GOVERNMENT OF
WESTERN AUSTRALIA

CLEARING PERMIT

Granted under section 51E of the Environmental Protection Act 1986

Purpose Permit number:	CPS 10655/2
Permit Holder:	Fenix Ruvidini Pty Ltd
Duration of Permit:	From 4 November 2024 to 4 November 2034

ADVICE NOTE
Revegetation offset

The revegetation offset referred to in condition 8 of this permit is intended to facilitate the *revegetation* of a total of 0.69 hectares of *native vegetation* within Lot 500 on Deposited Plan 52402, Mullewa, that is significant as a remnant of *native vegetation* in an area that has been extensively cleared.

The permit holder is authorised to clear *native vegetation* subject to the following conditions of this permit.

PART I – CLEARING AUTHORISED

1. Clearing authorised (purpose)

The permit holder is authorised to clear *native vegetation* for the purpose of road intersection upgrades.

2. Land on which clearing is to be done

Lot 502 on Deposited Plan 52402, Mullewa
Geraldton Mount Magnet Road reserve (PIN 11667673), Mullewa

3. Clearing authorised

The permit holder must not clear more than 0.437 hectares of *native vegetation* within the areas cross-hatched yellow in Figure 1 of Schedule 1.

4. Period during which clearing is authorised

The permit holder must not clear any *native vegetation* after 4 November 2029.

PART II – MANAGEMENT CONDITIONS

5. 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.

6. Weed and dieback 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* and *dieback*:

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

(b) ensure that no known *dieback* or *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.

7. Directional clearing

The permit holder must:

(a) conduct *clearing* activities in a slow, progressive manner towards adjacent *native vegetation*; and

(b) allow a reasonable time for fauna present within the area being cleared to move into adjacent *native vegetation* ahead of the *clearing* activity.

8. Offset- *revegetation* and *rehabilitation*

Within 24 months of the commencement of clearing and at an *optimal time,* the permit holder must:

(a) commence *revegetation* of the areas cross hatched red in Figure 2 of Schedule 2 by;

(i) deliberately *planting native vegetation* that will result in similar species composition, structure and density of *native vegetation* to the adjacent reference site at 115°29’18”E, -28°32’0”S; and

(ii) ensuring only *local provenance* seeds and propagating material are used to *revegetate* and *rehabilitate* the area.

(b) implement hygiene protocols by cleaning earth moving machinery of soil and vegetation prior to entering and leaving the *revegetation* site;

(c) establish at least four 5 x 5 metre quadrat monitoring sites within the *revegetated* area as specified in condition 8(a);

(d) monitor quadrats specified in condition 8(c) at least annually;

(e) monitoring of quadrats specified in condition 8(c) is to be undertaken by an *environmental specialist;*

(f) achieve the Completion Criteria specified in Table 1 of Schedule 3 after the three year monitoring period for areas *revegetated* under this permit;

(g) undertake *weed* control activities on an 'as needs' basis to maintain a minimum criteria specified in Table 1 of Schedule 3;

(h) undertake remedial actions for areas *revegetated* where monitoring indicates that the *revegetation* has not met the Completion Criteria specified in Table 1 of Schedule 3, including;

  (i) *revegetate* the area by deliberately *planting* and/or *direct seeding native vegetation* seeds that will result in the minimum targets specified in the Completion Criteria in Table 1 of Schedule 3 ensuring only *local provenance* seeds and propagating material are used;

  (ii) undertake further *weed* control activities;

  (iii) undertake watering activities; and

  (iv) undertake annual monitoring of the *revegetated* site until the Revegetation Completion Criteria specified in Table 1 of Schedule 3 are met.

(i) where an *environmental specialist* has determined that the Completion Criteria, specified in Table 1 of Schedule 3 has been met, that report is to be provided to the *CEO* within three months of the determination being made by the *environmental specialist*; and

(j) where the *CEO* does not agree with the determination made under condition 8(i), the *CEO* may require the permit holder to undertake remedial actions in accordance with the requirements under condition 8(h) and repeat actions under condition 8(d)-(i).

9. Vegetation management - fencing

(a) Within 12 months of clearing, the permit holder shall construct a fence along the perimeters of the area cross hatched red in Figure 2 of Schedule 2;

(b) Fences should allow for the movement of wildlife by being raised 15 centimetres from the ground;

(c) Within one (1) month of installing the above fences, the permit holder shall notify the *CEO* in writing that the fencing has been completed.

10. Native vegetation conservation (conservation covenant)

In respect to the area cross hatched red in Figure 2 of Schedule 2, the permit holder shall give a conservation covenant under section 30B of the *Soil and Land Conservation Act 1945* in accordance with the following conditions;

(a) *Native vegetation* in the area subject to the conservation covenant must not be cleared, other than for clearing required under the *Bush Fires Act 1954*;

(b) The land subject to the conservation covenant shall not be used for the purpose of cultivation of crops or pasture, or for the de-pasteurising of any stock;

(c) The conservation covenant is to apply in perpetuity and be registered on the title of the property; and

(d) Within one (1) month of executing and returning the conservation covenant to the Commissioner of Soil and Land Conservation, the permit holder shall notify the *CEO* in writing that the conservation covenant has been completed.

PART III - RECORD KEEPING AND REPORTING

11. 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 direction of clearing; (e) the size of the area cleared (in hectares); (f) actions taken to avoid, minimise, and reduce the impacts and extent of clearing in accordance with condition 5; and (g) actions taken to minimise the risk of the introduction and spread of *weeds* and *dieback* in accordance with condition 6.
2.	In relation to o*ffset management* pursuant to conditions 8 to 10.	(a) the size of the *rehabilitated* area; (b) the date(s) on which the *rehabilitation works* began; (c) the boundaries of the area *rehabilitated* (recorded digitally as a shapefile using a Global Positioning System (GPS) unit set to GDA2020, expressing the geographical coordinates in Eastings and Northings); (d) a description of the rehabilitation activities undertaken pursuant to condition 8, including planted species composition and density, and actions taken to implement watering and weed control; (e) a copy of the environmental specialist's monitoring report and determination;

No.	Relevant matter	Specifications
		(f) a description of any remedial actions undertaken, where the *environmental specialist* indicates that the *planted* trees will not survive; (g) the location and size of the *reference quadrat*s in accordance with condition 8 recorded using GPS a unit set to GDA2020, expressing the geographical coordinates in Eastings and Northings or decimal degrees; (h) at least two photographs of each *reference quadrat* and the date that the *reference quadrat* baseline data is collected; (i) the baseline data recorded for the reference quadrats, including species richness, species density, vegetation structure, bare ground cover, weed cover and vegetation condition; (j) at least two photographs of the areas *revegetated/rehabilitated* recorded annually; (k) the species composition, structure, density of the areas *revegetated/rehabilitated* annually; (l) a description of the extent of bare ground cover, weed cover and vegetation condition of the areas *revegetated/rehabilitated,* recorded annually; (m) evidence of fencing undertaken in accordance with condition 9; and (n) a copy of the relevant conservation covenant under section 30B of the *Soil and Land Conservation Act 1945* in accordance with condition 10.

12. Reporting

(a) The permit holder must provide to the *CEO* on or before 30 June of each calendar year, a written report containing:
  (i) the records required under condition 11 of this permit; and
  (ii) records of activities done by the permit holder under this permit between 1 January and 31 December of the preceding calendar year.

(b) If no clearing authorised under this permit has been undertaken, a written report confirming that no clearing under this permit has been carried out, must be provided to the *CEO* on or before 31 December of each calendar year.

(c) The permit holder must provide to the *CEO*, no later than 90 calendar days prior to the expiry date of this permit, a written report of records required under condition 11, where these records have not already been provided under condition 12(a).

DEFINITIONS

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

Table 2: Definitions

Term	Definition
Beard vegetation association 687	described as Wattle with York gum, casuarina, mulga, *Acacia spp*. with *Eucalyptus loxophleba*, *Allocasuarina* spp., *Acacia aneura.*
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.
dieback	means the effect of *Phytophthora* species on native vegetation.
direct seeding	means a method of re-establishing vegetation through 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 specialising in environmental science or equivalent, and has a minimum of 2 years work experience relevant to the type of environmental advice that an environmental specialist is required to provide under the permit, or who is approved by the *CEO* as a suitable *environmental specialist*
fill	means material used to increase the ground level, or to fill a depression.
EP Act	*Environmental Protection Act 1986* (WA)
local provenance	means native vegetation seeds and propagating material from natural sources within 50 kilometres and the same IBRA subregion of the area cleared.
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.
optimal time	means the period from May to June for undertaking planting or seeding
planting/s/ed	means the re-establishment of vegetation by creating favourable soil conditions and planting seedlings of the desired species
reference quadrat	means a sample plot established for the purpose of data collection and monitoring vegetation characteristics, for example species composition, structure, density, foliage cover, vegetation condition (Keighery, 1994), weed species and extent, and extent of bare ground. Measurements from fixed reference quadrats or plots where biodiversity components are measured are used to set measurable completion criteria for revegetation projects. The reference site at Lot 500 contains the following values: (a) Vegetation representative of Beard vegetation association 687 which is described as Wattle with York gum, casuarina, mulga, *Acacia spp*. with *Eucalyptus loxophleba*, *Allocasuarina spp*. *Acacia aneura.* (b) Vegetation in Good to Excellent (Keighery, 1994) condition
rehabilitate/ed/ion	means the re-establishment of a cover of *local provenance* native vegetation in an area using methods such as natural regeneration, direct

Term	Definition
	seeding and/or *planting,* so that the species composition, structure and density is similar to pre-clearing vegetation types in that area.
revegetate/ion	means actively managing an area containing native vegetation in order to improve the ecological function of the area
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 ranking summary, regardless of ranking; or (c) not indigenous to the area concerned.

END OF CONDITIONS

J Burton

Jessica Burton
MANAGER
NATIVE VEGETATION REGULATION

Officer delegated under Section 20
Of the Environmental Protection Act 1986

9 September 2026

Schedule 1

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

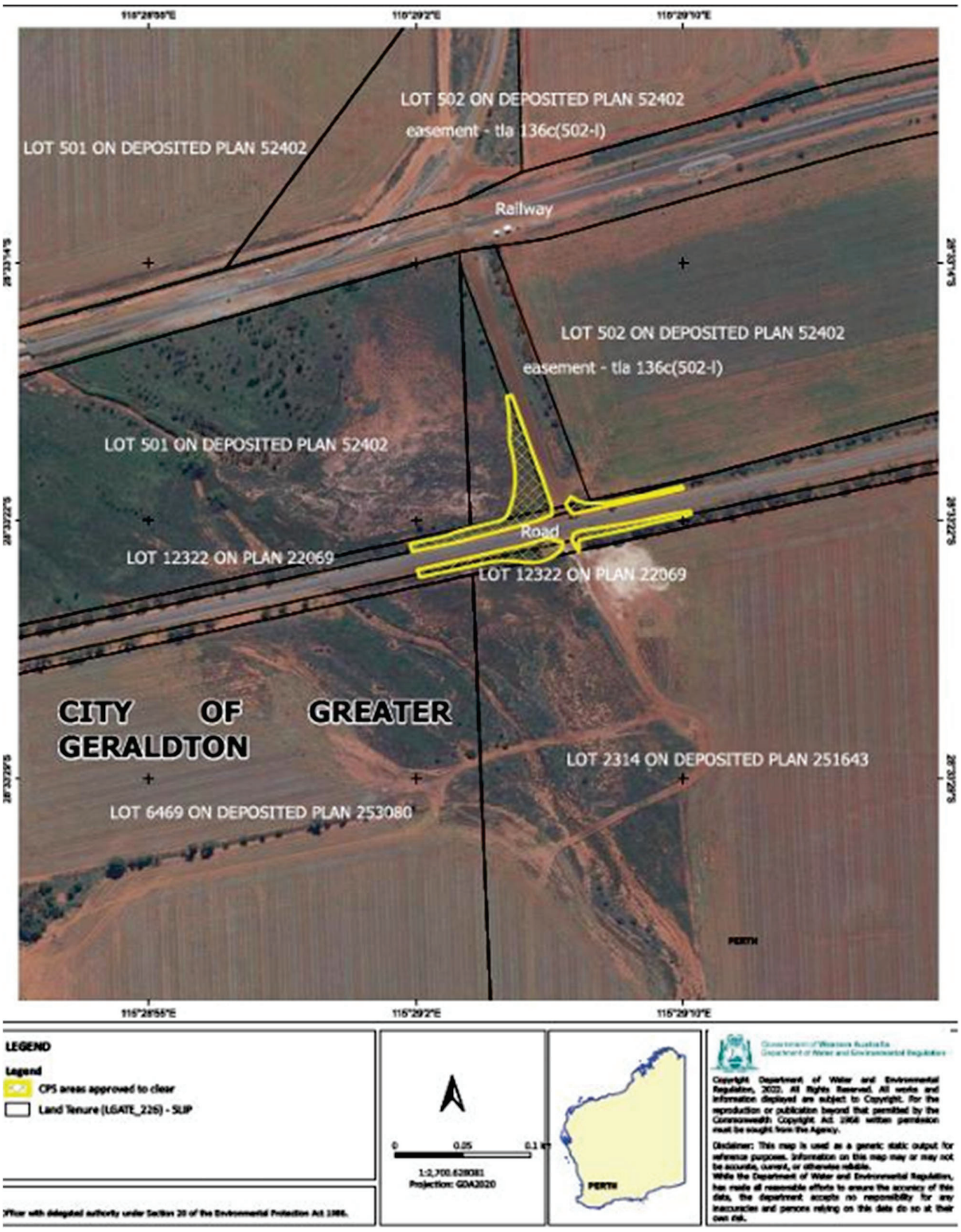


Figure 1: Map of the boundary of the area within which clearing may occur

Schedule 2

The boundary of the area designated as an offset site is shown in the map below (Figure 2).

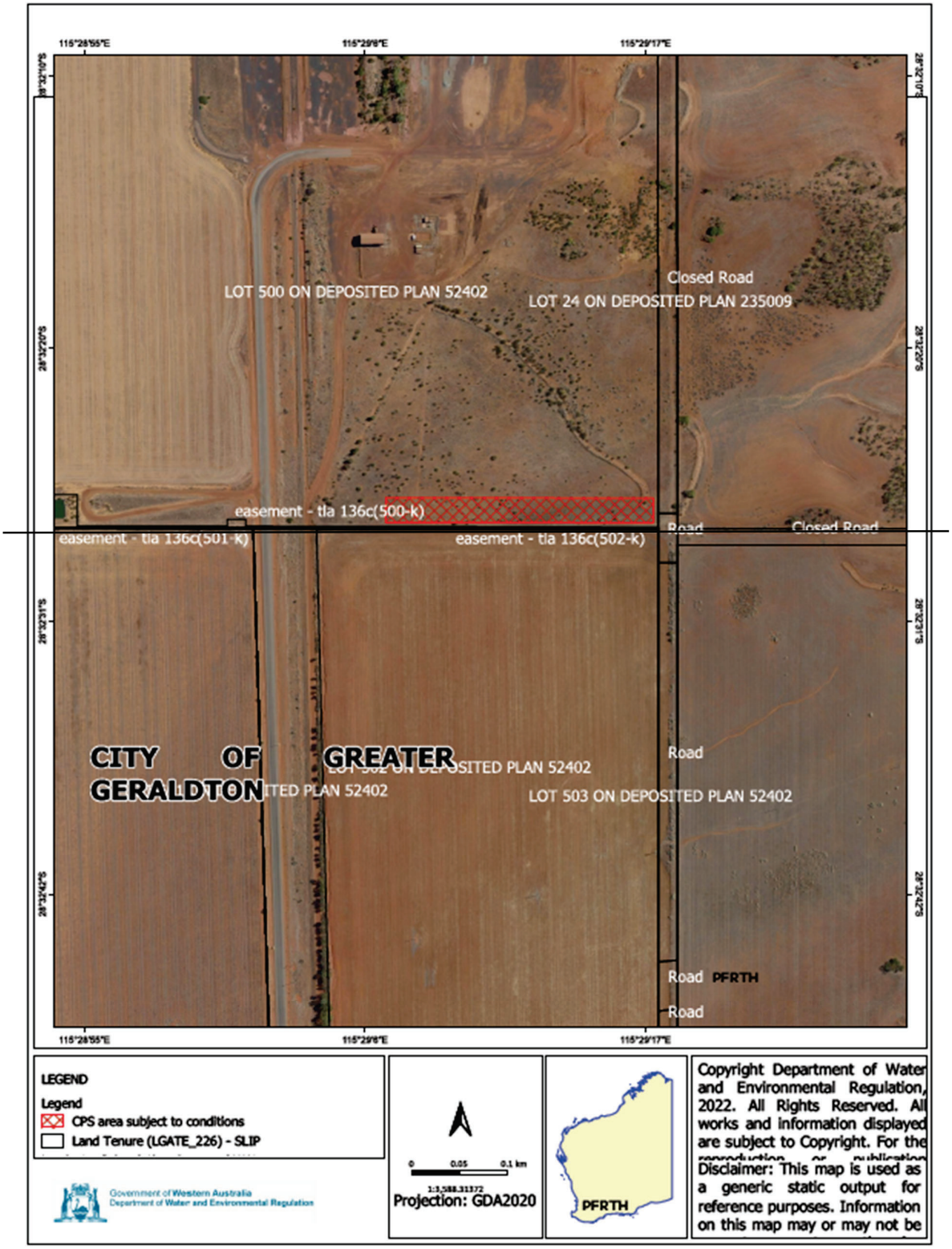


Figure 2: Map of the amended offset site on lot 500 on Deposited Plan 52402, to be placed under a conservation covenant and *rehabilitated.*

Schedule 3

Revegetation Completion Criteria

Table 1: Completing criteria for the *revegetation* within the area cross-hatched red in Figure 2 of Schedule 2.

Aspect	Completion Criteria	Monitoring
Survival rate to be achieved	The *revegetation* site needs to ensure a survival rate of at least 70 per cent of the seedlings initially planted to be established.	The species in the *revegetation* area will be counted annually by an *environmental specialist* in spring for a minimum of three years after the last year plants were established
Species richness-dominant overstorey species	The *revegetation* needs to maintain and/or improve species richness of the dominant overstorey species from the target reference site.	Annually in spring by an *environmental specialist* until completion criterion has been met and maintained for two years (i.e. three successive monitoring events).
Vegetation Structure	Vegetation in the *revegetation* site to be broadly representative of Beard vegetation association 687 which is characterised by: Wattle with York gum, casuarina, mulga, *Acacia spp*. with *Eucalyptus loxophleba*, *Allocasuarina spp*. *Acacia aneura,* by establishing overstory and midstory species and providing conditions suitable for expanding remnant understory species across the site.	The structure is to be assessed annually by an *environmental specialist* in spring for a minimum of three years after the last year plants were established.
Percentage of *weeds* present	Weed coverage is no greater than the baseline at reference site.	Monitor the *revegetation* site for *weeds* by quadrats annually in spring for a minimum of three years after the last year plants were established.
Patch size of bare ground	The *revegetation* area has no more than 5 per cent greater than the baseline at the reference site.	The patch size of bare ground is to be assessed annually by an *environmental specialist* in spring for a minimum of three years after the last year plants were established.
Declared weeds	No Declared Weeds under the *Biosecurity and Agricultural Management Act 2007* present	Monitor the *revegetation* site for Declared weeds by quadrats annually in spring for a minimum of three years after the last year plants were established.
Boundary fence	Gates and boundary fence to be in good condition with no obvious damage that will enable access by the general public, livestock and kangaroos.	Annually until completion criteria 1 – 5 has been met.

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 10655/2
Permit type:	Purpose permit
Applicant name:	Fenix Ruvidini Pty Ltd
Application received:	24 June 2026
Application area:	0.437 hectares of native vegetation
Purpose of clearing:	Road intersection upgrades
Method of clearing:	Mechanical clearing
Property:	Lot 502 on Deposited Plan 52402 Geraldton Mount Magnet Road reserve (PIN 11667673)
Location (LGA area/s):	City of Greater Geraldton
Localities (suburb/s):	Mullewa

1.2. Description of clearing activities

This amendment is to change the offset area approved under CPS 10655/1. Fenix advised the growing conditions within the approved offset area are not conducive to plant growth as the area lacks topsoil and the subsoil is compacted with gravel and caprock (Ecotech, 2026) (see Figure 1, Section 1.5).

CPS 10655/1 allowed for the northern portion of Lot 500 on Deposited Plan 52402, Mullewa to be utilised for the offset area. CPS 10655/2 allows for the offset area to be amended and relocated to the southern portion of the Lot where the soil is conducive to plant growth.

The entire clearing permit footprint sought under CPS 10655/2 is 0.437 hectares. The applicant advised that all clearing has been undertaken under CPS 10655/1, since the commencement of the permit in November 2024 and no further clearing is proposed.

1.3. Decision on application

Decision:	Granted
Decision date:	9 September 2026
Decision area:	0.437 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 21 days and no submissions were received.

The offset boundary change under amendment CPS 10655/2 is for the purpose of (Ecotech, 2026):

- Better growing conditions for the vegetation as the orignal offset area is lacking topsoil and subsoil with only gravel and caprock remaining,
- Further away from the planned development operations in the local area, and
- Addition gravel resource is available in the original offset area.

The difference in the offset area does not have the effect of resulting in any changes to the WA Offset Calculator values used, or on the adequacy of the offset provided to counterbalance the significant residual impacts of clearing. Therefore, the assessment against the clearing principles has not changed and can be found in the Clearing Permit Decision Report CPS 10655/1.

The Delegated Officer was satisfied that the revised offset area provides a better environmental outcome and determined to amend the clearing permit with the map of the offset area updated to reflect the new offset area.

1.5. Site map

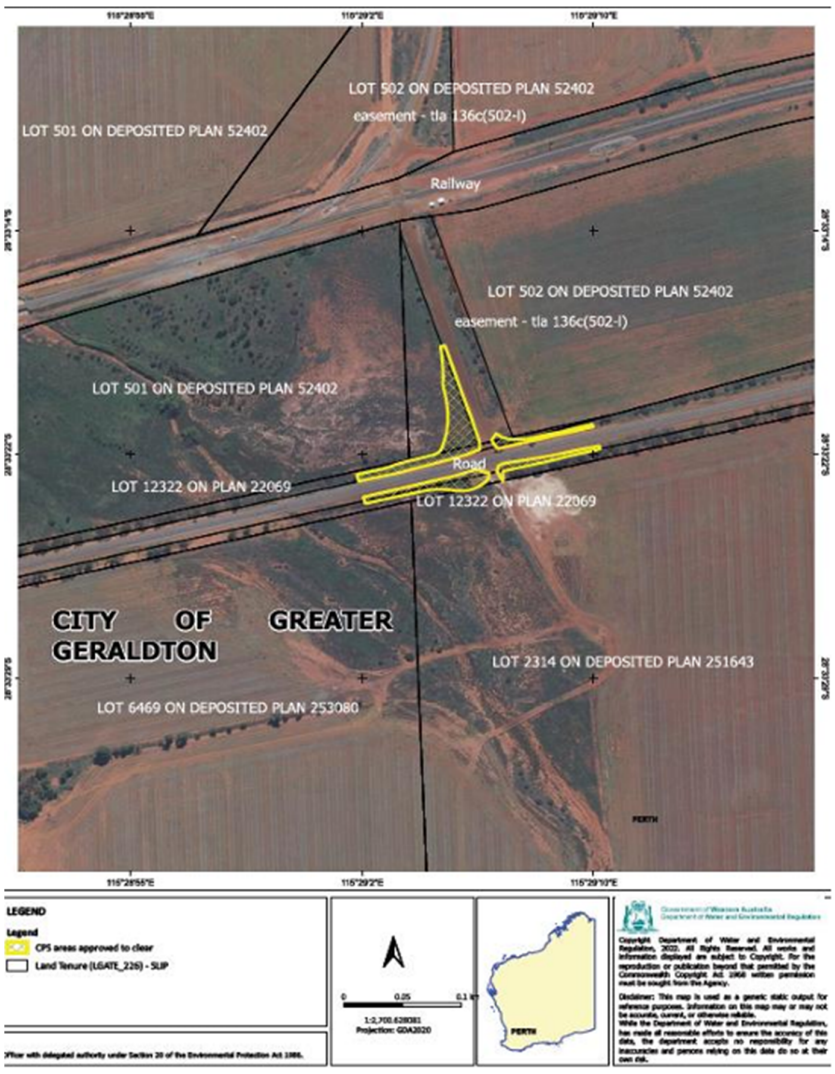


Figure 1 Map of the application area. The areas crosshatched yellow indicate the areas authorised to be cleared under the granted clearing permit.

2 Suitability of offsets

Through the detailed assessment outlined in Clearing Permit CPS 10655/1, the Delegated Officer has determined that the following significant residual impacts remain after the application of the avoidance and mitigation measures summarised in Clearing Permit CPS 10655/1:

- The loss of 0.437 hectares of native vegetation that is significant as a remnant of native vegetation in an area that has been extensively cleared.

The applicant proposed an amended environmental offset consisting of the rehabilitation and revegetation of a total of 0.69 hectares of native vegetation that is representative of the extensively cleared Beard vegetation association 687 within Lot 500 on Deposited Plan 52402, Mullewa. This new area is located in the southern portion of Lot 500 and consists of better growing conditions and will be placed under a conservation covenant pursuant to section 30B of the *Soil and Land Conservation Act 1945* for conservation in perpetuity. Lot 500 is located approximately 2.2 kilometres north of the application area within the City of Greater Geraldton

The amended offset area consists of similar vegetation and soil type to the original offset area approved under clearing permit CPS 10655/1.

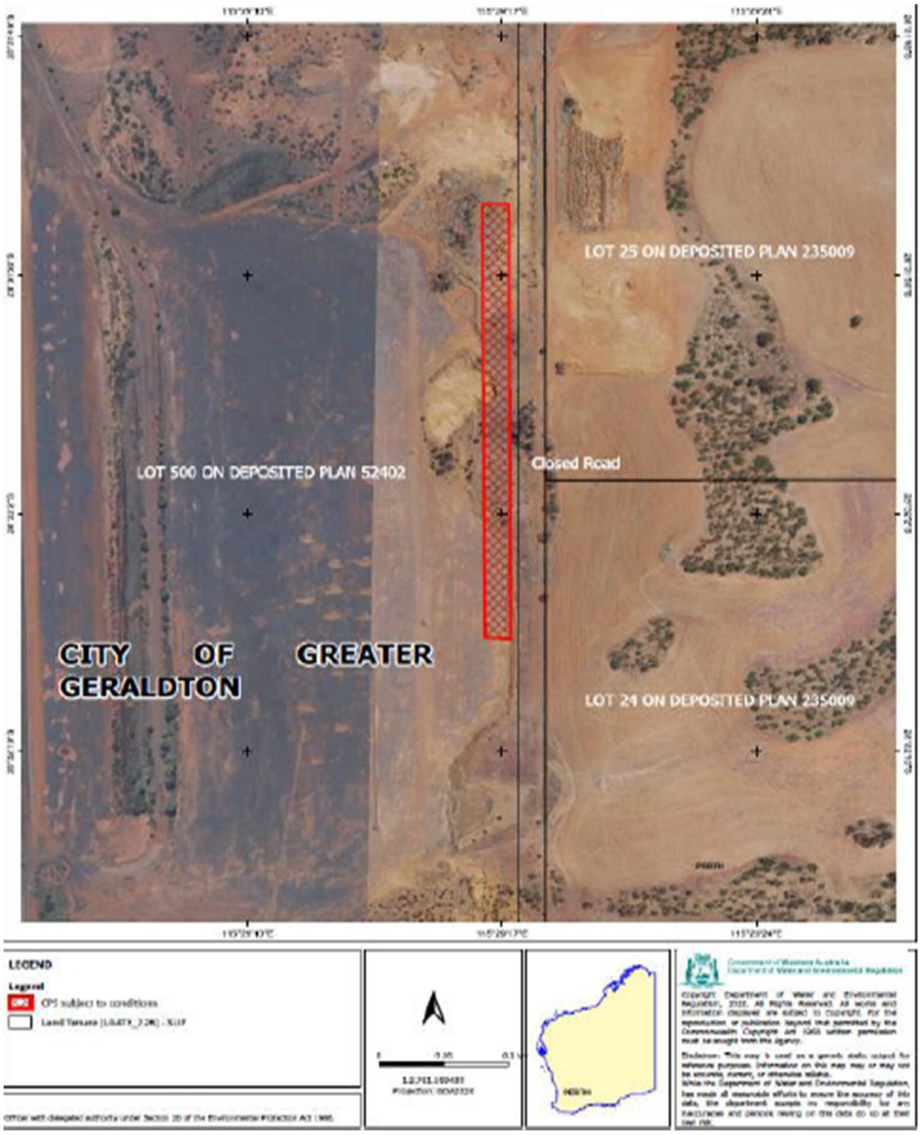


Figure 2. Original offset area approved under CPS 10655/1, located within Lot 500 on Deposited Plan 52402, Mullewa.

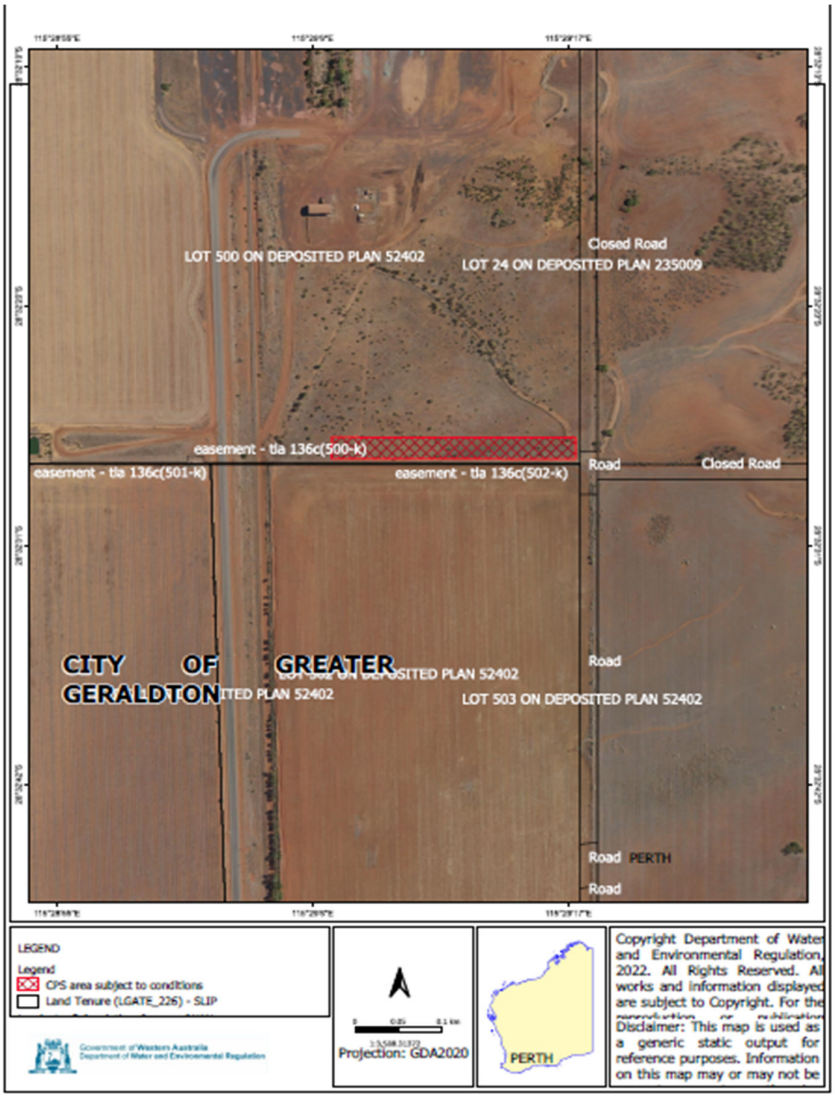


Figure 3. Amended offset area approved under CPS 10655/2, located within Lot 500 on Deposited Plan 52402, Mullewa.

Given the above, the Delegated Officer considers the proposed offset is consistent with the *Environmental Offsets Policy* (2011) and the *Environmental Offsets Guidelines* (2014), and that it adequately counterbalances the significant residual impacts to native vegetation that is representative of the extensively cleared Beard vegetation association 687. The justification for the values used in the offset calculation is provided in Appendix E.

End

Appendix A. Additional information provided by applicant

Summary of comments	Consideration of comment
Additional photos and GPS points of the proposed offset area provided by the applicant	See Appendix C

Appendix B. Offset calculator value justification

Significant remnant vegetation

WA Environmental Offsets Calculator
Rationale for scores used in the offset calculator

Calculation	Score (Area)	Rationale
Conservation significance		
Description	Significant remnant vegetation within an area that has been extensively cleared located in the Avon Wheatbelt	The proposed clearing will impact on 0.437 hectares of native vegetation that is significant as a remnant within an area that has been extensively cleared.
Type of environmental value	Vegetation/habitat	Significant remnant vegetation within mapped Beard Vegetation Association (BVA) 687 located within the Avon Wheatbelt IBRA bioregion, local area remnant vegetation (13.95 per cent remaining).
Conservation significance of environmental value	Terrestrial native vegetation complex <30% extent remaining in the bioregion	The vegetation within the application area occurs within a local area (20-kilometre radius) that retains approximately 13.95 per cent of its original vegetation extent. The application area contains extensively cleared BVA 687 which retains 27.34 per cent of its original vegetation extent in the Avon Wheatbelt IBRA bioregion.
Landscape-level value impacted	yes	The impact is to an area of BVA 687 in hectares.
Significant impact		
Description	Clearing of native vegetation that is significant as a remnant within an area that has been extensively cleared located in the Avon Wheatbelt	Native vegetation that comprises native vegetation that is significant as a remnant within an area that has been extensively cleared is proposed to be cleared for the purpose of works associated with the Geraldton Mount Magnet Road upgrades.
Significant impact (hectares) / Type of feature	0.437	Given the local area retains 13.95 per cent of its original vegetation extent, the entire application area is considered to be significantly contributing to the ecological function of native vegetation in the local area.
Quality (scale) / Number	5.00	Based on the information provided, the vegetation within the application area consists of roadside isolated *Acacia spp*. in Completely Degraded (Keighery, 1994) condition. However, given the extent of historical clearing and cumulative impacts of vegetation loss in the Avon Wheatbelt IBRA bioregion and that the vegetation within the application area is representative of an extensively cleared vegetation complex, the vegetation proposed to be cleared is likely to be significantly contributing to vegetation extent and providing an ecological linkage in the extensively cleared landscape.
Rehabilitation credit		

Calculation	Score (Area)	Rationale
N/A	None proposed.	No onsite rehabilitation or revegetation proposed (i.e., within the application area).
Offset		
Description	Revegetation and rehabilitation of native vegetation that is representative of the extensively cleared BVA 687.	A single offset involving the revegetation of native vegetation that is representative of BVA 687 located within Lot 500 on Deposited Plan 52402, Mullewa.
Proposed offset (area in hectares)	0.69	The revegetation of 0.69 hectares of native vegetation that is representative of the BVA 687, is required to offset the residual impacts to this environmental value.
Current quality of offset site / Start number (of type of feature)	1.00	The revegetation offset area has been historically cleared and is in Completely Degraded (Keighery, 1994) condition.
Future quality WITHOUT offset (scale) / Future number WITHOUT offset	1.00	The condition of vegetation is expected to remain the same, or worse without the offset. However, the change is expected to be minimal.
Future quality WITH offset (scale) / Future number WITH offset	5.00	Assuming revegetation and rehabilitation will be undertaken as conditioned on the clearing permit 10655/2.
Time until ecological benefit (years)	11.00	It is assumed the benefits of revegetation and rehabilitation of extensively cleared native vegetation will be available after 10 years, adding the 1 year to put the plan in place.
Confidence in offset result (%)	0.80	There is a moderate level of confidence that the offset will achieve the predicted result, given revegetation will be undertaken as conditioned on the clearing permit.
Duration of offset implementation (maximum 20 years)	20.00	A suitable site identified will be conserved in perpetuity, therefore the maximum of 20 years for this field is applied.
Time until offset site secured (years)	1.00	It is assumed that the revegetation offset site will be placed under a conservation covenant within 1 year of clearing, when the revegetation has begun to establish.
Risk of future loss WITHOUT offset (%)	15.0%	The offset site is currently zoned rural and is not subject to any existing planning approvals.
Risk of future loss WITH offset (%)	5.0%	The future conservation (in perpetuity) of the offset site would result in increased security and substantially reduce the risk of loss.
Offset ratio (Conservation area only)	N/A	
Landscape level values of offset?	N/A	

Appendix C. Photographs of the vegetation of the amended offset area (Ecotech, 2026)



Figure 4. Proposed offset area facing east (Ecotech, 2026)



Figure 5. Proposed offset area facing west (Ecotech, 2026)

C..1 References

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

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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.

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Keighery, B.J. (1994) *Bushland Plant Survey: A Guide to Plant Community Survey for the Community*. Wildflower Society of WA (Inc). Nedlands, Western Australia.