



CLEARING PERMIT

Granted under section 51E of the Environmental Protection Act 1986

PERMIT DETAILS

Area Permit Number: CPS 9686/1
File Number: DWERVT9952
Duration of Permit: From 11 June 2024 to 11 June 2029.

PERMIT HOLDER

Yougawalla Pastoral Co Pty Limited

LAND ON WHICH CLEARING IS TO BE DONE

Lot 39 on Deposited Plan 238417, Eighty Mile Beach

AUTHORISED ACTIVITY

The permit holder must not clear more than 351.83 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;
- (c) restrict the movement of machines and other vehicles to the limits of the areas to be cleared.

3. Fauna management

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 a single direction towards adjacent native vegetation to allow fauna to move into adjacent native vegetation ahead of the clearing activity; and

4. Wind erosion management

The permit holder must ensure that the planting of crop species occurs no later than three (3) months after undertaking the clearing authorised under this permit.

5. Fauna Management – pre clearance survey

- (a) Within fourteen (14) days prior to undertaking any clearing authorised under this Permit, the Permit Holder shall engage a *fauna specialist* to undertake clearance surveys using transects spaced at a maximum 100 metres on average within the areas cross-hatched yellow on Figure 1 of Schedule 1 for the northern brushtail possum (*Trichosurus vulpecula arnhemensis*), greater bilby (*Macrotis lagotis*) and mulgara (*Dasyercus cristicauda* or *Dasyercus blythi*), including the identification and inspection of burrow/s and/or tree hollow/s, and determination of whether burrow/s and/or tree hollow/s are being utilised.
- (b) Where evidence of an active/potentially active burrow or tree hollow use by northern brushtail possum, greater bilby and/or mulgara is identified under condition 5(a) of this permit, the permit holder must;
 - (i) engage a fauna specialist to flag the location of the burrow/s and/or tree hollow/s;
 - (ii) not clear within ten metres of the flagged burrow/s and/or tree hollow/s;
 - (iii) engage a *fauna specialist* to monitor with cameras, the flagged burrow/s and/or tree hollow/s for a maximum of five days, or until such time that northern brushtail possum, greater bilby and/or mulgara have been observed to independently move on from the burrow/s and/or tree hollow/s; and
 - (iv) immediately prior to clearing, engage a *fauna specialist* to re-inspect any flagged burrow/s and/or tree hollow/s for the presence of northern brushtail possum, greater bilby and/or mulgara.
- (c) If northern brushtail possum, greater bilby and/or mulgara are identified utilising any flagged burrow/s under condition 5(b)(iv) of this permit, the permit holder shall engage a fauna specialist to remove and relocate the identified northern brushtail possum, greater bilby and/or mulgara to an area of suitable habitat, in accordance with a section 40 authorisation under the *Biodiversity Conservation Act 2016*.
- (d) where active/potentially active burrow or tree hollow are identified under condition 5(b) of this permit, and/or any northern brushtail possum, greater bilby and/or mulgara are relocated under condition 5(c) of this permit the permit holder

must include the following in a report submitted to the *CEO* within two months of undertaking any clearing authorised under this permit:

- (i) the location of the bilby/mulgara burrow or tree hollow 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) a description of the camera monitoring measures undertaken under condition 5(b)(iii) of this Permit;
- (iii) the date and time the northern brushtail possum, greater bilby and/or mulgara are recorded as independently moving from a flagged burrow;
- (iv) the location of any northern brushtail possum, greater bilby and/or mulgara, as referred to under condition 5(a) of this Permit, captured 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;
- (v) the date, time, vegetation type and weather conditions at each location where northern brushtail possum, greater bilby and/or mulgara are captured under condition 5(c) of this permit;
- (vi) the location of any northern brushtail possum, greater bilby and/or mulgara, identified in accordance with condition 5(a) of this permit, relocated 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;
- (vii) the date, time, vegetation type and weather conditions at each location where northern brushtail possum, greater bilby and/or mulgara are relocated under condition 5(c) of this permit;
- (viii) the name of the *fauna specialist* that relocated fauna under condition 5(c) of this permit; and
- (ix) a copy of the fauna licence authorising the relocation of fauna under condition 5(c) of this permit.

6. Records that must be kept

The permit holder must maintain records relating to the listed relevant matters in accordance with the specifications detailed in Table 1.

Table 1: Records that must be kept

No.	Relevant matter	Specifications
1.	In relation to the authorised clearing activities generally	<ol style="list-style-type: none"> (a) the species composition, structure, and density of the cleared area; (b) the location where the clearing occurred, recorded using a Global Positioning System (GPS) unit set to Geocentric Datum Australia 2020 (GDA2020), expressing the geographical coordinates in Eastings and Northings;

No.	Relevant matter	Specifications
		<ul style="list-style-type: none"> (c) the date that the area was cleared; (d) the size of the area cleared (in hectares); (e) actions taken to avoid, minimise, and reduce the impacts and extent of clearing in accordance with condition 1; (f) actions taken to minimise the risk of the introduction and spread of <i>weeds</i> in accordance with condition 2; and (g) actions taken in accordance with condition 3 and 4;
2.	In relation to fauna management pursuant to conditions 5.	<ul style="list-style-type: none"> (a) results of the pre-clearance surveys undertaken in accordance with condition 5 of this permit; and (h) a copy of the <i>fauna specialist's</i> 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 <i>Environmental Protection Act 1986</i> .
clearing	has the meaning given under section 3(1) of the EP Act.
condition	a condition to which this clearing permit is subject under section 51H of the EP Act.
department	means the department established under section 35 of the <i>Public Sector Management Act 1994</i> (WA) and designated as responsible for the administration of the EP Act, which includes Part V Division 3.
EP Act	<i>Environmental Protection Act 1986</i> (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 <i>CEO</i> as a suitable fauna specialist for the bioregion, and who holds a valid fauna licence issued under the <i>Biodiversity Conservation Act 2016</i> .
native vegetation	has the meaning given under section 3(1) and section 51A of the EP Act.

Term	Definition
suitable habitat	means habitat known to support the greater bilby, brush tailed mulgara and northern brush tailed possum within the known current distribution of the species.
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


C Robertson
11.05.2026
10.33AM

Caron Robertson
MANAGER
NATIVE VEGETATION REGULATION

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

11 May 2026

SCHEDULE 1

The boundary of the area authorised to be cleared is shown in the map below.

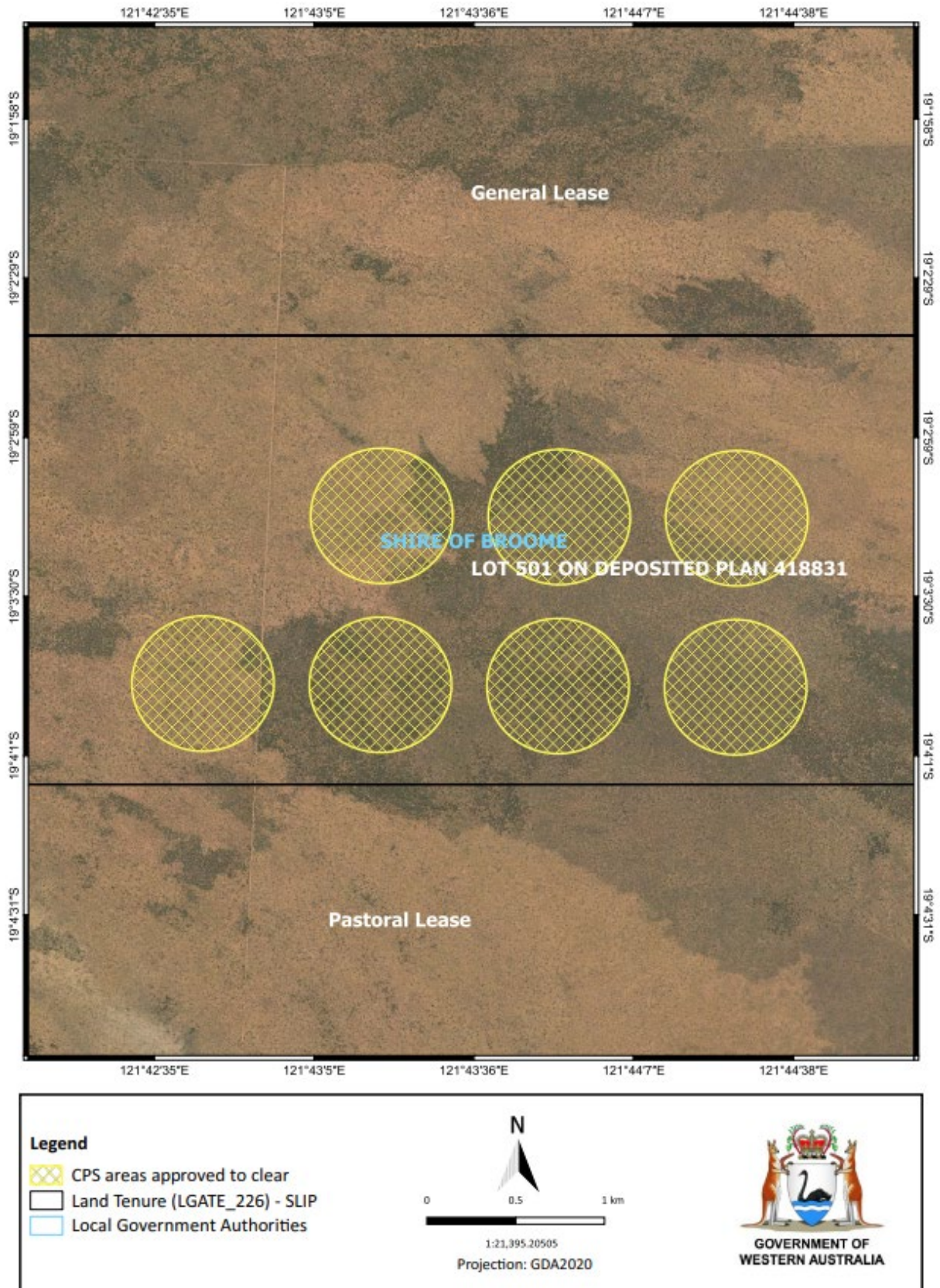


Figure 1: Map of the boundary of the area within which clearing may occur