



CLEARING PERMIT

Granted under section 51E of the Environmental Protection Act 1986

PERMIT DETAILS

Area Permit Number: CPS 9964/2
File Number: DWERVT11438
Duration of Permit: From 01 June 2023 to 01 June 2027

PERMIT HOLDER

4 Ways Pty Ltd

LAND ON WHICH CLEARING IS TO BE DONE

Lot 565 on Deposited Plan 420667, Inggarda

AUTHORISED ACTIVITY

The permit holder must not clear more than 43.25 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. Directional clearing

The permit holder must conduct clearing activities in a slow, progressive manner towards adjacent *native vegetation* to allow fauna to move into adjacent *native vegetation* ahead of the clearing activity.

4. Records that must be kept

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

Table 1: Records that must be kept

No.	Relevant matter	Specifications
1.	In relation to the authorised clearing activities generally	<ul style="list-style-type: none">(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);(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) direction of clearing in accordance with condition 3.

5. Reporting

The permit holder must provide to the *CEO* the records required under condition 4 of this permit when requested by the *CEO*.


DEFINITIONS

In this permit, the terms in Table 2 have the meanings defined.

Table 2: Definitions

Term	Definition
CEO	Chief Executive Officer of the department responsible for the administration of the clearing provisions under the <i>Environmental Protection Act 1986</i> .
clearing	has the meaning given under section 3(1) of the EP Act.
condition	a condition to which this clearing permit is subject under section 51H of the EP Act.
fill	means material used to increase the ground level, or to fill a depression.
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)
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.
weeds	means any plant – (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



Meenu Vitarana

MANAGER

NATIVE VEGETATION REGULATION

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

30 May 2025

SCHEDULE 1

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

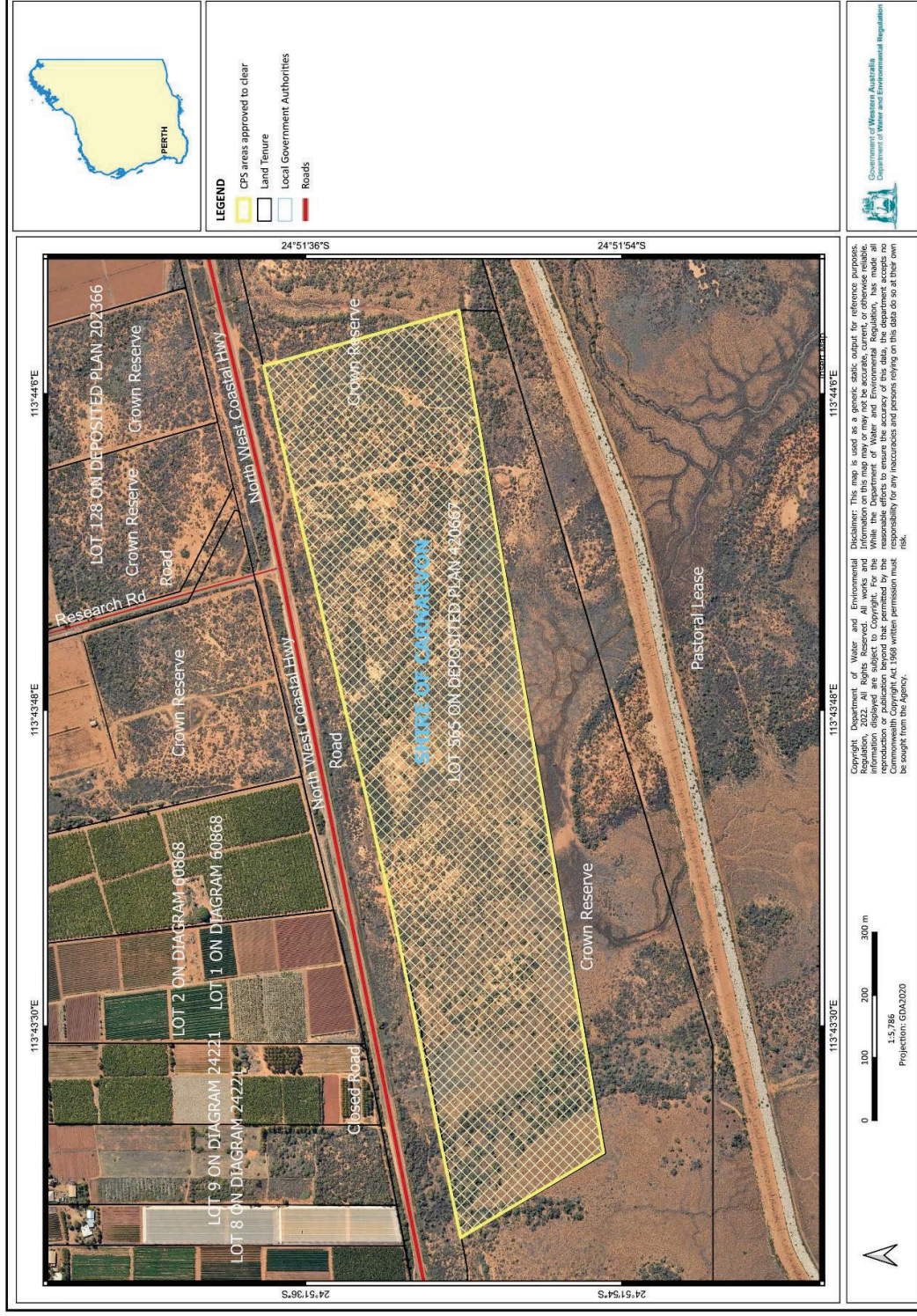


Figure 1: Map of the boundary of the area within which clearing may occur



Clearing Permit Decision Report

1 Application details and outcome

1.1. Permit application details

Permit number:	CPS 9964/2
Permit type:	Area permit
Applicant name:	4 Ways Pty Ltd
Application received:	3 March 2025
Application area:	43.25 hectares of native vegetation
Purpose of clearing:	Horticulture
Method of clearing:	Mechanical and burning
Property:	Lot 565 on Deposited Plan 420667
Location (LGA area/s):	Shire of Carnarvon
Localities (suburb/s):	Inggarda

1.2. Description of clearing activities

This amendment is to extend the duration of the clearing permit by two (2) years. The clearing footprint and amount of clearing remains unchanged from that authorised under clearing permit CPS 9964/1. The clearing consists of 43.25 hectares of native vegetation within a single contiguous area located within the priority agricultural zone of Carnarvon (see Figure 1, Section 1.5); this is unchanged from CPS 9964/1. The application area is situated on a Crown Reserve on Lot 565 on Deposited Plan 420667, Inggarda, which is under management order for intensive horticulture and is part of the Gascoyne Food Bowl Initiative. The applicant requested to extend the duration of the permit due to unexpected delays with water connection and establishing vehicular access, which has resulted in delays in the proposed clearing.

1.3. Decision on application

Decision:	Granted
Decision date:	30 May 2025
Decision area:	43.25 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 took into consideration that the previous assessment was undertaken in May 2023. Whilst the applicant applied to extend the duration of the permit until 1 September 2026, to align with the current lease, the Delegated Officer determined that extending the duration of the permit by two (2) years from 1 June 2025 until 1 June 2027 was unlikely to affect previous environmental considerations of CPS 9964/1, and sufficient evidence was provided from the Department of Primary Industries and Regional Development (DPIRD); who are the Lessor of the lot, that there would be no objections, if a further extension of the development lease

agreement is required beyond September 2026, given previous delays were outside the control of 4 Ways Pty Ltd (DPIRD, 2025).

The assessment against the clearing principles outlined in Schedule 5 of the EP Act is considered not to have changed since the assessment for CPS 9964/1. The Delegated Officer had taken the above matters into consideration and decided to grant an amended clearing permit.

1.5. Site map

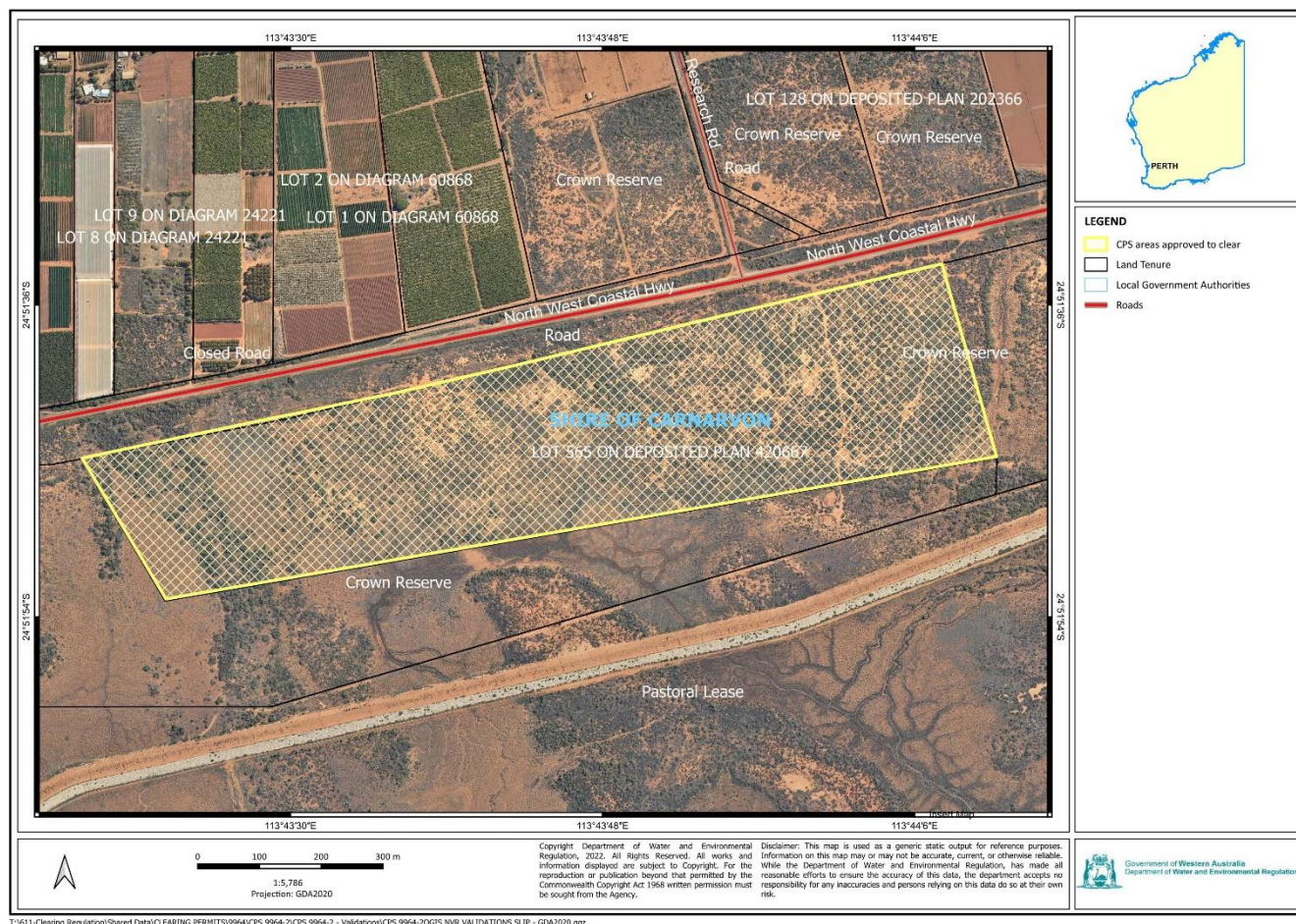


Figure 1 Map of the application area

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 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)

3 Detailed assessment of application

3.1. Avoidance and mitigation measures

The avoidance and mitigation measures implemented by the permit holder are unchanged and can be found in the Decision Report prepared for Clearing Permit CPS 9964/1. Noting that no clearing is proposed under the amendment application in addition to that authorised under CPS 9964/1, no additional avoidance and mitigation measures were considered necessary.

3.2. Assessment of impacts on environmental values

This amendment is the result of 4 Ways Pty Ltd requesting to extend the duration of the permit by two (2) years. The assessment against impacts on environmental values remains unchanged and can be found in the decision report prepared for clearing permit CPS 9964/1.

3.3. Relevant planning instruments and other matters

The assessment against planning instruments and other matters is unchanged and can be found in the clearing permit decision report CPS 9964/1 (DWER, 2023)

The Shire of Carnarvon was provided the opportunity to comment on the amendment application and advised DWER that local government approvals are not required, and there are no objections to the proposed clearing (Shire of Carnarvon, 2025)

DPIRD was also provided the opportunity to comment on the amendment application, and confirmed there were no objection to the extension of the duration of the permit and confirmed additional extension to the current lease would be granted as required; providing confidence a two (2) year extension is appropriate (DPIRD, 2025).

Several Aboriginal sites of significance have been mapped close to 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. References

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4 Ways Fresh Pty Ltd (2025) *Clearing permit application CPS 9964/2*, received 03 March 2025 (DWER Ref: DWERDT1084771).

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) (2025) *Advice for clearing permit application CPS 9964/2*, received 19 March 2025 (DWER Ref: DWERDT1093901)

Department of Water and Environmental Regulation (DWER) (2023) *Area permit and decision report: CPS 9964/1*. Available from : [Index of /permit/9964](#)

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.

Shire of Carnarvon (2025) *Advice for clearing permit application CPS 9964/2*, received 15 May 2025 (DWER Ref: DWERDT1119621).