



CLEARING PERMIT

Granted under section 51E of the Environmental Protection Act 1986

Purpose permit number:	CPS 186/8
Permit holder:	Water Corporation
Purpose of clearing:	Maintenance, removal and decommissioning of <i>existing water services infrastructure</i> , including within <i>ESAs</i> ; and prevention of imminent danger to human health, including within <i>ESAs</i> .
Duration of permit:	3 April 2006 – 3 April 2027

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Purpose permit number:	CPS 186/8
Permit holder:	Water Corporation

- Purpose of clearing:**
1. Maintenance, removal and decommissioning of *existing water services infrastructure*, including within *ESAs*; and/or
 2. Prevention of imminent danger to human health, including within *ESAs*.

Duration of permit: 3 April 2006 – 3 April 2027

The permit holder is authorised to clear native vegetation for the above stated purposes, subject to the conditions of this Permit.

PART I – TYPE OF CLEARING AUTHORISED

1. Type of clearing authorised

- (a) In accordance with this Permit, the permit holder may clear native vegetation:
- (i) around *existing water services infrastructure*, to the maximum extent cleared within the previous 10 years, in order to maintain the efficacy of the *existing water services infrastructure*;
 - (ii) in areas previously cleared in order to maintain the efficacy of the following *existing water services infrastructure*, to the following extents:
 - A. for a building or structure – 20m from the building or structure;
 - B. for a *drain* or fence line – 5m from the *drain* or fence line;
 - C. for a vehicle track used to access *existing water services infrastructure* – 5m track width; or
 - (iii) to prevent imminent danger to human life or health.
- (b) This Permit authorises the permit holder to clear *native vegetation* to maintain *existing water services infrastructure* to the extent that the permit holder has the power to clear *native vegetation* to maintain *existing water services infrastructure* under the *Water Corporation Act 1995* or any other written law.

2. Clearing not authorised

This Permit does not authorise the permit holder to clear *native vegetation* for the purpose of maintaining the efficacy of the *existing water services infrastructure* where:

- (i) it does not have the power to clear native vegetation for this purpose under the *Water Corporation Act 1995* or any other written law;
 - (ii) the *clearing* is likely to be seriously at variance with one or more of the *clearing principles*;
 - (iii) the *clearing* and the associated effect on the environment would be inconsistent with any approved policy (as defined in section 3 of the EP Act);
 - (iv) the maintenance of *existing water services infrastructure* is incorporated in any proposal that is referred and assessed under Part IV of the *EP Act* by the *EPA*;
or
 - (v) The *clearing* may have a significant impact on a *matter of national environmental significance* under the *Environment Protection and Biodiversity Conservation Act 1999* (Cth).
- (a) If a *proposal* incorporating maintenance of *existing water services infrastructure* has been referred to the *EPA*, this Permit does not authorise any *clearing* for that activity until:

- (i) the *EPA* has given notice under section 38G(1)(b) of the *EP Act* that it has decided not to assess the *proposal*; and
 - (ii) either:
 - A. the period within which an appeal against the *EPA*'s decision may be lodged has expired without an appeal being lodged; or
 - B. an appeal has been lodged against the *EPA*'s decision not to assess the *proposal* and the appeal was dismissed.
- (b) If the permit holder intends to clear *native vegetation* under this Permit for a *proposal* referred to in condition 2(a), then the permit holder must have regard to any advice or recommendations made by the *EPA* under section 38G(7) of the *EP Act*.

3. Application

This Permit allows the permit holder to authorise persons, including employees, contractors and agents of the permit holder, to clear *native vegetation* for the purposes of this Permit subject to compliance with the conditions of this Permit.

4. Compliance with Assessment Sequence and Assessment Procedures

Prior to clearing any *native vegetation* under condition 1(a)(i) or (ii) of this Permit, the permit holder must comply with the Assessment Sequence and the Assessment Procedures set out in Part II of this Permit.

PART II – ASSESSMENT SEQUENCE AND ASSESSMENT PROCEDURES

5. Avoid, minimise, and reduce impacts and extent of clearing

- (a) In determining the amount of *native vegetation* to be cleared for the purpose of maintaining an *existing water services infrastructure*, the permit holder must have regard to the following principles, set out in order of preference:
 - (i) avoid the clearing of *native vegetation*;
 - (ii) minimise the amount of *native vegetation* to be cleared; and
 - (iii) reduce the impact of clearing on any environmental value.
- (b) The permit holder must demonstrate that alternatives to clearing have been considered, including, where relevant, but not limited to, consideration of alternative engineering and design options.
- (c) Where alternatives to clearing are not considered viable, the permit holder must document why this is the case.

6. Clearing in ESAs

The permit holder must determine whether the authorised clearing:

- (a) comprises an ESA; and
- (b) is likely to cause *land degradation*; or
- (c) is likely to cause *deterioration of water quality*.

PART III – MANAGEMENT OF CLEARING IMPACTS

7. Management Strategies

Where the permit holder determines under condition 6 that the area to be cleared comprises an ESA and the clearing is likely to cause *land degradation* or *deterioration of water quality*, the permit holder must prepare, implement and adhere to a *management strategy* designed by an *environmental specialist*, in consultation with the Commissioner of Soil and Land Conservation, to avoid, mitigate or manage the *land degradation* or *deterioration of water quality* that triggered the permit holder's obligation to comply with this condition.

8. Dieback, other pathogen and weed control

- (a) When undertaking any *clearing*, *revegetation* and *rehabilitation*, or other activity pursuant to this Permit in any part of a *region* that has an average annual rainfall of greater than 400 millimetres and is south of the 26th parallel of latitude, the permit holder must take the following steps to minimise the risk of introduction and spread of *dieback*:
- (i) clean earth-moving machinery of soil and vegetation prior to entering and leaving the area to be cleared;
 - (ii) avoid the movement of soil in wet conditions;
 - (iii) ensure that no known *dieback*-affected *road building materials*, soil, *mulch* or *fill* are brought into an area that is *dieback* free; and
 - (iv) restrict the movement of machines and other vehicles to the limits of the areas to be cleared.
- (b) If movement of soil is necessary in conditions other than *dry conditions* and the clearing will impact land managed by Department of Biodiversity, Conservation and Attractions (DBCA), the permit holder must, prior to clearing, implement a *dieback* management plan endorsed by DBCA for minimising the spread of *dieback*.
- (c) If movement of soil is necessary in conditions other than *dry conditions* and the clearing will *impact* land other than DBCA managed land, if the area proposed to be cleared may introduce or spread *dieback* into *uninfested* areas, in addition to the requirements of condition 8(a), the permit holder must minimise the risk of the introduction and spread of *dieback* by:
- (i) mapping *dieback* areas, including *infested*, *uninfested* and *uninterpretable*, within the area to be cleared, prior to clearing;
 - (ii) ensuring that no clearing occurs in *infested* areas during rain events where there is a risk of transporting material into *uninfested* areas;
 - (iii) demarcating all *dieback* areas, including *infested*, *uninterpretable* and *uninfested*, with flagging tape and appropriate signage prior to clearing;
 - (iv) establishing clean on entry points to ensure machines and other vehicles are clean of soil and vegetation prior to entering *dieback uninfested* and *uninterpretable* areas;
 - (v) establishing clean on exist points to ensure machines and other vehicles are clean of soil and vegetation prior to existing *dieback infested* and *uninterpretable* areas;
 - (vi) ensuring that drainage is directed away from *uninfested* areas; and
 - (vii) monitoring the implementation of *dieback* management actions through daily visual inspections and keeping an inspection log.
- (d) Where the permit holder considers, having regard to the advice of an *environmental specialist*, that the area to be cleared may be susceptible to a pathogen other than

dieback, the permit holder must take appropriate steps to minimise the risk of the introduction and spread of that pathogen.

- (e) When undertaking any *clearing*, *revegetation* and *rehabilitation*, or other activity pursuant to this Permit the permit holder must take the following steps to minimise the risk of the introduction and spread of *weeds*:
 - (i) clean earth-moving machinery of soil and vegetation prior to entering and leaving the area to be cleared;
 - (ii) ensure that no *weed*-affected *road building materials*, soil, *mulch*, *fill* or other material is brought into the area to be cleared; and
 - (iii) restrict the movement of machines and other vehicles to the limits of the areas to be cleared.
- (f) At least once in each 12 month period for the *term* of this Permit, the permit holder must remove or kill any *weeds* growing within areas *cleared*, *revegetated* and *rehabilitated* under this Permit where those *weeds* are likely, having regard to the advice of an *environmental specialist*, to spread to and result in *environmental harm* to adjacent areas of *native vegetation* that are in *good or better condition*.

9. Revegetation and rehabilitation

- (a) Where *native vegetation* is cleared under conditions 1(a)(iii) of this Permit, upon removal of *water services infrastructure*, or when areas cleared of *native vegetation* are no longer required in order to maintain *existing water services infrastructure*, the permit holder must *revegetate* and *rehabilitate* the area that was previously cleared pursuant to this Permit.
- (b) *revegetate* and *rehabilitate* areas by:
 - (i) re-shaping the surface of the land so that it is consistent with the surrounding five metres of uncleared land;
 - (ii) ripping the ground on the contour to remove soil compaction; and
 - (iii) laying the vegetative material and topsoil retained on the cleared area(s).
- (c) within 24 months of laying the vegetative material and topsoil on the cleared area in accordance with condition 9(b) of this Permit:
 - (i) engage an *environmental specialist* to determine the species composition, structure and density of the area *revegetated* and *rehabilitated*; and
 - (ii) where, in the opinion of an *environmental specialist*, the composition structure and density determined under condition 9(c)(i) of this Permit will not result in a similar species composition, structure and density to that of pre-clearing vegetation types in that area, *revegetate* the area by deliberately *planting* and/or *direct seeding native vegetation* that will result in a similar species composition, structure and density of native vegetation to pre-clearing vegetation types in that area and ensuring only *local provenance* seeds and propagating material are used.
- (d) where additional *planting* or *direct seeding* of *native vegetation* is undertaken in accordance with condition 9(c)(ii) of this Permit, the permit holder shall repeat condition 9(c)(i) and 9(c)(ii) within 24 months of undertaking the additional *planting* or *direct seeding* of *native vegetation*.
- (e) where a determination by an *environmental specialist* that the composition, structure and density within areas *revegetated* and *rehabilitated* will result in a similar species composition, structure and density to that of pre-clearing vegetation types in that area,

as determined in condition 9(c)(i) and (ii) of this permit, that determination shall be submitted for the *CEO's* consideration. If the *CEO* does not agree with the determination made under condition 9(c)(ii), the *CEO* may require the permit holder to undertake additional *planting* and *direct seeding* in accordance with the requirements under condition 9(c)(ii).

- (f) The permit holder is not required to comply with conditions 9(a) to 9(e) if the area to be *revegetated* and *rehabilitated* is 0.5 hectares or less.

PART V – RECORD KEEPING, REPORTING AND AUDITING

10. Records that must be kept

The permit holder must maintain the following records for activities done pursuant to this Permit, as relevant:

- (a) in relation to the *clearing* of *native vegetation* undertaken pursuant to condition 1:
- (i) the location where the clearing occurred, recorded in an *ESRI Shapefile*;
 - (ii) the date(s) that the area was cleared;
 - (iii) the size of the area cleared (in hectares); and
 - (iv) the total amount of clearing done (in hectares) between 1 January and 31 December of each calendar year.
- (b) in relation to each *management strategy* implemented:
- (i) a map showing the location of any area to which a *management strategy* has been applied in accordance with condition 7, recorded in an *ESRI Shapefile*;
 - (ii) a description of the *management strategy* implemented under condition 7; and
 - (iii) the size of the area to which the *management strategy* was applied under condition 7 (in hectares);
 - (iv) the date(s) on which the *management strategy* commenced; and
 - (v) the date the *management strategy* was completed, or if the *management strategy* has not been completed, a description of the progress towards completion.
- (c) in relation to the *revegetation* and *rehabilitation* of areas:
- (i) a map showing the location of any area *revegetated* and *rehabilitated* in accordance with condition 9, recorded in an *ESRI Shapefile*;
 - (ii) a description of the *revegetation* and *rehabilitation* activities undertaken pursuant to condition 9;
 - (iii) the size of the area *revegetated* and *rehabilitated* (in hectares) pursuant to condition 9;
 - (iv) the date(s) on which *revegetation* and *rehabilitation* commenced; and
 - (v) the total amount of *revegetation* and *rehabilitation* commenced (in hectares) between 1 January and 31 December of each year.

11. Reporting

- (a) The permit holder must provide to the *CEO*, on or before 30 June of each year, a written report of records required to be maintained pursuant to condition 10 of this Permit, concerning those activities done by the permit holder under this Permit between 1 January and 31 December of the preceding year.
- (b) The report must set out the records required to be maintained pursuant to condition 10 of this Permit. The permit holder is exempt from this requirement for permanent *clearing* of *native vegetation* of less than 0.5 hectares that:
- (i) do not trigger an obligation to *revegetate* or *rehabilitate* under condition 9;

- (ii) do not trigger an obligation to implement a *management strategy* under condition 7.
- (c) If no clearing authorised under this Permit was undertaken between 1 January and 31 December of the preceding calendar year, a written report confirming that no clearing under this permit has been carried out, must be provided to the *CEO* on or before 30 June of each year.
- (d) Prior to 3 January 2027, the permit holder must provide to the *CEO* a written report of records required under condition 10 of this Permit where these records have not already been provided under condition 11(a) of this Permit.

12. External auditing

- (a) *External environmental audits* must be done as required by the *CEO*.
- (b) The permit holder must engage an external accredited *lead environmental auditor* to undertake environmental audits of the permit holder's compliance with the conditions of this Permit.
- (c) The areas to be audited under condition 12(a) of this permit must be selected by the *lead environmental auditor* using a structured and documented risk-based selection framework and include *revegetation* and *rehabilitation* activities required under condition 9 of this permit. The sample size of projects in each *region* in which clearing has been done under this Permit and the period subject to *external environmental audits* must be determined in consultation with the *CEO*.
- (d) The permit holder must implement *corrective action* required to address any non-compliance with conditions of this Permit identified from the *external environmental audits*.
- (e) The permit holder must provide the *lead environmental auditor's* written reports of the *external environmental audits* to the *CEO* on or before 30 December in each year that an *external environmental audit* is conducted and/or as otherwise required by the *CEO*.

PART VI – INTERPRETATION AND DEFINITIONS

13. Interpretation

The following rules of interpretation apply to this Permit:

- (a) a reference to any *written law* includes a reference to that *written law* as amended, repealed or replaced from time to time;
- (b) if a word or phrase is defined, other parts of speech and grammatical forms of that word or phrase have corresponding meanings.

14. Severance

It is the intent of these conditions that they shall operate so that, if a condition or part of a condition is beyond the *CEO's* power to impose, or is otherwise ultra vires or invalid, that condition or part of a condition shall be severed and the remainder of these conditions shall nevertheless be valid to the extent that they are within the *CEO's* power to impose and are not otherwise ultra vires or invalid.

15. Inconsistency

- (a) The *EP Act* prevails to the extent of any inconsistency between its provisions and the conditions of this Permit.
- (b) Subject to condition 15(a), this Permit prevails to the extent of any inconsistency between its conditions (including its Schedules), and the provisions of any other document referred to in this Permit.

16. Definitions

The following meanings are given to terms used in this Permit:

CEO means the 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 to it in section 51A of the *Environmental Protection Act 1986*;

clearing principle/s means the principles for *clearing native vegetation* set out in Schedule 5 of the *Environmental Protection Act 1986*;

condition means the rating given to *native vegetation* using the *Keighery scale* and refers to the degree of change in the structure, density and species present in the particular vegetation in comparison to undisturbed vegetation of the same type;

corrective action means action to eliminate the cause of non-conformity detected in an internal environmental audit or an external environmental audit;

Department means the Western Australian government agency responsible for the implementation of the clearing provisions under Part V, Division 2 of the *Environmental Protection Act 1986*;

deterioration of water quality includes sedimentation, turbidity, eutrophication, salinity, or any alteration of pH affecting surface water or groundwater;

dieback means the effect of *Phytophthora* species on *native vegetation*;

direct seeding means a method of re-establishing vegetation through the establishment of a seed bed and the introduction of seeds of the desired plant species;

drain means a conduit on or under any land; or channel provided it is wholly constructed, which was or is used or intended to be used to carry surplus water, and includes any part of such conduit or channel but does not include a watercourse as defined in the *Rights in water and Irrigation Act 1914*;

environmental harm has the same meaning as it is given in section 3A of the *Environmental Protection Act 1986*;

environmental specialist means a person who is engaged by the permit holder for the purpose of providing environmental advice, 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;

environmental value has the same meaning as it is given in section 3 of the *Environmental Protection Act 1986*;

EPA means the Western Australian Environmental Protection Authority;

EP Act means the *Environmental Protection Act 1986*;

ESA means an environmentally sensitive area, as declared in the *Environmental Protection (Environmentally Sensitive Areas) Notice 2005* under section 51B of the *Environmental Protection Act 1986*;

ESRI Shapefile means an ESRI Shapefile with the following properties:

- (a) Geometry type: polygon;
- (b) Geographic Coordinate System: Geocentric Datum of Australia 1994/2020; and
- (c) Datum: Geocentric Datum of Australia 1994/2020.

existing water services infrastructure means infrastructure necessary for the provision of water supply, sewerage, drainage (to the extent that these are consistent with the definition of drain) or irrigation services as provided for under the *Water Corporation Act 1995* and any other written laws, that is in existence at the time clearing is sought to be carried out under this Permit;

external environmental audit(s) means an audit conducted by a *lead environmental auditor* in accordance with condition 12 of this Permit;

fill means material used to increase the ground level, or fill a hollow;

good or better condition means that the vegetation is in either pristine, excellent, very good or good condition according to *Keighery scale*;

Keighery scale means the vegetation condition scale described in *Bushland Plant Survey: A Guide to Plant Community Survey for the Community (1994)* as developed by B.J. Keighery and published by the Wildflower Society of WA (Inc). Nedlands, Western Australia;

land degradation includes salinity, erosion, soil acidity or waterlogging;

lead environmental auditor means an individual certified as a lead environmental auditor by either:

- (a) RABQSA International; or
- (b) an organisation accredited to ISO/IEC 17024 by, or by a body recognised by, the Joint Accreditation System of Australia and New Zealand;

local provenance means *native vegetation* seeds and propagating material from natural sources within the same IBRA subregion of the area cleared;

management strategy means any activity, method or approach implemented pursuant to condition 7 of this Permit;

matter of national environmental significance is any of the following:

- (a) a declared World Heritage property
- (b) a national Heritage place
- (c) a declared Ramsar site
- (d) a listed threatened species or endangered community
- (e) a listed migratory species
- (f) the marine environment

These terms have the same meaning as they do in the *Environment Protection and Biodiversity Conservation Act 1999* (Cth).

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 to it in sections 3 and 51A of the *Environmental Protection Act 1986* and regulation 4 of the *Environmental Protection (Clearing of Native Vegetation) Regulations 2004*;

planting means the re-establishment of vegetation by creating favourable soil conditions and planting seedlings of the desired species;

proposal has the meaning given to it in section 3 of the *Environmental Protection Act 1986*;

refer/red means referred to the Environmental Protection Authority under Part IV of the *Environmental Protection Act 1986*;

regenerate/ed/ion means re-establishment of vegetation from in situ seed banks and propagating material (such as lignotubers, bulbs, rhizomes) contained either within the topsoil or seed-bearing *mulch*;

region means one of the following regions as designated by Water Corporation at the date of issue of this Permit and depicted in the maps that form part of this Permit in Schedule 1:

- (a) Perth;
- (b) North West;
- (c) Mid West;
- (d) Agricultural;
- (e) Goldfields;
- (f) South West;
- (g) Great Southern;

rehabilitate/ed/ion means actively managing an area containing native vegetation in order to improve the ecological function of that area;

revegetate/ed/ion means the re-establishment of a cover of *local provenance native vegetation* in an area using methods such as natural *regeneration*, *direct seeding* and/or *planting*, so that the species composition, structure and density is similar to *pre-clearing* vegetation types in that area;

road building materials means rock, gravel, soil, stone, timber, boulders and water;


term means the duration of this Permit, including as amended or renewed;

weed/s 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 ranking summary, regardless of ranking; or
- (c) not indigenous to the area concerned; and

written law has the same meaning as it is given in section 5 of the *Interpretation Act 1984*.

END OF CONDITIONS

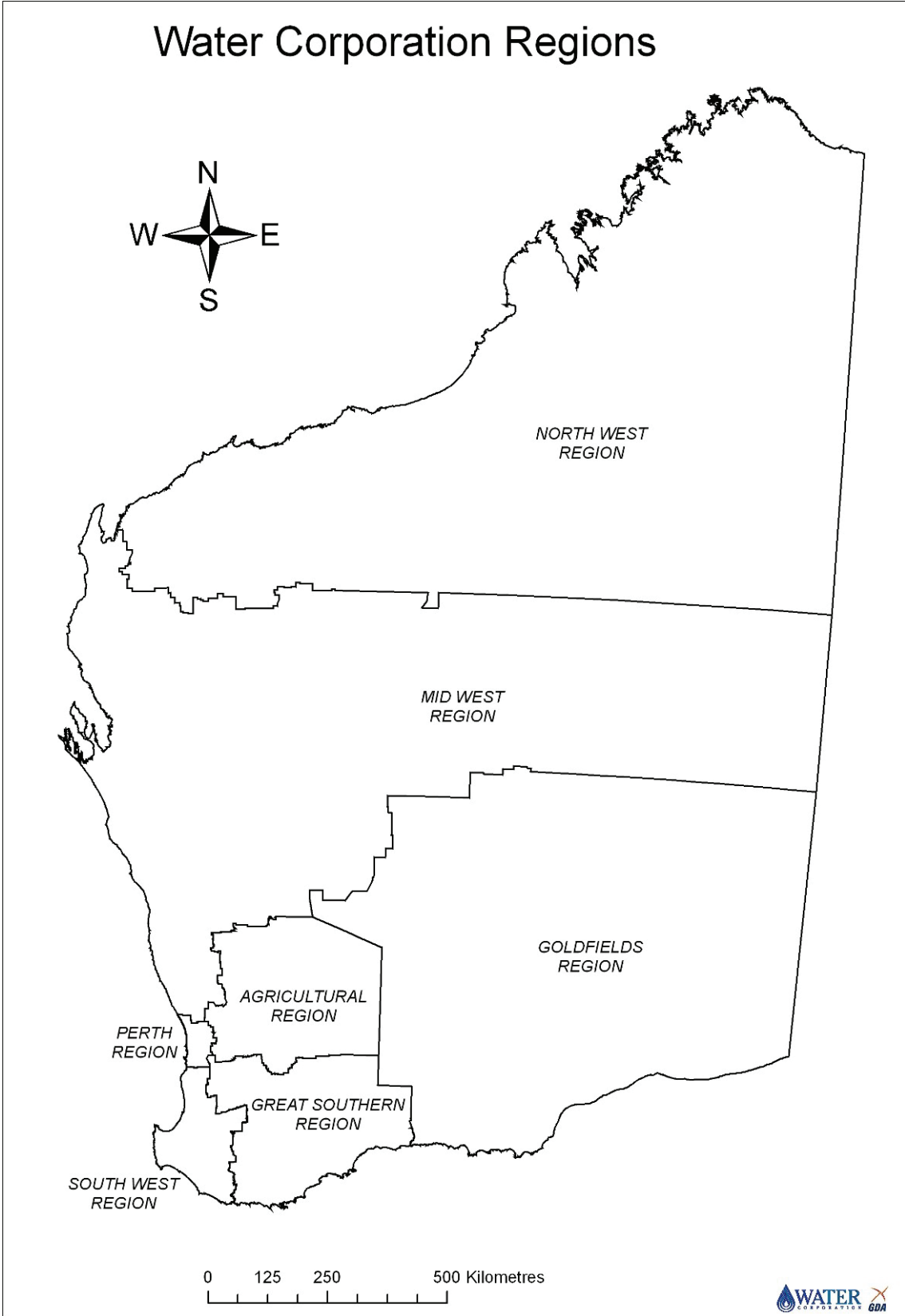
A handwritten signature in black ink, appearing to be 'M Gannaway', written over a horizontal line.

Mathew Gannaway
A/SENIOR MANAGER
NATIVE VEGETATION REGULATION

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

30 June 2023

SCHEDULE 1: WATER CORPORATION REGIONS





Clearing Permit Decision Report

1 Application details and outcome

1.1. Permit application details

Permit number:	CPS 186/8
Permit type:	Purpose permit
Applicant name:	Water Corporation
Purpose of clearing:	Maintenance, removal and decommissioning of existing water services infrastructure, including within ESAs; and prevention of imminent danger to human health, including within ESAs.
Method of clearing:	Mechanical
Property:	State-wide
Location (LGA area/s):	State-wide

1.2. Description of clearing activities

The clearing of native vegetation is for the maintenance, removal and decommissioning of existing water services infrastructure, and prevention of imminent danger to human health, including within ESAs. The majority of the clearing undertaken under this permit occurs within previously cleared areas around existing water services infrastructure.

1.3. Decision on application

Decision:	Granted
Decision date:	29 June 2023
Decision area:	State-wide

1.4. Reasons for decision

On the 31 March 2022, the Department of Water and Environmental Regulation (DWER) determined to grant Water Corporation's Clearing Permit CPS 186/7 to order to:

- amend the permit conditions, to bring them in line with current departmental policies and procedures; and
- extend the permit duration from 3 April 2022 to 3 April 2027.

One appeal was lodged against the amendment of the clearing permit on 21 April 2022, relating to the adequacy of the reporting requirements on the amended permit and a need for auditing.

This clearing permit amendment gives effect to the Minister for Environment (Minister) determination to allow the appeal in part (Appeal number: 014 of 2022). Having considered the information available, including the Department's response to the appeal and the Appeals Convenor's report (2023) and recommendation, the Minister determined that the permit should be amended to alter the wording of condition 11(b)(i) to clarify the circumstances in which revegetation and rehabilitation is not triggered by condition 9 and to include a new condition requiring external environmental audits on the request of the Department.

The Minister considered that these changes will contribute to greater clarity, assurance and transparency around the self-assessment pathway set out in the permit.

The Delegated Officer has taken the above into consideration and decided to grant an amended clearing permit in accordance with the Minister's determination.

In addition to the above, the Delegated Officer also determined to:

- make an administrative amendment to condition 11(d) to correct errors in the referencing of other condition numbers; and
- update conditions 5, 8(a) and 9 to align with current department practices for such permits.

The assessment of environmental impacts has not changed since the previous assessment and can be found in the Decision Report prepared for Clearing Permit CPS 186/7.

2 Detailed assessment of application

This amendment is the result of an appeal determination made by the Minister for Environment regarding the amendment of Clearing Permit CPS 186/7. As a result of the appeal determination, the assessment against the clearing principles has not changed from the Clearing Permit Decision Report CPS 186/7.

The Minister's determination resulted in amending the wording of condition 11(b)(i) to clarify the circumstances in which revegetation and rehabilitation is not triggered by condition 9 and adding a new condition requiring external environmental audits on the request of the Department.

The Minister considered these changes will contribute to greater clarity, assurance and transparency around the self-assessment pathway set out in the permit.

In addition, the Delegated Officer also determined to make administrative amendments to condition 11(d) and update conditions 5, 8(a) and 9 to align with current department practices for such State-wide permits.

The assessment against the clearing principles and planning and other matters have not changed from Clearing Permit Decision Report CPS 186/7.

Appendix A. References

Department of Water and Environmental Regulation (DWER) (2021) *Purpose permit and decision report: CPS 186/7*. Available from: <https://ftp.dwer.wa.gov.au/permit/186/Permit/>.

Office of the Appeals Convenor (2023) *Report to the Minister of Environment – Appeal objecting to amendment of clearing permit: CPS 186/7 Water Corporation Maintenance Activities Statewide Purpose Permit*. Available from: <https://www.appealsconvenor.wa.gov.au/oac/files/014-22%20Appeals%20Convenor%20Report.pdf>.