



CLEARING PERMIT

Granted under section 51E of the Environmental Protection Act 1986

Purpose Permit number:	CPS 7018/2
Permit Holder:	Commissioner of Main Roads Western Australia
Duration of Permit:	17 June 2016 to 17 December 2042

The Permit Holder is authorised to clear native vegetation subject to the following conditions of this Permit.

PART I – CLEARING AUTHORISED

1. Purpose for which clearing may be done

The Permit Holder is authorised to clear *native vegetation* for the purpose of extracting road building materials.

2. Land on which clearing is to be done

Lot 375 on Plan 52022 (Reserve 48800), Boorabbin
 Lot 1651 on Plan 29632 (Reserve 28257), Yellowdine
 Unallocated Crown land (PIN 11481069), Boorabbin

3. Clearing authorised - Area of clearing

The Permit Holder must not clear more than 35 hectares of *native vegetation* within the area cross-hatched yellow on Figure 1 of Schedule 1.

4. 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 and approval from the Permit Holder.

5. Period in which clearing is authorised

The Permit Holder must not clear any *native vegetation* after 17 June 2036.

6. Type of clearing authorised

This Permit authorises the Permit Holder to clear native vegetation for the project activities described in condition 1 of this Permit to the extent that the Permit Holder has the power to carry out works involving clearing for those project activities under the *Main Roads Act 1930* or any other written law.

PART II – MANAGEMENT CONDITIONS

7. Avoid, minimise etc 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:

- 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.

8. Weed control

When undertaking any clearing or other activity 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 *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.

9. Fauna management

- (a) Prior to undertaking any clearing authorised under this Permit, the Permit Holder must engage a *fauna specialist* to inspect the area cross hatched yellow on Figure 1 of Schedule 1 for the presence of *Leipoa ocellata* (Malleefowl) mounds.
- (b) Where *Leipoa ocellata* (Malleefowl) mounds are identified under condition 9(a) of this Permit, the Permit Holder must ensure that no clearing within 50 metres of the identified *Leipoa ocellata* (Malleefowl) mounds occurs, unless first approved by the CEO.

10. Retain vegetative material and topsoil, *revegetation* and *rehabilitation*

The Permit Holder must:

- (a) retain the vegetative material and topsoil removed by clearing authorised under this Permit and stockpile the vegetative material and topsoil in an area that has already been cleared.
- (b) within 3 months following completion of extraction operations in any area cleared under this Permit, *revegetate* and *rehabilitate* the area(s) by:
 - (i) re-shaping the surface of the land so that it is consistent with the surrounding 5 metres of uncleared land; and
 - (ii) ripping the pit floor and contour batters within the extraction site; and
 - (iii) laying the vegetative material and topsoil retained under condition 10(a) on the cleared area(s).
- (c) within 3 years of laying the vegetative material and topsoil on the cleared area(s) in accordance with condition 10(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 10(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 10(c)(ii) of this permit, the Permit Holder must repeat condition 10(c)(i) and 10(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 10(c)(i) and (ii) of this permit, that determination must be submitted for the CEO's consideration. If the CEO does not agree with the determination made under condition 10(c)(ii), the CEO may require the Permit Holder to undertake additional *planting* and *direct seeding* in accordance with the requirements under condition 10(c)(ii).

PART III - RECORD KEEPING AND REPORTING**11. Records to be kept**

The Permit Holder must maintain the following records for activities done pursuant to this Permit:

- (a) In relation to the clearing of *native vegetation* authorised under this Permit:
 - (i) the location where the clearing occurred, recorded 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 date that the area was cleared; and
 - (iii) the size of the area cleared (in hectares).
- (b) In relation to fauna management pursuant to condition 9 of this Permit, the location of each *Leipoa ocellata* (Malleefowl) mound recorded 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.
- (c) In relation to the *revegetation* and *rehabilitation* of areas pursuant to condition 10 of this Permit:
 - (i) the location of any areas *revegetated* and *rehabilitated*, recorded 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) a description of the *revegetation* and *rehabilitation* activities undertaken;
 - (iii) the dates of the *revegetation* and *rehabilitation* activities undertaken;
 - (iv) the size of the area *revegetated* and *rehabilitated* (in hectares);
 - (v) the species composition, structure and density of *revegetation* and *rehabilitation*; and
 - (vi) a copy of the *environmental specialist's* report.

12. Reporting

- (a) The Permit Holder must provide to the CEO on or before 30 June of each year, a written report:
 - (i) of records required under condition 11 of this Permit; and
 - (ii) concerning activities done by the Permit Holder under this Permit between 1 January to 31 December of the preceding calendar year.
- (b) If no clearing authorised under this Permit was undertaken between 1 January to 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.
- (c) Prior to 15 September 2042, the Permit Holder must provide to the CEO a written report of records required under condition 11 of this Permit where these records have not already been provided under condition 12(a) of this Permit.

DEFINITIONS

In this permit, the terms in Table 1 have the meanings defined.

Table 1: 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.
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;
environmental specialist	means a person who holds a tertiary qualification in environmental science

Term	Definition
	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;
local provenance	means native vegetation seeds and propagating material from natural sources within 100 kilometres and the same Interim Biogeographic Regionalization for Australia (IBRA) subregion of the area cleared.
EP Act	<i>Environmental Protection Act 1986 (WA)</i>
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 an appropriate fauna license issued under the <i>Biodiversity Conservation Act 2016</i> .
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.
planting	means the re-establishment of vegetation by creating favorable soil conditions and planting seedlings of the desired species;
regenerate/ed/ion	means re-establishment of vegetation from insitu seed banks and propagating material (such as lignotubers, bulbs, rhizomes) contained either within the topsoil or seed-bearing <i>mulch</i>
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 <i>local provenance</i> native vegetation in an area using methods such as natural <i>regeneration</i> , <i>direct seeding</i> and/or <i>planting</i> , so that the species composition, structure and density is similar to pre-clearing vegetation types in that area;
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


Jessica Burton
MANAGER
NATIVE VEGETATION REGULATION

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

8 April 2026

Schedule 1

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

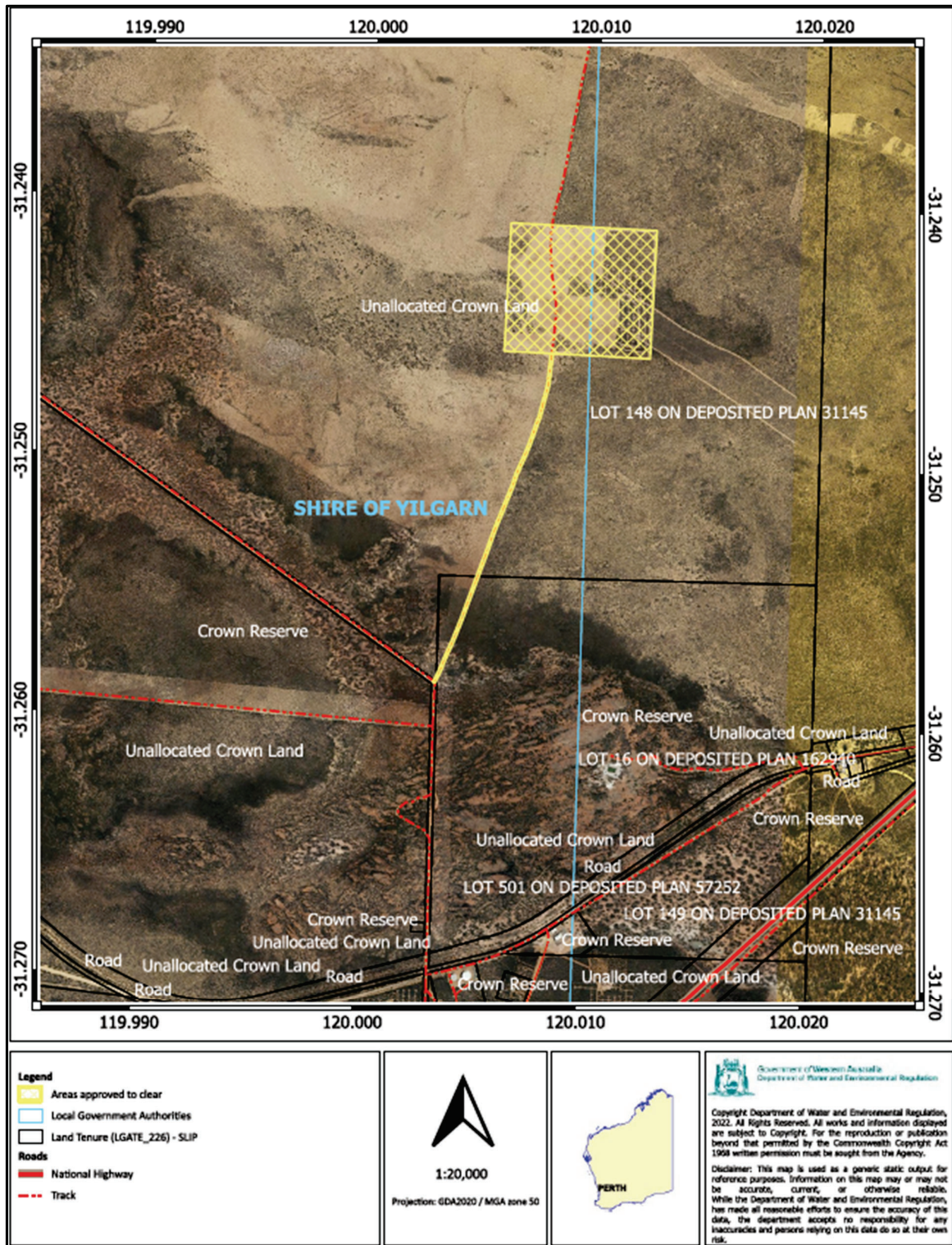


Figure 1: Map of the boundary of the area within which clearing may occur (cross-hatched yellow)



Clearing Permit Decision Report

1 Application details and outcome

1.1. Permit application details

Permit number:	CPS 7018/2
Permit type:	Purpose permit
Applicant name:	Commissioner of Main Roads Western Australia
Application received:	11 February 2026
Application area:	35 hectares of native vegetation
Purpose of clearing:	Extractive industry
Method of clearing:	Mechanical
Property:	Lot 375 on Deposited Plan 52022 (R 48800) Unallocated Crown land (PIN 11481069) Lot 1651 on Deposited Plan 29632 (R 28257)
Location (LGA area/s):	Shire of Coolgardie Shire of Yilgarn
Localities (suburb/s):	Boorabbin and Yellowdine,

1.2. Description of clearing activities

The permit CPS 7018/1 was granted in May 2016 for the purpose of extracting road building materials.

The permit holder advised that 20.1 hectares were cleared under CPS 7018/1 during 2016 and 2017 to facilitate material extraction (MRWA, 2026a). Most of the cleared areas were subsequently rehabilitated in 2017, with the exception of the access track, which was retained to allow ongoing access for future extraction activities (Figure 1).

Progress monitoring of rehabilitation undertaken by an environmental specialist concluded that the rehabilitation was progressing towards achieving the completion criteria approved under CPS 7018/1 (MRWA, 2026a).

No further clearing has occurred in the following years, due to delays in road construction projects intended to utilise the extracted materials. However, an area of 2.35 hectares was impacted by a prescribed burn in 2023 (MRWA, 2026a) (Figure 2).

The permit holder is seeking an extension of the duration of clearing permit CPS 7018/1 to allow sufficient time to complete the associated road construction projects. Specifically, the requested amendments include:

- Amending Condition 5 to allow clearing to be undertaken until 17 June 2036.
- Extending the permit duration by 10 years to align with the revised timeframe for Condition 5 and to ensure adequate time to implement the approved Revegetation Plan.
- Amending Condition 12(c) so that the final annual compliance report deadline aligns with the proposed extended permit duration (MRWA, 2026a).

This amendment is to extend the duration of the permit and to amend associated permit conditions.

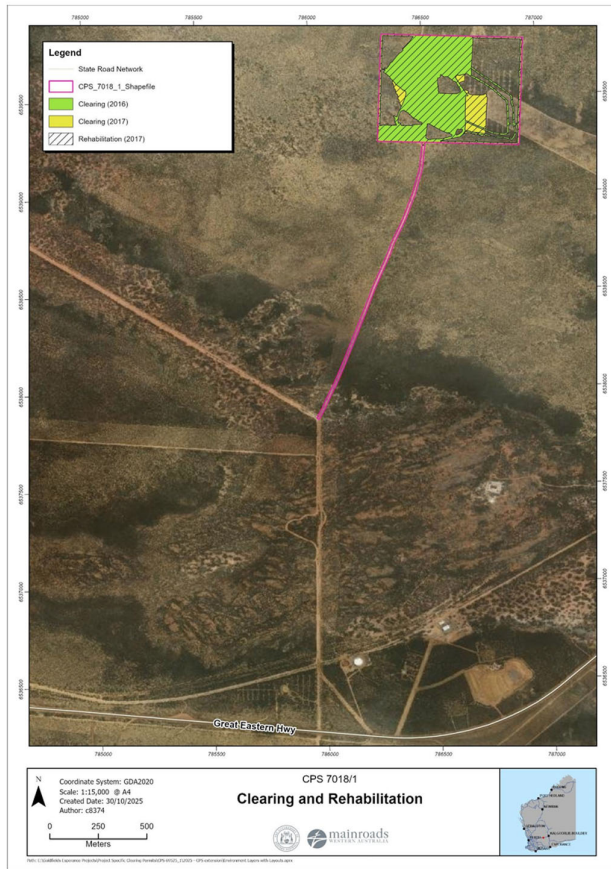


Figure 1. Map of areas cleared and rehabilitated under permit CPS 7018/1



Figure 2. Map of area impacted by a prescribed burn in 2023

1.3. Decision on application

Decision:	Granted
Decision date:	8 April 2026
Decision area:	35 hectares of native vegetation, as depicted in Section 1.5, below.

1.4. Reasons for decision

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). The Department of Water and Environmental Regulation (DWER) advertised the application for 14 days and no submissions were received.

In making this decision, the Delegated Officer had regard for the site characteristics (see Decision Report for CPS 7018/1), relevant datasets (see Appendix B.1), the findings of a biological survey (see Decision Report for CPS 7018/1), the clearing principles set out in Schedule 5 of the EP Act (see Appendix A), relevant planning instruments and any other matters considered relevant to the assessment (see Section 3).

The assessment has not changed since the assessment for CPS 7018/1. The Delegated Officer has determined that the proposed extension of the permit duration and the revision of associated conditions will not result in any additional impacts on environmental values beyond those caused by the clearing authorised under CPS 7018/1.

The Delegated Officer determined that the proposed clearing could continue to be managed to be environmentally acceptable, subject to adherence with the existing clearing permit conditions imposed on CPS 7018/1.

Given the above, the Delegated Officer has decided to grant the amended clearing permit CPS 7018/2.

1.5. Site map

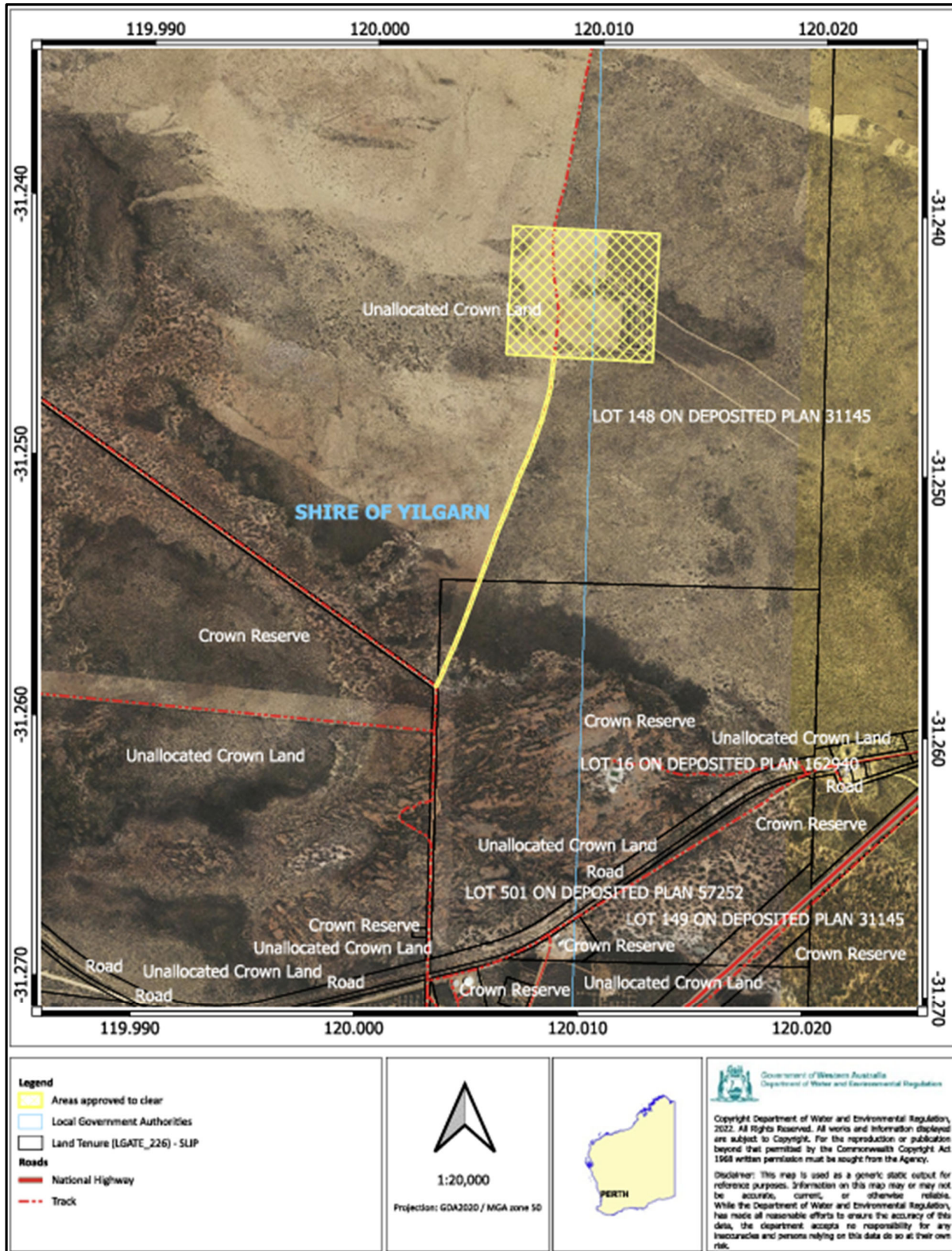


Figure 3 Map of the application area

The area crosshatched yellow indicates the area 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)
- *Rights in Water and Irrigation Act 1914* (RIWI 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)

3 Detailed assessment of application

3.1. Avoidance and mitigation measures

The avoidance and minimisation measures implemented by the permit holder are unchanged and can be found in the Decision Report prepared for Clearing Permit CPS 9123/1. Noting that no clearing is proposed under the amendment application in addition to that authorised under CPS 9123/1, no additional avoidance and mitigation measures were considered necessary.

3.2. Assessment of impacts on environmental values

A review of current environmental information reveals that the assessment against the clearing principles has not changed from the Clearing Permit Decision Report CPS 7018/1.

3.3. Relevant planning instruments and other matters

The clearing permit amendment application was advertised on DWER's website on 27 February 2026, inviting submissions from the public within a 14-day period. No submissions were received.

The Shire of Yilgan and the Shire of Coolgardie, in which the application area is located, were invited to provide comments on the proposed amendment. However, no responses had been received from either Shire at the time the decision was made.

The applicant has advised that MRWA is authorised to occupy the land temporarily for a public work is under section 185 of the *Land Administration Act 1997*. Prior to re-entering the material pit, a temporary authorisation from the landowner will be obtained (MRWA, 2026b).

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. Assessment against the clearing principles

Assessment against the clearing principles	Variance level	Is further consideration required?
Environmental value: biological values		
<p><u>Principle (a):</u> "Native vegetation should not be cleared if it comprises a high level of biodiversity."</p> <p><u>Assessment:</u></p> <p>The area proposed to be cleared contains suitable habitat for priority flora and significant conservation fauna species. However, given the widespread availability of similar habitat in the surrounding intact vegetation and the existing level of disturbance within the application area, the proposed clearing is unlikely to support a higher level of biodiversity than the adjacent vegetation.</p>	<p>Not likely to be at variance</p> <p>(as per CPS 7018/1)</p>	No
<p><u>Principle (b):</u> "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."</p> <p><u>Assessment:</u></p> <p>The area proposed to be cleared contains suitable habitat for conservation significant fauna. Potential impacts on fauna arising from the proposed clearing have been managed through conditions imposed on the permit.</p>	<p>May be at variance</p> <p>(as per CPS 7018/1)</p>	No
<p><u>Principle (c):</u> "Native vegetation should not be cleared if it includes, or is necessary for the continued existence of, threatened flora."</p> <p><u>Assessment:</u></p> <p>The area proposed to be cleared is unlikely to contain suitable habitat for threaten flora species.</p>	<p>Not likely to be at variance</p> <p>(as per CPS 7018/1)</p>	No
<p><u>Principle (d):</u> "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."</p> <p><u>Assessment:</u></p> <p>The area proposed to be cleared does not contains species that can indicate a threatened ecological community.</p>	<p>Not likely to be at variance</p> <p>(as per CPS 7018/1)</p>	No
Environmental value: significant remnant vegetation and conservation areas		
<p><u>Principle (e):</u> "Native vegetation should not be cleared if it is significant as a remnant of native vegetation in an area that has been extensively cleared."</p> <p><u>Assessment:</u></p> <p>The extent of the mapped vegetation types and 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.</p>	<p>Not at variance</p> <p>(as per CPS 7018/1)</p>	No
<p><u>Principle (h):</u> "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."</p> <p><u>Assessment:</u></p> <p>Given that the Boorabbin National Park is located only 700 metres to the east and connected with the application area via remnant vegetation, the proposed clearing may spread weeds and have an impact on the environmental values of adjacent remnant vegetation and the nearby conservation area.</p>	<p>May be at variance</p> <p>(as per CPS 7018/1)</p>	No

Assessment against the clearing principles	Variance level	Is further consideration required?
Environmental value: land and water resources		
<p><u>Principle (f):</u> <i>“Native vegetation should not be cleared if it is growing in, or in association with, an environment associated with a watercourse or wetland.”</i></p> <p><u>Assessment:</u></p> <p>Given no water courses or wetlands are recorded within the application area, the proposed clearing is unlikely to impact an environment associated with a watercourse or wetland.</p>	<p>Not likely to be at variance (as per CPS 7018/1)</p>	<p>No</p>
<p><u>Principle (g):</u> <i>“Native vegetation should not be cleared if the clearing of the vegetation is likely to cause appreciable land degradation.”</i></p> <p><u>Assessment:</u></p> <p>The mapped soil type is moderately susceptible to wind erosion. However, noting the extent of the remnant vegetation in surrounding areas, the proposed clearing is not likely to have an appreciable impact on land degradation.</p>	<p>Not likely to be at variance (as per CPS 7018/1)</p>	<p>No</p>
<p><u>Principle (i):</u> <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.”</i></p> <p><u>Assessment:</u></p> <p>Given no water courses or wetlands are recorded within the application area, the proposed clearing is unlikely to impact surface water quality. In addition, noting the extensive extent of remnant vegetation, the proposed clearing is not likely to cause deterioration in the quality of underground water.</p>	<p>Not likely to be at variance (as per CPS 7018/1)</p>	<p>No</p>
<p><u>Principle (j):</u> <i>“Native vegetation should not be cleared if the clearing of the vegetation is likely to cause, or exacerbate, the incidence or intensity of flooding.”</i></p> <p><u>Assessment:</u></p> <p>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.</p> <p>Given no water courses or wetlands are recorded within the application area, the proposed clearing is unlikely to contribute to waterlogging.</p>	<p>Not likely to be at variance (as per CPS 7018/1)</p>	<p>No</p>

Appendix B. Sources of information

B.1. GIS databases

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

- Aboriginal Heritage Places (DPLH-001)
- Cadastre (LGATE-218)
- 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)
- 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)
- 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 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)

B.2. References

Main Roads Western Australia (MRWA) (2026a) Application to amend the clearing permit CPS 7018/1 and supporting information, received 11 February 2026 (DWER Ref: DWERDT1274333).

Main Roads Western Australia (MRWA) (2026b) *Clarification on land access rights, supporting the application to amend the clearing permit CPS 7018/1*, received 25 February 2026 (DWER Ref: DWERDT1282270).

Commonwealth of Australia (2001) *National Objectives and Targets for Biodiversity Conservation 2001-2005*, 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 Environment Regulation (DER) (2017). *Clearing permit CPS 7018/1 and decision report*. 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 March 2026).

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.

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>