EP Act, which includes Part V Division 3.
EP Act	*Environmental Protection Act 1986* (WA)
fauna specialist	means a person who holds a tertiary qualification specialising in environmental science or equivalent, and has a minimum of 2 years work experience in fauna identification and surveys of fauna native to the region being inspected or surveyed, or who is approved by the *CEO* as a suitable fauna specialist for the bioregion, and who holds a valid fauna licence issued under the *Biodiversity Conservation Act 2016*.
fill	means material used to increase the ground level, or to fill a depression.
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.
suitable habitat	means habitat known to support the Greater Bilby (*Macrotis lagotis*) and Brush tailed Mulgara (*Dasycercus blythi*) within the known current distribution of the species
weeds	means any plant – (a) that is a declared pest under section 22 of the *Biosecurity and Agriculture Management Act 2007*; or (b) published in a Department of Biodiversity, Conservation and Attractions species-led ecological impact and invasiveness

Term	Definition
	ranking summary, regardless of ranking; or (c) not indigenous to the area concerned.

END OF CONDITIONS

C Robertson
24.11.2025
5.18PM

Caron Robertson
Manager
NATIVE VEGETATION REGULATION

Officer delegated under Section 20
of the Environmental Protection Act 1986

24 November 2025

SCHEDULE 1

The boundary of the area authorised to be cleared is shown in the map below (Figure 1).

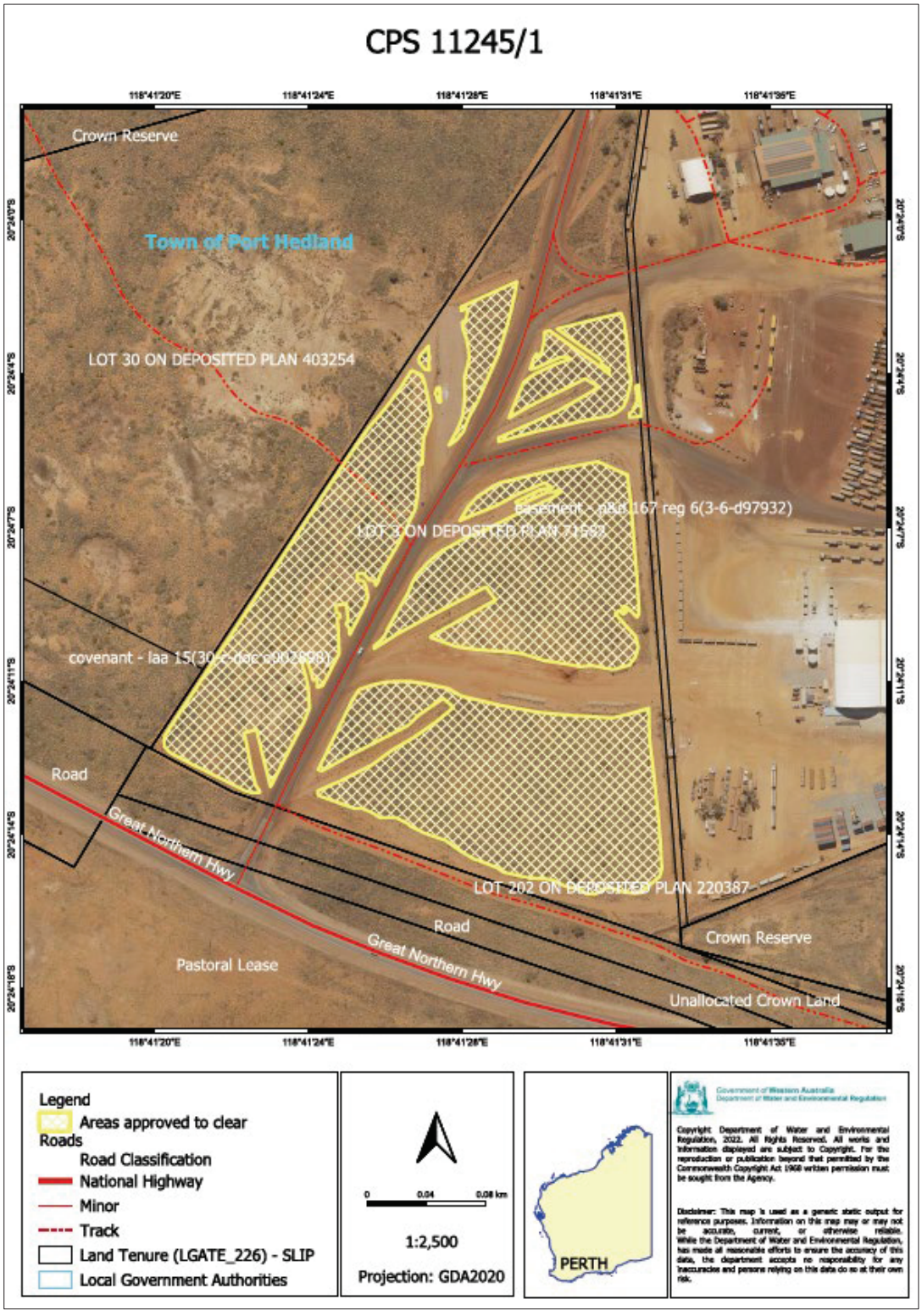

Figure 1: Map of the boundary of the area within which clearing may occur

Government of Western Australia
Department of Water and Environmental Regulation

Clearing Permit Decision Report

1 Application details and outcome

1.1. Permit application details

Permit number:	CPS 11245/1
Permit type:	Area permit
Applicant name:	QUBE Bulk Pty Ltd
Application received:	28 August 2025
Application area:	6.43 hectares of native vegetation
Purpose of clearing:	Construction of a transport lay down area
Method of clearing:	Mechanical
Property:	Lot 3 on Deposited Plan 71582
Location (LGA area/s):	Town of Port Hedland
Localities (suburb/s):	Pippingarra

1.2. Description of clearing activities

The vegetation proposed to be cleared is distributed across multiple areas within the same Lot (see Figure 1, Section 1.5). The project will result in clearing up to 6.43 hectares of native vegetation within a Development Envelope of 9.66 hectares.

1.3. Decision on application

Decision:	Granted
Decision date:	24 November 2025
Decision area:	6.43 hectares of native vegetation, as depicted in Section 1.5, below.

1.4. Reasons for decision

This clearing permit application was submitted, accepted, assessed and determined in accordance with sections 51E and 51O of the *Environmental Protection Act 1986* (EP Act). The Department of Water and Environmental Regulation (the department) advertised the application for 21 days and no submissions were received.

In making this decision, the Delegated Officer had regard for the site characteristics (see Appendix A), relevant datasets (see Appendix E.1), the findings of a biological survey (see Appendix D), the clearing principles set out in Schedule 5 of the EP Act (see Appendix B), relevant planning instruments and any other matters considered relevant to the assessment (see Section 3).

The assessment identified that the proposed clearing will result in:

- the loss of native vegetation that is suitable habitat for conservation significant fauna
- the potential introduction and spread of weeds into adjacent vegetation, which could impact on the quality of the adjacent vegetation and its habitat values
- potential land degradation from wind erosion where cleared areas remain bare for extended periods

After consideration of the available information, as well as the applicant's minimisation and mitigation measures (see Section 3.1), the Delegated Officer determined the proposed clearing can be minimised and managed to unlikely lead to an unacceptable risk to environmental values.

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

- avoid, minimise to reduce the impacts and extent of clearing,
- take hygiene steps to minimise the risk of the introduction and spread of weeds,
- undertake slow, progressive one directional clearing to allow terrestrial fauna to move into adjacent habitat ahead of the clearing activity,
- undertake pre-clearing survey for conservation significant fauna, and
- commence proposed works within two months of authorised clearing.

1.5. Site map

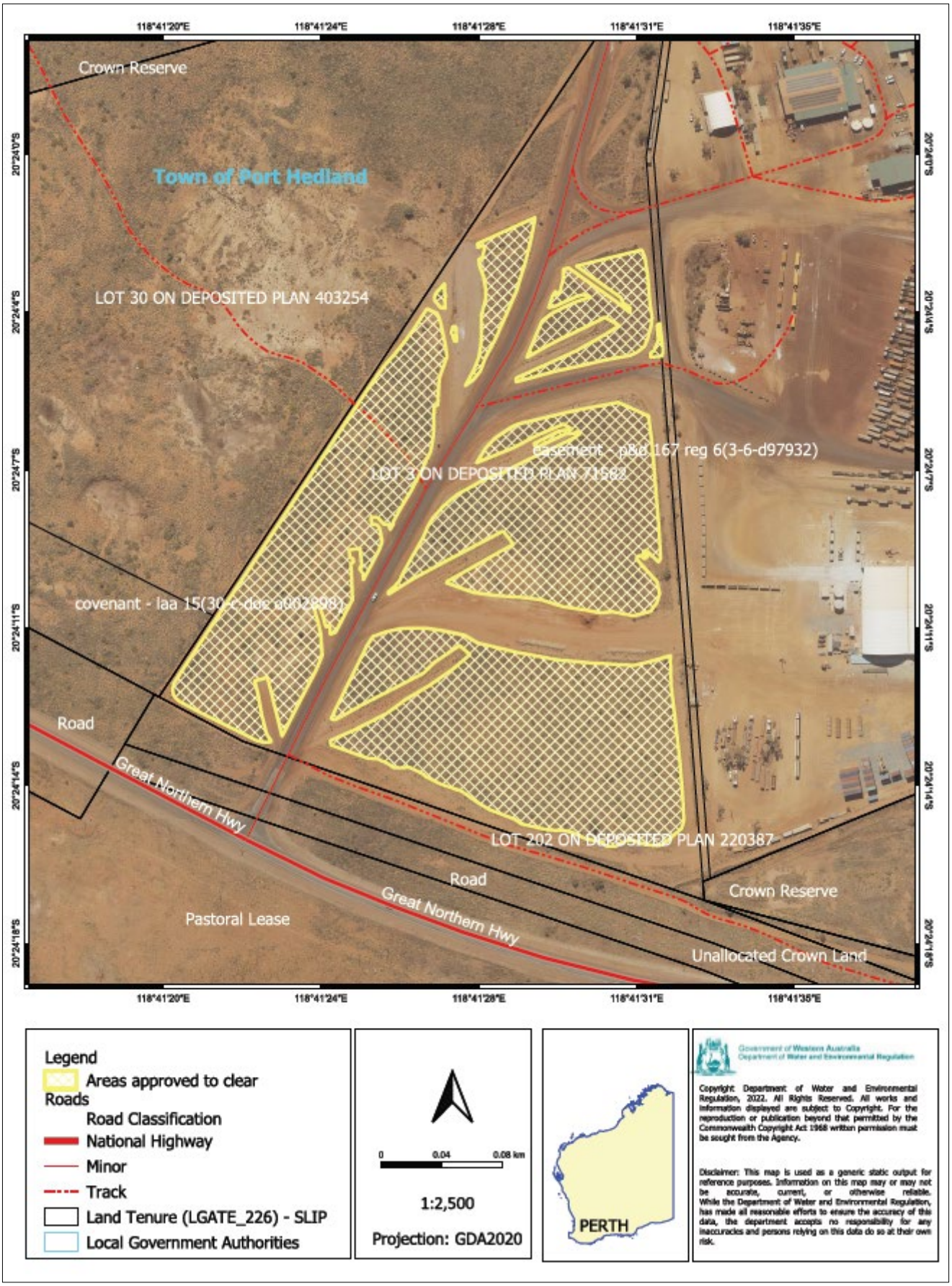

Figure 1 Map of the application area

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 principle of the conservation of biological diversity and ecological integrity.

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

The applicant has proposed the following measures to minimise the environmental impacts (Western Environmental, 2025a):

- Utilisation of existing cleared land for the storage of materials.
- Using existing track and road systems for access.
- Driving over areas of scrub instead of clearing track for access where practicable.
- Prune rather than clearing where possible.

Applicant further committed to identifying and protecting species identified in the likelihood of assessment as having a 'High' or 'Medium' likelihood of occurrence on the site, including the vulnerable bilby (*Macrotis lagotis*) and grey falcon (*Falco hypoleucos).* The applicant proposed specific measures including seasonal clearing restrictions where necessary, to minimise any harm to these species during breeding or migration.

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

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

The assessment against the clearing principles (see Appendix B) identified that the impacts of the proposed clearing present a risk to biological values (fauna and priority flora). The consideration of these impacts, and the extent to which they can be managed through conditions applied in line with sections 51H and 51I of the EP Act, is set out below.

3.2.1. Biological values (flora and fauna) - Clearing Principles (a) and (b)

Assessment

Fauna:
Western Environmental (2025) conducted a biological survey over the application area and the broader area. The survey identified one fauna habitat within the application area, being *Trodia* and *Acacia* scrubland habitat.

Based on the habitat description (see Appendix D), the following conservation significant species are likely to occur within the application area:

1. *Falco hypoleucos* (grey falcon) - vulnerable
   Grey falcons generally utilise acacia scrubland and tree lined water courses. Grey falcon primarily forage

on other species of bird, hunting them in open habitat such as spinifex grassland and acacia scrubland No direct or secondary observations of grey falcon were made during the field survey (Western Environmental, 2025). The desktop assessment identified seven records within a 50-kilometre radius of the application area, with the closest record approximately one kilometre away. The application area may provide foraging opportunities for this species; however, similar and better-quality vegetation is present adjacent to the application area. Therefore, the application area is not critical habitat for the survival of this species. Mitigation measures such as staged clearing and inspection by a fauna specialist during clearing will further mitigate potential impacts of clearing on individuals if present.

2. *Falco peregrinus* (peregrine falcon) – other specially protected fauna
This species has diverse range of dryland habitats of Australia, typically nesting on cliff ledges, shallow hollows in tall trees, or artificial structures such as building ledges. Spatial data identified three records within a 50-kilometre radius of the application area, with the closest record approximately 11 kilometres away. The application area may provide foraging opportunities for this species due to presence of occasional large trees that may offer roosting opportunities as well as large open areas that could support foraging activities. However, similar better-quality undisturbed vegetation is present adjacent to the application area. Therefore, the application area is not critical habitat necessary for the survival of this species. Mitigation measures such as staged clearing and inspection by a fauna specialist during clearing will further mitigate potential impacts of clearing on individuals if present.

3. *Dasycercus blythi* (brush-tailed mulgara) P4
Brush-tailed mulgara are primarily found in mature spinifex grassland which is present within the application area. Spatial data identified 298 records of this species within the local area, with the closest record approximately four kilometres from the application area. A biological survey did not find any digging or foraging evidence for this species within the application area. While brush-tailed mulgara might use the application area the application area is not critical habitat for this species, noting similar habitat in a better-quality undisturbed vegetation condition is present outside of the application area. Mitigation measures including targeted pre-clearing surveys and staged clearing will further reduce the potential impact on individuals if present.

4. *Macrotis lagotis* (bilby, dalgyte, ninu) VU
Bilby are known to be nocturnal, omnivorous foragers that utilise hummock grassland habitat (i.e. spinifex grassland) in alluvial plains which are present within the application area. Western Environmental (2025) did not identify any evidence of bilby utilising the application area (digging and foraging evidence). Spatial data identified 101 records of this species in the local area, with the closest record approximately five kilometres from the application area. The vegetation within the application area may be utilised by bilby noting they utilise *Triodia* and *Acacia* scrubland for foraging and breeding habitat. The Recovery Plan for Greater Bilby suggests greater bilby is mobile, able to move between burrows up to five kilometres apart on a given night (DCCEEW, 2023) and this presents the risk of greater bilby entering vegetated areas proposed for clearing. Mitigation measures including pre-clearance surveys to identify active burrows, avoidance of burrow areas, limiting timing of activities to daylight hours, and staged clearing to allow for natural dispersal can further minimise the potential impacts on bilby if present and when moving through the environment.

Flora:

Euploca mutica (Priority 3) is a low shrub that grows up to 0.6 m high. It has white flowers, and is located in the Port Hedland region. A biological survey (Western Environmental, 2025) recorded this species within the application area. Spatial data identified 39 records within the local area, with the closest record approximately four kilometres from the application area. *Euploca mutica* is spread throughout Port Hedland, East Pilbara and Karratha. The individuals recorded within the application area do not represent significant additions to the known records of this species and are not necessary for the continuance of this species locally. Therefore, the loss of these individuals is environmentally acceptable in this instance.

Conclusion

The identified fauna habitat within the proposed clearing area is not considered critical habitat for any conservation significant species but may constitute broad foraging habitat for conservation significant fauna. The impact can be managed to be environmentally acceptable through permit conditioning that will mitigate potential impacts on conservation significant fauna. Having considered the above, the Delegated Officer determined that the proposed clearing does not constitute a significant residual impact to conservation significant fauna species.

The applicant may have notification responsibilities under the EPBC Act for impacts to bilby, peregrine falcon and grey falcon and their habitats, as set out in the EPBC Act. The applicant has been advised to contact the Department of Climate Change, Energy, the Environment and Water (DCCEEW) to discuss EPBC Act referral requirements.

Conditions

To address the above impacts, the following management measures will be required as conditions on the clearing permit:

- Weed control and management,
- Slow and progressive one directional clearing to allow fauna to move into adjacent vegetation ahead of the clearing activity,
- Undertake targeted pre-clearance surveys for bilby and brush-tailed mulgara prior to any clearing,
- A fauna specialist will monitor evidence of fauna to ensure avoidance of used burrows and allow independent movements of fauna away from habitat prior to clearing,
- A fauna specialist will relocate targeted fauna to suitable habitat that do not independently move away from habitat that cannot be avoided, and
- Restrict any clearing to daylight hours.

3.3. Relevant planning instruments and other matters

No Aboriginal sites of significance have been mapped within the application area. It is the permit holder's responsibility to comply with the *Aboriginal Heritage Act 1972* (WA) and ensure that no Aboriginal Sites of Significance are damaged through the clearing process.

End

Appendix A. Site characteristics

A.1. Site characteristics

Characteristic	Details
Local context	The area proposed to be cleared is part of an expansive tract of native vegetation in the extensive land use zone of Western Australia. The Qube Bulk Depot is located in the Town of Port Hedland, approximately 10 kilometres southwest of the Port Hedland Townsite. Spatial data indicates the local area (50-kilometre radius from the centre of the area proposed to be cleared) retains approximately 99 per cent of the original native vegetation cover.
Ecological linkage	The vegetation within the application area is a not part of any ecological linkage.
Conservation areas	There are no conservation areas mapped within the application area.
Vegetation description	Vegetation survey (Western Environmental, 2025) indicate the vegetation within the proposed clearing area consists of: • Pindan Plains (VT01), which is described as 'a closed mid hummock grassland characterized by a sparse canopy covering of Corymbia flavescens with a mid-level of *Acacia inaequilatera* and **Vachellia farnesiana* over a low closed tussock grassland stratum of *Triodia epactia, Arivela viscosa* and *Goodenia microptera*'. • Quartzite depression (VT02), which is described as 'a quartzite depression with a fringing low, open upper storey of *Melaleuca leucadendra, Acacia trachycarpa* and *Acacia colei var. colei* with a mid-stratum of *Acacia stellaticeps* and a low sedge and mixed herb stratum of *Schoenoplectus laevis*, *Alternanthera angustifolia* and *Dysphania plantaginella*. Representative photos and full survey descriptions and maps are available in Appendix D. This is mostly consistent with the mapped vegetation type: • Abydos Plain_589, which is described as 'Short bunch-grass savanna / Grass-steppe'. The mapped vegetation type retain approximately 99.4 per cent of the original extent (Government of Western Australia, 2019).
Vegetation condition	A vegetation survey (Western Environmental, 2025) indicates the vegetation within the proposed clearing area ranges from very poor to very good (Trudgen, 1991) condition, described as: • Very good: Some relatively slight signs of damage caused by human activities since European settlement. • Good: More obvious signs of damage caused by human activity since European settlement, including some obvious impact on the vegetation structure. • Poor: Still retains basic vegetation structure or ability to regenerate it after very obvious impacts of human activities since European settlement. • Very poor: Severely impacted by grazing, very frequent fires, clearing or a combination of these activities. Scope for some regeneration but not to a state approaching good condition without intensive management. The full Trudgen (1991) condition rating scale is provided in Appendix C. Representative photos and full survey descriptions and mapping are available in Appendix D.

Characteristic	Details
Climate and landform	Port Headland is characterized as an arid climate which experiences warm/dry winters and hot/humid. The mean annual rainfall for Port Hedland Aero is 315 millimetres. Elevation across the application area is roughly 17 metres Australian Height Datum (AHD), and the application area is relatively flat.
Soil description	The soil is mapped within the Uaroo system (281Ua) which is described as broad sandy plains, pebbly plains and drainage tracts supporting hard and soft spinifex hummock grasslands with scattered acacia shrubs.
Land degradation risk	Uaroo system supports hard spinifex vegetation with scattered shrubs. Occasionally some erosion and pasture decline is evident on drainage tracts, but generally the system is not susceptible to erosion or significant vegetation degradation due to the sandy nature of the soil.
Waterbodies	The desktop assessment and aerial imagery indicated that there are no surface waterbodies or rivers transecting the application area. The closest surface waterbody to the application area is Beebingarra Creek (which is located 0.28 kilometres east of the application area.
Hydrogeography	The application area is within the Pilbara Groundwater Area, as proclaimed under the *Rights in Water and Irrigation Act 1914* (RIWI Act).
Flora	The desktop assessment identified 15 Priority flora species of conservation significance within the local area (50-kilometre radius) with four flora species (*Abutilon* sp. *Pritzelianum* (S. van Leeuwen 5095) – P3, *Euploca mutica – P3*, *Rothia indica* subsp. *Australis – P3*, and *Tephrosia rosea var.* Port Hedland (A.S. George 1114) – P1) recorded within the same vegetation and soil type as the application area. No Threatened flora were identified during the survey or have previously been recorded within the survey area. One priority species (*Euploca mutica* - P3) was located within the application area in three locations with seven individuals identified (Western Environmental, 2025).
Ecological communities	No ecological communities were identified within the application area (Western Environmental, 2025) and the vegetation within the application area is not known to be representative of a known threatened or priority ecological community.
Fauna	Spatial data identified 57 fauna species of conservation significance within the local area (50-kilometre radius). A survey by Western Environmental (2025) identified the application area comprised of '*Trodia* and *Acacia* scrubland' habitat which is described as 'Closed mid hummock grassland characterized by a mid-level of *Acacia inaequilatera* over a closed lower stratum of *Triodia epactia*. Surface geology of typical pindan soil type; loamy red soil. Large termite mounds and anthills occasionally present'. Based on the survey information no specialised fauna habitat are present within the application area.

A.2. Flora analysis table

With consideration for the site characteristics set out above, relevant datasets (see Appendix E.1), and biological survey information, impacts to the following conservation significant flora required further consideration.

Appendix B. Assessment against the clearing principles

Assessment against the clearing principles	Variance level	Is further consideration required?
Environmental value: biological values		
Principle (a): *"Native vegetation should not be cleared if it comprises a high level of biodiversity."* Assessment: No Threatened or Priority Ecological Communities were identified during the survey. The vegetation is mostly in degraded condition. A Priority 1 flora species was identified during the survey. It is noted that better quality habitat for this flora species is present outside of the application area. Fauna habitat was identified during the survey. Noting the vegetation condition, the historical disturbance within the application area, and the undisturbed better-quality vegetation in the nearby areas, the area proposed to be cleared is not likely contain significant flora, fauna, habitats, assemblages of plants.	May be at variance	Yes Refer to Section 3.2.1, above.
Principle (b): *"Native vegetation should not be cleared if it comprises the whole or a part of, or is necessary for the maintenance of, a significant habitat for fauna."* Assessment: The area proposed to be cleared does not contain significant habitat for conservation significant fauna. The permit will be conditioned to mitigate any impacts to conservation significant fauna.	May be at variance	Yes *Refer to Section 3.2.1, above.*
Principle (c): *"Native vegetation should not be cleared if it includes, or is necessary for the continued existence of, threatened flora."* Assessment: The area proposed to be cleared is unlikely to contain habitat for threatened flora species listed under the BC Act.	Not likely to be at variance	No
Principle (d): *"Native vegetation should not be cleared if it comprises the whole or a part of, or is necessary for the maintenance of, a threatened ecological community."* Assessment: The area proposed to be cleared does not species that can indicate a threatened ecological community.	Not likely to be at variance	No
Environmental value: significant remnant vegetation and conservation areas		
Principle (e): *"Native vegetation should not be cleared if it is significant as a remnant of native vegetation in an area that has been extensively cleared."* Assessment: The extent of native vegetation in the local area is consistent with the national objectives and targets for biodiversity conservation in Australia. The vegetation proposed to be cleared is not considered to be part of a significant ecological linkage in the local area.	Not at variance	No
Principle (h): *"Native vegetation should not be cleared if the clearing of the vegetation is likely to have an impact on the environmental values of any adjacent or nearby conservation area."* Assessment:	Not at variance	No

Assessment against the clearing principles	Variance level	Is further consideration required?
Given there are no conservation areas within the local area, the proposed clearing is not likely to have an impact on the environmental values of conservation areas.		
Environmental value: land and water resources		
Principle (f): *"Native vegetation should not be cleared if it is growing in, or in association with, an environment associated with a watercourse or wetland."* Assessment: Given no water courses or wetlands are recorded within the application area, the proposed clearing is unlikely to impact riparian vegetation.	Not at variance	No
Principle (g): *"Native vegetation should not be cleared if the clearing of the vegetation is likely to cause appreciable land degradation."* Assessment: The mapped soils are susceptible to wind erosion. Noting the purpose of clearing and the extent of clearing, the proposed clearing is not likely to have an appreciable impact on land degradation. The permit will be condition to mitigate any impacts of erosion.	Not likely to be at variance	No
Principle (i): *"Native vegetation should not be cleared if the clearing of the vegetation is likely to cause deterioration in the quality of surface or underground water."* Assessment: Given no water courses are recorded within the application area, the proposed clearing is unlikely to impact surface or ground water quality.	Not at variance	No
Principle (j): *"Native vegetation should not be cleared if the clearing of the vegetation is likely to cause, or exacerbate, the incidence or intensity of flooding."* Assessment: The mapped soils and topographic contours in the surrounding area do not indicate the proposed clearing is likely to contribute to increased incidence or intensity of flooding. Given no water courses are recorded within the application area, the proposed clearing is unlikely to contribute to waterlogging.	Not at variance	No

Appendix C. Vegetation condition rating scale

Vegetation condition is a rating given to a defined area of vegetation to categorise and rank disturbance related to human activities. The rating refers to the degree of change in the vegetation structure, density and species present in relation to undisturbed vegetation of the same type. The degree of disturbance impacts upon the vegetation's ability to regenerate. Disturbance at a site can be a cumulative effect from a number of interacting disturbance types.

Considering its location, the scale below was used to measure the condition of the vegetation proposed to be cleared. This scale has been extracted from Trudgen, M.E. (1991) *Vegetation condition scale* in National Trust (WA) 1993 Urban Bushland Policy. National Trust of Australia (WA), Wildflower Society of WA (Inc.), and the Tree Society (Inc.), Perth.

Measuring vegetation condition for the Eremaean and Northern Botanical Provinces (Trudgen, 1991)

Condition	Description
Excellent	Pristine or nearly so, no obvious signs of damage caused by human activities since European settlement.
Very good	Some relatively slight signs of damage caused by human activities since European settlement. For example, some signs of damage to tree trunks caused by repeated fire, the presence of some relatively non-aggressive weeds, or occasional vehicle tracks.
Good	More obvious signs of damage caused by human activity since European settlement, including some obvious impact on the vegetation structure such as that caused by low levels of grazing or slightly aggressive weeds.
Poor	Still retains basic vegetation structure or ability to regenerate it after very obvious impacts of human activities since European settlement, such as grazing, partial clearing, frequent fires or aggressive weeds.
Very poor	Severely impacted by grazing, very frequent fires, clearing or a combination of these activities. Scope for some regeneration but not to a state approaching good condition without intensive management. Usually with a number of weed species present including very aggressive species.
Completely degraded	Areas that are completely or almost completely without native species in the structure of their vegetation, i.e. areas that are cleared or 'parkland cleared' with their flora comprising weed or crop species with isolated native trees or shrubs.

Appendix D. Biological survey information excerpts

Western Environmental conducted the biological survey in a broader area. The survey data identified priority species (*Euploca mutica* P3) within the application area. No threatened flora species were identified during the survey. The application area comprises of *Acacia* and *Trodia* scrubland fauna habitat.

Vegetation Unit Description	Vegetation Condition	Representative Photo
Veg Code: VT01 Description: Pindan Plains. A closed mid hummock grassland characterized by a sparse canopy covering of Corymbia flavescens with a mid-level of *Acacia inaequilatera* and **Vachellia farnesiana* over a low closed tussock grassland stratum of *Triodia epactia, Arivela viscosa* and *Goodenia microptera*. In Good or Very Good condition to the South of the Survey Area and Degraded condition with cattle presence and grazing to the north of the Survey Area.	Very Good to Completely Degraded	
Veg Code: VT02 Description: Quartzite depression. A quartzite depression with a fringing low, open upper storey of *Melaleuca leucadendra, Acacia trachycarpa* and *Acacia colei* var. *colei* with a mid-stratum of *Acacia stellaticeps* and a low sedge and mixed herb stratum of *Schoenoplectus laevis, Alternanthera angustifolia* and *Dysphania plantaginella*. Degraded with signs of clearing of the edges and some mechanical equipment. Occurs in open depressions or lower slopes with a light covering of quartz in red soil.	Degraded	

Figure 2: Description and representative photos of the vegetation types present within the application area

Figure 3: Vegetation types and P3 flora records within the application area and broader survey area

Figure 4: Vegetation condition within the application area and the broader survey area.

Fauna Habitat Type	Habitat Description	Representative Photo
FHT-01 *Triodia* and *Acacia* Scrubland	Closed mid hummock grassland characterized by a mid-level of *Acacia inaequilatera* over closed lower stratum of *Triodia epactia* . Surface geology of typical pindan soil type; loamy r soil. Large termite mounds and anthills occasionally present. No core habitat for all species. Supporting habitat for: grey falcon peregrine falcon bilby brush-tailed mulgara northern quoll	

Figure 5: Fauna habitat present within the application area

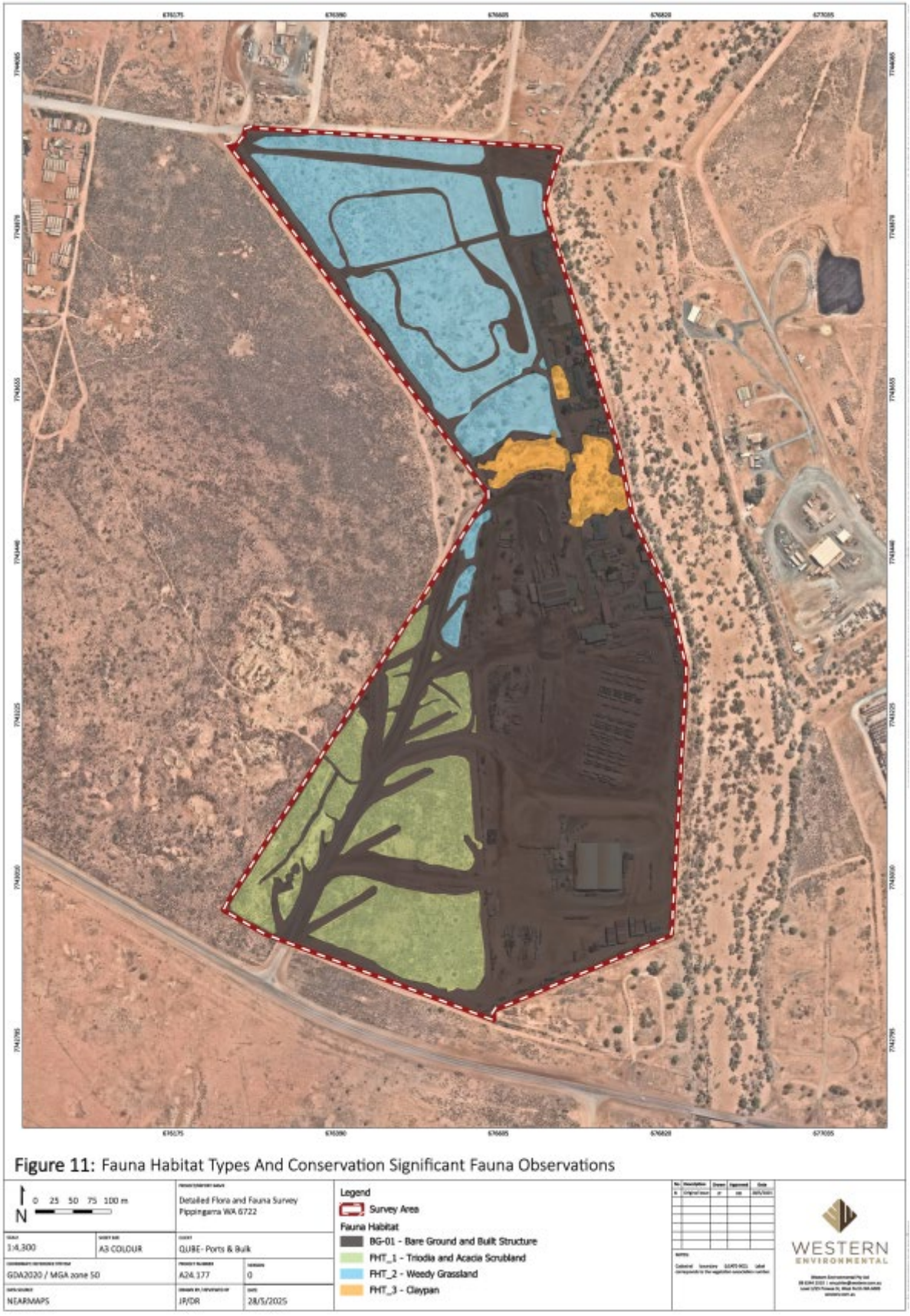

Figure 6: Fauna habitat present within the application area and the broader survey area

Appendix E. Sources of information

E.1. GIS databases

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

- 10 Metre Contours (DPIRD-073)
- Aboriginal Heritage Places (DPLH-001)
- Cadastre (LGATE-218)
- Cadastre Address (LGATE-002)
- Contours (DPIRD-073)
- DBCA – Lands of Interest (DBCA-012)
- DBCA Legislated Lands and Waters (DBCA-011)
- Directory of Important Wetlands in Australia – Western Australia (DBCA-045)
- Environmentally Sensitive Areas (DWER-046)
- Flood Risk (DPIRD-007)
- Groundwater Salinity Statewide (DWER-026)
- Hydrography – Inland Waters – Waterlines
- Hydrological Zones of Western Australia (DPIRD-069)
- IBRA Vegetation Statistics
- Imagery
- Local Planning Scheme – Zones and Reserves (DPLH-071)
- Native Title (ILUA) (LGATE-067)
- Offsets Register – Offsets (DWER-078)
- Pre-European Vegetation Statistics
- Public Drinking Water Source Areas (DWER-033)
- Ramsar Sites (DBCA-010)
- Regional Parks (DBCA-026)
- Remnant Vegetation, All Areas
- RIWI Act, Groundwater Areas (DWER-034)
- RIWI Act, Surface Water Areas and Irrigation Districts (DWER-037)
- Soil Landscape Land Quality – Flood Risk (DPIRD-007)
- Soil Landscape Land Quality – Phosphorus Export Risk (DPIRD-010)
- Soil Landscape Land Quality – Subsurface Acidification Risk (DPIRD-011)
- Soil Landscape Land Quality – Water Erosion Risk (DPIRD-013)
- Soil Landscape Land Quality – Water Repellence Risk (DPIRD-014)
- Soil Landscape Land Quality – Waterlogging Risk (DPIRD-015)
- Soil Landscape Land Quality – Wind Erosion Risk (DPIRD-016)
- Soil Landscape Mapping – Best Available
- Soil Landscape Mapping – Systems

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
- Threatened Ecological Communities and Priority Ecological Communities (Buffers)

E.2. References

Commonwealth of Australia (2001) *National Objectives and Targets for Biodiversity Conservation 2001-2005*, Canberra.

Department of Climate Change, Energy, the Environment and Water 2023, *Recovery Plan for the Greater Bilby (Macrotis lagotis)*, Department of Climate Change, Energy, the Environment and Water, Canberra

Department of Environment Regulation (DER) (2013). *A guide to the assessment of applications to clear native vegetation*. Perth. Available from: https://www.der.wa.gov.au/images/documents/your-environment/native-vegetation/Guidelines/Guide2_assessment_native_veg.pdf.

Department of Primary Industries and Regional Development (DPIRD) (2019). *NRInfo Digital Mapping. Department of Primary Industries and Regional Development.* Government of Western Australia. URL: https://maps.agric.wa.gov.au/nrm-info/ (accessed October 2025).

Department of Water and Environmental Regulation (DWER) (2019). *Procedure: Native vegetation clearing permits*. Joondalup. Available from: https://dwer.wa.gov.au/sites/default/files/Procedure_Native_vegetation_clearing_permits_v1.PDF.

Environmental Protection Authority (EPA) (2016). *Technical Guidance - Flora and Vegetation Surveys for Environmental Impact Assessment*. Available from: http://www.epa.wa.gov.au/sites/default/files/Policies_and_Guidance/EPA%20Technical%20Guidance%20-%20Flora%20and%20Vegetation%20survey_Dec13.pdf.

Environmental Protection Authority (EPA) (2016). *Technical Guidance – Terrestrial Fauna Surveys.* Available from: https://www.epa.wa.gov.au/sites/default/files/Policies_and_Guidance/Tech%20guidance-%20Terrestrial%20Fauna%20Surveys-Dec-2016.pdf.

Government of Western Australia. (2019) *2018 Statewide Vegetation Statistics incorporating the CAR Reserve Analysis (Full Report). Current as of March 2019.* WA Department of Biodiversity, Conservation and Attractions. https://catalogue.data.wa.gov.au/dataset/dbca-statewide-vegetation-statistics

Molloy, S., Wood, J., Hall, S., Wallrodt, S. and Whisson, G. (2009) *South West Regional Ecological Linkages Technical Report*, Western Australian Local Government Association and Department of Environment and Conservation, Perth.

Northcote, K. H. with Beckmann G G, Bettenay E., Churchward H. M., van Dijk D. C., Dimmock G. M., Hubble G. D., Isbell R. F., McArthur W. M., Murtha G. G., Nicolls K. D., Paton T. R., Thompson C. H., Webb A. A. and Wright M. J. (1960-68) *Atlas of Australian Soils*, Sheets 1 to 10, with explanatory data. CSIRO and Melbourne University Press: Melbourne.

Qube Bulk (2025) *Clearing permit application CPS 11245/1*, received 28 August 2025 (DWER Ref: DWERDT1188027).

Schoknecht, N., Tille, P. and Purdie, B. (2004) *Soil-landscape mapping in South-Western Australia – Overview of Methodology and output*s Resource Management Technical Report No. 280. Department of Agriculture.

Shepherd, D.P., Beeston, G.R. and Hopkins, A.J.M. (2001) *Native Vegetation in Western Australia, Extent, Type and Status*. Resource Management Technical Report 249. Department of Agriculture, Western Australia.

Trudgen, M.E. (1991) *Vegetation condition scale* in National Trust (WA) 1993 Urban Bushland Policy. National Trust of Australia (WA), Wildflower Society of WA (Inc.), and the Tree Society (Inc.), Perth.

Western Australian Herbarium (1998-). *FloraBase - the Western Australian Flora*. Department of Biodiversity, Conservation and Attractions, Western Australia. https://florabase.dpaw.wa.gov.au/ (Accessed November 2025)

Western Environmental (2025) *QUBE Bulk Depot Lot 3 (P0 715823) Great Northern Highway Biological Survey* received 28 August 2025 (DWER Ref: DWERDT1188030).

Western Environmental (2025a) *Qube Depot - Supporting information for clearing permit application CPS 11245/1,* received 28 August 2025 (DWER Ref: DWERDT1188030).