GOVERNMENT OF
WESTERN AUSTRALIA

CLEARING PERMIT

Granted under section 51E of the Environmental Protection Act 1986

Purpose Permit number:	CPS 10883/1
Permit Holder:	City of Busselton
Duration of Permit:	From 16 August 2026 to 16 August 2036

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 upgrades.

2. Land on which clearing is to be done

Hairpin Road Reserve (PIN 11471113), Jindong

Kaloorup Road Reserve (PIN 11471096), Jindong

3. Clearing authorised

The permit holder must not clear more than 85 native trees within the combined areas cross-hatched yellow in Figure 1, Figure 2, Figure 3 and Figure 4 of Schedule 1.

4. Period during which clearing is authorised

The permit holder must not clear any *native vegetation* after 16 August 2031.

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. Demarcation of the clearing area

Prior to undertaking any *clearing* authorised under this permit, the permit holder must:

(a) demarcate all native trees authorised to be cleared within the combined areas cross-hatched yellow in Figure 1, Figure 2, Figure 3 and Figure 4 of Schedule 1 and as listed in Table 4 of Schedule 2; and

(b) within one (1) month of the completion of the demarcation, notify the *CEO* in writing that the demarcation has been completed.

8. Fauna management – Avoidance of habitat tree

The permit holder must not clear the habitat tree recorded in the 'Fauna Assessment' (Harewood, 2022), identified within the area cross-hatched green in Figure 5 of Schedule 1 and listed in Table 1 below.

Table 1: Habitat tree to be retained.

ID	Species	Easting	Northing
WPT 2	Dead (unknown)	333674	6266352

9. Fauna management – Western ringtail possums

(a) In relation to the combined areas cross-hatched yellow in Figure 1, Figure 2, Figure 3 and Figure 4 of Schedule 1, the permit holder must engage a *fauna specialist* to inspect that area immediately prior to, and for the duration of clearing activities, for the presence of western ringtail possum(s) (*Pseudocheirus occidentalis*).

(b) Clearing activities must cease in any area where fauna referred to in condition 9(a) are identified until either:

  (i) the western ringtail possum individual(s) has moved on from that area to adjoining *suitable habitat*; or

  (ii) the western ringtail possum individual(s) has been removed by a *western ringtail possum specialist*.

(c) Any western ringtail possum individual(s) removed in accordance with *condition* 9(b)(ii) must be relocated by a *western ringtail possum specialist* to adjoining *suitable habitat*.

(d) Where fauna is identified under *condition* 9(a), the permit holder must within 14 calendar days provide the following records to the *CEO*:

  (i) the number of individuals identified;

  (ii) the date each individual was identified;

(iii) the location where each individual was identified 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;

(iv) the number of individuals removed and relocated;

(v) the relevant qualifications of the *western ringtail possum specialist* undertaking removal and relocation;

(vi) the date each individual was removed;

(vii) the method of removal;

(viii) the date each individual was relocated;

(ix) the location where each individual was relocated to, recorded using a GPS unit set to GDA2020, expressing the geographical coordinates in Eastings and Northings or decimal degrees; and

(x) details pertaining to the circumstances of any death of, or injury sustained by, an individual.

10. *Rehabilitation* -Mitigation

(a) Within 12 months of the commencement of *clearing* authorised under this permit and no later than 16 August 2032, the permit holder must undertake deliberate *planting* of at least 132 (one hundred and thirty-two) *Corymbia calophylla* (marri) trees and 6 (six) *Agonis flexuosa* (peppermint) trees within the combined areas cross-hatched red in Figure 6, Figure 7, Figure 8, and Figure 9 of Schedule 1.

(b) In undertaking the *planting* required under *condition* 10(a) of this permit, the permit holder must:

(i) remove infrastructure and rip the ground to remove soil compaction prior to *revegetating* and *rehabilitating* the area cross-hatched red in Figure 6, Figure 7, Figure 8, and Figure 9 of Schedule 1;

(ii) ensure only *local provenance* seeds and propagating material are used;

(iii) undertake *planting* at an *optimal time*;

(iv) undertake *weed* control activities and watering of trees for at least three years post *planting*;

(v) ensure trees are not planted within 5 metres of road infrastructure.

(c) Within 24 months of *planting* the 132 marri trees and 6 peppermint trees in accordance with *condition* 10(a) of this permit, the permit holder must engage an *environmental specialist* to make a determination as to whether the 132 marri trees and 6 peppermint trees will survive.

(d) If the determination made by the *environmental specialist* under *condition* 10(c) is that less than 132 marri trees and 6 peppermint trees will survive, the permit holder must undertake additional *planting* that will result in a total of 132 marri trees and 6 peppermint trees persisting within the areas cross hatched red in Figure 6, Figure 7, Figure 8, and Figure 9 of Schedule 1.

(e) Where additional *planting* of trees is undertaken in accordance with *condition* 10(d), the permit holder must repeat the activities required by *condition* 10(a), 10(b), 10(c) and 10(d) of this permit.

11. Offset - *Rehabilitation*

(a) Within 12 months of the commencement of *clearing* authorised under this permit and no later than 16 August 2032, the permit holder must:

(i) *revegetate* and *rehabilitate* 2.6 hectares of *native vegetation* within the area cross-hatched red in Figure 10 of Schedule 1, with species that are representative of the *Abba vegetation complex*, by:

(i) adhering to the 'Environmental Offset Proposal: Hairpin and Kaloorup Road, Jindong (CPS 10883)', prepared by Accendo Australia Pty Ltd (2026), and

(ii) achieving and maintaining the completion criteria specified in Table 5 of Schedule 3.

(b) In undertaking the *revegetation* and *rehabilitation* required under *condition* 11(a) of this permit, the permit holder must:

(i) rip the ground to remove soil compaction prior to *revegetating* and *rehabilitating* the area cross-hatched red in Figure 10 of Schedule 1;

(ii) ensure only *local provenance* seeds and propagating material are used;

(iii) undertake *revegetation* and *rehabilitation* activities at an *optimal time* with *native vegetation*;

(iv) undertake *weed* control activities and watering to achieve the minimum completion criteria specified in Table 5 of Schedule 3;

(v) establish at least three 10 x 10 metre quadrats within the *revegetation* and *rehabilitation* areas, in the area cross-hatched red in Figure 10 of Schedule 1;

(vi) engage an *environmental specialist* to monitor quadrats specified in *condition* 11(b)(v) annually until the completion criteria, outlined in Table 5 of Schedule 3, have been met and maintained for a minimum of two years.

(vii) if the monitoring required under *condition* 11(b)(vi) indicates that the completion criteria outlined in Table 5 of Schedule 3 have not been met, undertake remedial actions, including:

(i) deliberately *planting native vegetation* within the area cross-hatched red in Figure 10 of Schedule 1, that will result in the completion criteria specified in Table 5 of Schedule 3 being met, ensuring only *local provenance* seeds and propagating material are used;

(ii) undertake additional *weed* control activities;

(iii) continue the annual monitoring of *revegetation* and *rehabilitation* areas, in the area cross-hatched red in Figure 10 of Schedule 1, by an *environmental specialist* until the completion criteria outlined in Table 5 of Schedule 3, are met and maintained for a minimum of two years.

(c) Where an *environmental specialist* has determined that the completion criteria outlined in Table 5 of Schedule 3 have been met, that report is to be provided to the *CEO*.

(d) If the *CEO* does not agree with the determinations made by an *environmental specialist* under *condition* 11(c) of this permit, the *CEO* may require the permit holder to repeat the required actions under *condition* 11(a) and 11(b) of this permit.

12. Offset – Conservation reserve

(a) Prior to 16 August 2028, the permit holder must provide to the *CEO* evidence of the creation of a new Crown Reserve vested for the purpose of 'Conservation', with a Management Order to the City of Busselton, over the area cross-hatched red in Figure 10 of Schedule 1, within Vasse-Yallingup Siding Road Reserve (PIN 11471116), Anniebrook.

(b) In the event that the creation of a new Crown Reserve is not achieved in accordance with *condition* 12(a):

(i) the permit holder must submit a new offset proposal for the *CEO*'s approval by 16 December 2028, and

(ii) the permit holder must implement the approved offset proposal within 12 months of the date of approval by the *CEO*.

(c) In preparing an offset proposal in accordance with *condition* 12(b)(i), the permit holder must comply with the principles in the Government of Western Australia's *WA Environmental Offsets Policy* (September 2011) and have regard to the *WA Environmental Offsets Guidelines* (August 2014).

(d) If the *CEO*, having had regard to *condition* 12(c), does not approve the offset proposal submitted in accordance with *condition* 12(b)(i), the permit holder must revise and resubmit the offset proposal within 1 month of the date of the *CEO*'s decision.

PART III - RECORD KEEPING AND REPORTING

13. 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 2.

Table 2: 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 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 5; (f) actions taken to minimise the risk of the introduction and spread of *weeds* and *dieback* in accordance with condition 6; (g) actions taken to demarcate the clearing area in accordance with *condition* 7; and (h) actions taken in accordance with *condition* 8.
2.	In relation to western	(a) the time(s) and date(s) of inspection(s) for the

No.	Relevant matter	Specifications
	ringtail possum management pursuant to condition 9	presence of western ringtail possums by the *fauna specialist*; (b) a description of the inspection methodology employed by the *fauna specialist*; (c) a copy of the report provided to the *CEO* pursuant to *condition* 9(d).
3.	In relation to *planting* pursuant to condition 10	(a) the date(s) on which *planting* was undertaken; (b) the boundaries of the areas *planted*, using a Global Positioning System (GPS) unit set to GDA2020, expressing the geographical coordinates in Eastings and Northings; (c) a description of the *planting* activities undertaken, including actions taken to implement *weed* control and watering; (d) a copy of the *environmental specialist*'s monitoring report and determination, pursuant to *condition* 10(c); and (e) a description of any remedial actions undertaken pursuant to conditions 10(c), 10(d) and 10(e), where the *environmental specialist* indicated that planted trees will not survive.
4.	In relation to *rehabilitation* and *revegetation* pursuant to condition 11	(a) the date that *rehabilitation* and *revegetation* works began; (b) the boundaries of the area *rehabilitated* and *revegetated,* using a Global Positioning System (GPS) unit set to GDA2020, expressing the geographical coordinates in Eastings and Northings; (c) a description of the *rehabilitation* and *revegetation* activities undertaken, including actions taken to implement *weed* control and watering; (d) a list of the *native vegetation* species planted; (e) a description of any remediation works undertaken pursuant to *condition* 11(b)(vii); (f) the date that completion criteria were considered to be met; and (g) a copy of the *environmental specialist*'s monitoring report and determination, pursuant to *condition* 11(c).
5.	In relation to the conservation reserve pursuant to condition 12	(a) evidence of the creation of a new Crown Reserve vested for the purpose of 'Conservation', pursuant to *condition* 12.

14. 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 to be kept under *condition* 13; 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 undertaken must be provided to the *CEO* on or before 30 June 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 the permit, a written report of records required under *condition* 13, where these records have not already been provided under *condition* 14(a).

DEFINITIONS

In this permit, the terms in Table 3 have the meanings defined.

Table 3: Definitions

Term	Definition
Abba vegetation complex	described as a mixture of open forest of *Corymbia calophylla* (Marri) - *Eucalyptus marginata* (Jarrah) - *Banksia* species and woodland of *Corymbia calophylla* (Marri) with minor occurrences of *Corymbia haematoxylon* (Mountain Marri). Woodland of *Eucalyptus rudis* (Flooded Gum) - *Melaleuca* species along creeks and on flood plains.
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.
environmental specialist	means a person 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, or who is approved by the *CEO* as a suitable environmental specialist.
EP Act	*Environmental Protection Act 1986* (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

Term	Definition
	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 a valid fauna licence issued under the *Biodiversity Conservation Act 2016*.
fill	means material used to increase the ground level, or to fill a depression.
local provenance	means native vegetation seeds and propagating material from natural sources within 50 kilometres and the same Interim Biogeographic Regionalisation for Australia (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* and seeding.
planting	means the re-establishment of vegetation by creating favourable soil conditions and establishing seedlings of the desired species.
rehabilitate/ed/ion	means actively managing an area containing native vegetation in order to improve the ecological function of that 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.
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.
suitable habitat (western ringtail possum)	means habitat known to support western ringtail possums (*Pseudocheirus occidentalis*) within the known current distribution of the species, typically characterised by abundant foliage, presence of suitable nesting structures such as tree hollows, as well as high canopy cover and continuity. Known habitat includes peppermint (*Agonis flexuosa*) dominated woodlands, jarrah (*Eucalyptus marginata*) and marri (*Corymbia calophylla*) forests, riparian vegetation with a canopy of Bullich (*Eucalyptus megacarpa*) or flooded gum (*Eucalyptus rudis*), karri (*Eucalyptus diversicolor*) forests, sheoak (*Allocasuarina fraseriana*) dominated woodlands, and other stands of myrtaceous trees growing near swamps, watercourses or floodplains.
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.
western ringtail possum specialist	means a *fauna specialist* who holds a tertiary qualification specialising in environmental science or equivalent, has a minimum of two years of work experience in western ringtail possum (*Pseudocheirus occidentalis*) identification, surveys of western ringtail possums and capture and

Term	Definition
	handling of western ringtail possums, and holds a valid fauna licence issued under the *Biodiversity Conservation Act 2016*.

REFERENCES

- Accendo Australia Pty Ltd (2026) *Environmental Offset Proposal: Hairpin and Kaloorup Road, Jindong (CPS 10883)*, prepared for the City of Busselton, July 2026 (DWER Ref DWERDT1363000). Available at https://ftp.dwer.wa.gov.au/permit/10883/.
- Harewood, G. (2022) *Fauna Assessment: Hairpin Road (SLK 2.88 to 7.01)*, prepared for City of Busselton. (DWER Ref DWERDT1060816). Available at: https://ftp.dwer.wa.gov.au/permit/10883/.

END OF CONDITIONS

J Burton

Jessica Burton
MANAGER
NATIVE VEGETATION REGULATION

Officer delegated under Section 20
of the Environmental Protection Act 1986

23 July 2026

Schedule 1



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



Figure 2: Map of the boundary of the area within which clearing may occur (cross-hatched yellow)



Figure 3: Map of the boundary of the area within which clearing may occur (cross-hatched yellow)



Figure 4: Map of the boundary of the area within which clearing may occur (cross-hatched yellow)



Figure 5: Map of the boundary of the area subject to *condition* 8 (cross-hatched green)

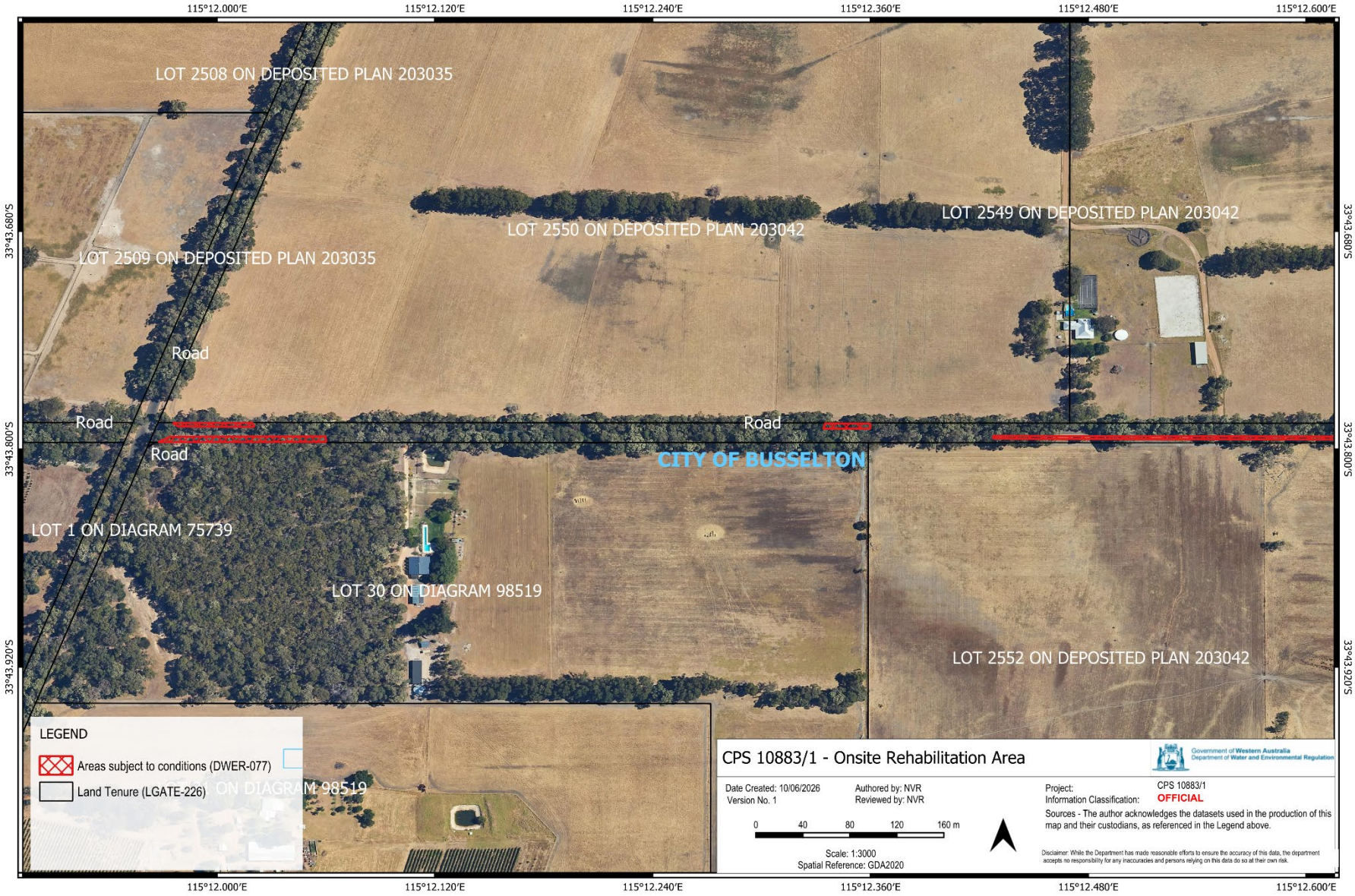


Figure 6: Map of the boundary of the area within which conditions apply (cross-hatched red)

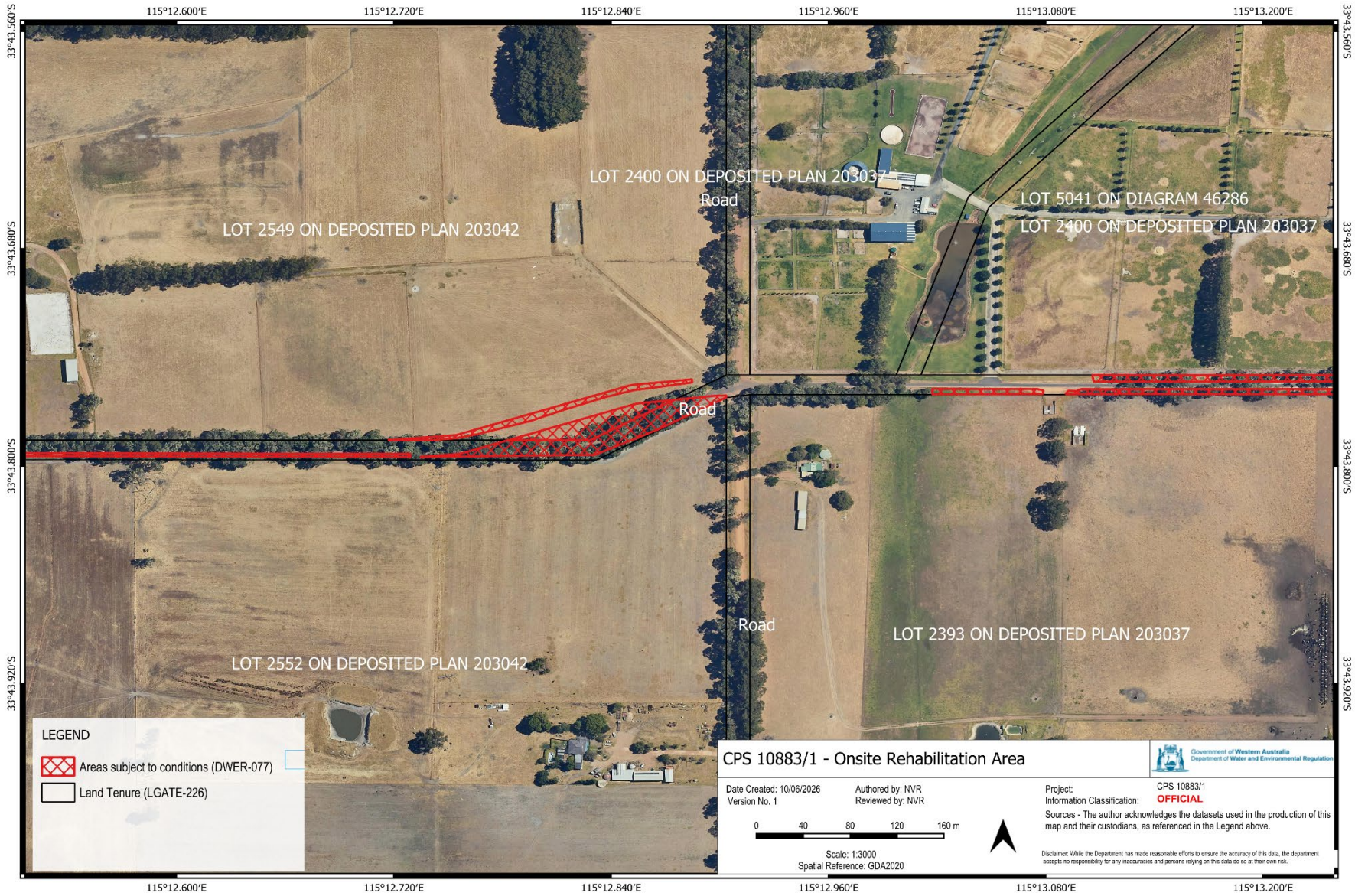


Figure 7: Map of the boundary of the area within which conditions apply (cross-hatched red)

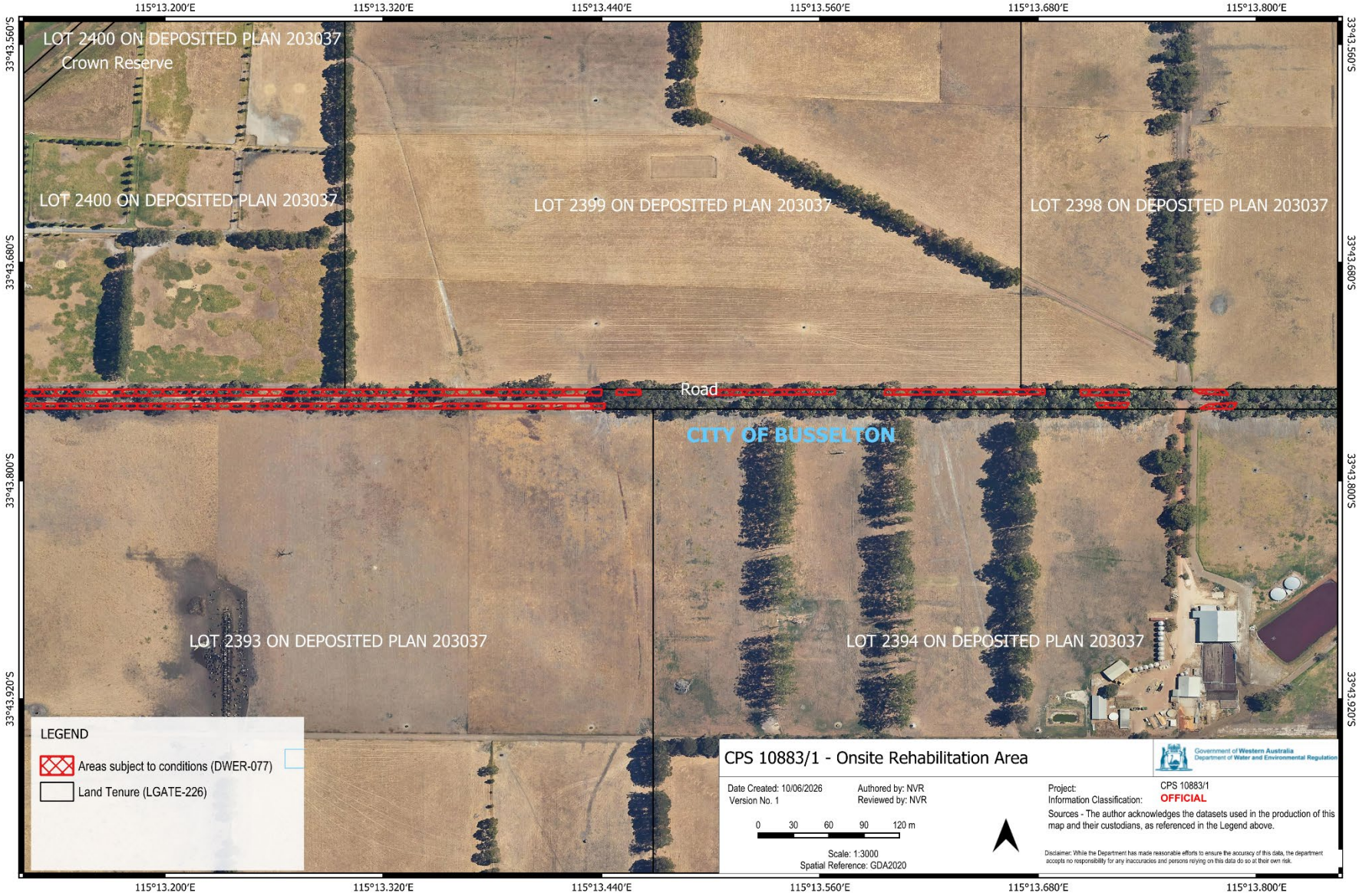


Figure 8: Map of the boundary of the area within which conditions apply (cross-hatched red)

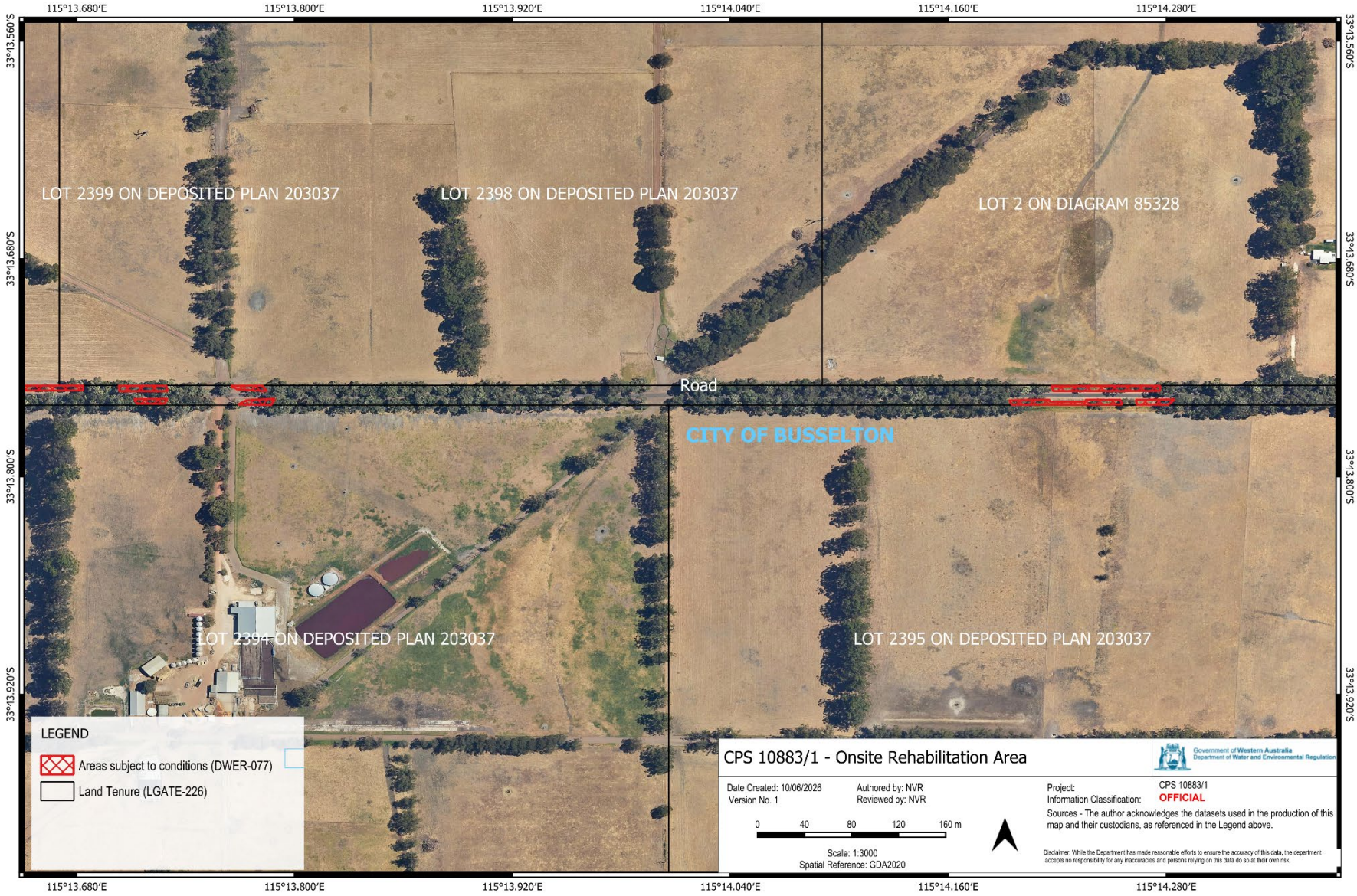


Figure 9: Map of the boundary of the area within which conditions apply (cross-hatched red)

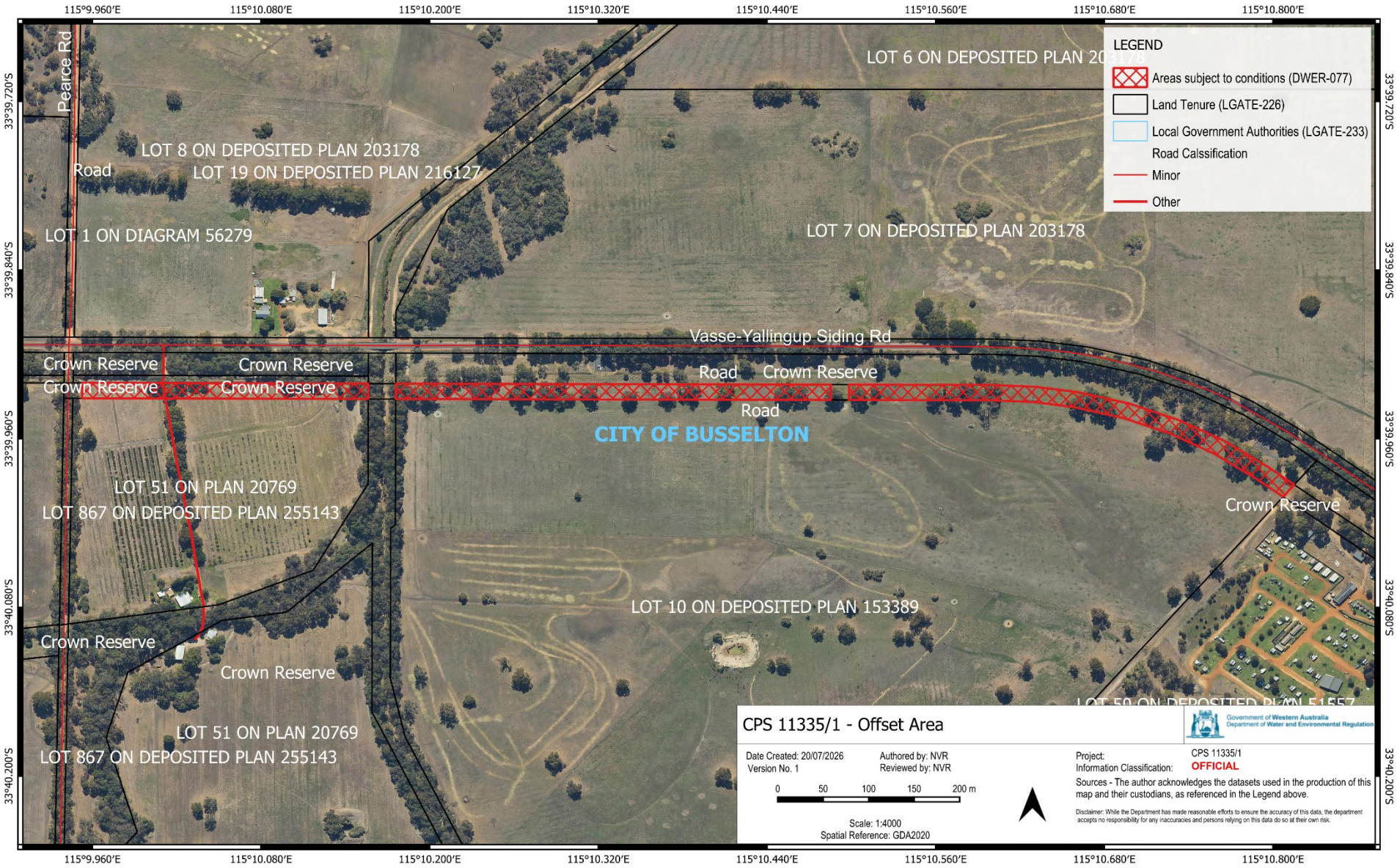


Figure 10: Map of the boundary of the area within which conditions apply (cross-hatched red)

Schedule 2

Table 4. Locations of trees to be demarcated in accordance with *condition* 7.

ID	Easting	Northing
1	337314.71	6266417.97
2	336655.62	6266465.80
3	336653.98	6266466.25
4	336651.83	6266466.78
5	336549.75	6266465.20
6	336438.33	6266460.93
7	336364.07	6266460.31
8	335887.55	6266453.76
9	335825.49	6266456.79
10	335826.09	6266452.96
11	335646.44	6266453.90
13	335176.89	6266437.64
14	335029.77	6266438.22
15	334786.08	6266440.70
16	334615.14	6266427.77
17	334428.65	6266372.28
18	334424.82	6266371.68
19	334424.76	6266369.72
20	334422.67	6266370.82
21	334419.79	6266370.37
22	334414.62	6266370.15
23	334412.40	6266368.47
24	334412.56	6266370.36
25	334411.28	6266370.37
26	334411.26	6266369.26
27	334411.01	6266371.42
28	334407.52	6266368.80
29	334399.47	6266367.49
30	334393.54	6266367.98
31	334393.47	6266368.07
32	334390.78	6266370.89
33	334391.04	6266369.54
35	334391.67	6266367.33
36	334382.21	6266366.73
37	334380.06	6266368.51
38	334379.42	6266369.47
39	334375.35	6266368.15
40	334372.47	6266368.38
41	334366.94	6266367.00
42	334364.95	6266367.67
43	334363.45	6266368.70
44	334359.98	6266368.91
45	334355.20	6266369.37
46	334345.07	6266366.77
47	334348.54	6266367.95

48	334339.56	6266366.71
49	334337.60	6266358.74
50	334337.63	6266358.76
51	334269.37	6266357.65
52	333921.48	6266352.97
53	333900.50	6266352.06
54	333879.27	6266357.74
55	333863.22	6266356.52
56	333854.95	6266356.68
57	333845.80	6266357.58
58	333828.33	6266357.27
59	333831.08	6266357.11
60	333804.00	6266355.05
61	333785.08	6266347.47
62	333782.45	6266347.56
63	333771.36	6266347.69
64	333770.90	6266347.56
65	333767.02	6266347.73
66	333752.39	6266347.06
67	333745.39	6266346.75
68	333741.32	6266347.25
69	333738.78	6266346.94
70	333738.35	6266347.21
71	333736.99	6266346.59
72	333730.84	6266347.29
73	333729.48	6266347.26
74	333728.13	6266347.56
75	333726.44	6266346.86
76	333726.26	6266346.80
77	333724.39	6266347.42
78	333710.25	6266347.07
79	333708.94	6266347.22
80	333704.97	6266346.59
81	333693.53	6266346.44
82	333690.64	6266346.77
83	333677.24	6266345.50
84	333651.61	6266345.65
85	333647.36	6266345.84
86	333626.57	6266345.14
87	333609.47	6266345.51

Schedule 3

Table 5: Completion criteria for the *rehabilitation* and *revegetation* within the areas cross-hatched red in Figure 10 of Schedule 1 as referred to under condition 11 of this permit.

Characteristic	Completion criteria	Monitoring
Species richness	Species richness of eight or more species of *native vegetation* per 100 square metres, with species that are representative of the *Abba vegetation complex*, in the areas required for *revegetation* and *rehabilitation* under *condition* 11.	Annual monitoring by an *environmental specialist*, of species richness within the three monitoring quadrats required by *condition* 11(b)(v-vi). Completion criteria must be met and maintained for two years.
Survival rate	A survival rate of at least 70 per cent of new plantings in the areas required for *revegetation* and *rehabilitation* under *condition* 11.	Annual monitoring by an *environmental specialist*, of survival rate, including a count of stems of extant plantings, within the three monitoring quadrats required by *condition* 11(b)(v-vi). Completion criteria must be met and maintained for two years.
Vegetation condition	Targeted vegetation condition in Good (Keighery, 1994), or better condition in the areas required for *revegetation* and *rehabilitation* under *condition* 11.	Annual monitoring by an *environmental specialist*, of vegetation condition within the three monitoring quadrats required by *condition* 11(b)(v-vi). Completion criteria must be met and maintained for two years.
Vegetation cover	<20% bare ground assessed as vegetation cover in the areas required for *revegetation* and *rehabilitation* under condition 11.	Annual monitoring by an *environmental specialist*, of vegetation cover within the three monitoring quadrats required by *condition* 11(b)(v-vi). Completion criteria must be met and maintained for two years.
Weed cover	No declared *weeds* within the areas required for *revegetation* and *rehabilitation* under *condition* 11. *Weed* cover of less than 10% of total species abundance on site in the areas required for *revegetation* and *rehabilitation* under *condition* 11.	Annual monitoring, during Autumn and Spring, by an *environmental specialist*, of weed cover within the three monitoring quadrats required by *condition* 11(b)(v-vi). Completion criteria must be met and maintained for two years.