GOVERNMENT OF
WESTERN AUSTRALIA

CLEARING PERMIT

Granted under section 51E of the Environmental Protection Act 1986

Purpose Permit number:	CPS 11204/1
Permit Holder:	Co-Operative Bulk Handling Limited
Duration of Permit:	From 15 August 2026 to 15 August 2038

ADVICE NOTE

Offset- Revegetation and Conservation Covenant

The *revegetation* referred to in condition 12 of this permit is to facilitate the *revegetation* and *rehabilitation* of a total of 5.20 hectares of *native vegetation.* A total of 4.67 hectares of this area is to be conserved under a conservation covenant within Lot 127 on Deposited Plan 425196, Ballidu, as referred to in condition 13. The area to be *revegetated* comprises of habitat for the Critically Endangered *Grevillea dryandroides* subsp. *dryandroides,* contains foraging habitat for Carnaby's cockatoo (*Zanda latirostris*), contains native vegetation that is representative of the highly cleared Beard Vegetation Association (BVA) 1024, and is considered to be a significant remnant within an extensively cleared landscape.

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 railway construction.

2. Land on which clearing is to be done

Lot 127 on Deposited Plan 428813, Ballidu

Railway Reserve (PIN 1051835), Ballidu

Railway Reserve (PIN 992466), Ballidu

3. Clearing authorised

The permit holder must not clear more than 2.16 hectares of *native vegetation* within the area 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 15 August 2031.

5. Clearing not authorised

The permit holder must not undertake any clearing activities within the area cross hatched red in Figure 2, Figure 3, Figure 4 and Figure 5 of Schedule 1.

PART II – MANAGEMENT CONDITIONS

6. 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.

7. 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.

8. Fauna management- Directional clearing

The permit holder must:

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

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

9. Flora management- *Grevillea dryandroides* subsp. *dryandroides*

(a) Prior to undertaking any clearing authorised under this permit, the permit holder must:

(i) clearly demarcate the boundaries of the areas authorised to be cleared under this permit using a Global Positioning System (GPS) unit set to Geocentric Datum Australia 2020 (GDA2020), expressing the geographical coordinates in the form of a map/figure, and providing a shapefile of the recorded GPS units; and

(ii) demarcate the location of recorded *Grevillea dryandroides* subsp. *dryandroides* that occur within 50 metres of the area authorised to be cleared under this permit, at the following locations:

Location	Latitude	Longitude
1.	30.61284° S	116.77501° E
2.	30.60749° S	116.77647° E

(b) The permit holder must ensure that no clearing of *Grevillea dryandroides* subsp. *dryandroides* at the locations listed under condition 9(a) occurs.

(c) When undertaking any clearing authorised under this permit, the permit holder must:

(i) ensure that measures are implemented that are sufficient to prevent physical disturbance, vehicle access, and unauthorised entry within the areas cross-hatched red in Figure 2 and Figure 3 of Schedule 1, for the duration of clearing activities authorised under this permit;

(ii) ensure that measures are implemented to minimise the risk of indirect impacts, including altered drainage, erosion or dust, within the areas cross-hatched red in Figure 2 and Figure 3 of Schedule 1 for the duration of clearing activities authorised under this permit; and

(iii) must ensure *weed* control management is undertaken annually within the areas cross-hatched red in Figure 2 and Figure 3 of Schedule 1 for the duration of construction.

10. Flora Management – *Priority flora*

(a) Prior to undertaking any clearing authorised under this permit, the permit holder must demarcate the location of *recorded Priority flora*, including *Acacia scalena* (P2) and *Acacia lirellata* subsp. *compressa* (P3), that occur within 20 metres of the area authorised to be cleared under this permit.

(b) The permit holder must ensure that no clearing of *recorded Priority flora* occur.

11. Fauna management- *Idiosoma nigrum* and *Idiosoma castellum*

(a) Prior to undertaking any clearing authorised under this permit, the permit holder must demarcate the location of *recorded active burrows* of the shield-backed trapdoor spider (*Idiosoma nigrum*) and tree-stem trapdoor spider (*Idiosoma castellum*) recorded within 50 metres of the area authorised to be cleared under this permit.

(b) The permit holder must ensure that no clearing of *recorded active burrows* occur.

(c) When undertaking any clearing authorised under this permit, the permit holder must:

(i) ensure that measures are implemented that are sufficient to prevent physical disturbance, vehicle access, and unauthorised entry within the area cross-hatched red in Figure 4 and Figure 5 of Schedule 1, for the duration of the clearing activities authorised under this permit; and

(ii) ensure that measures are implemented to minimise the risk of indirect impacts, including introduction of *weeds,* altered drainage, erosion or dust, within the area cross-hatched red in Figure 4 and Figure 5 of Schedule 1, for the duration of the clearing activities authorised under this permit.

12. *Revegetation* and *rehabilitation* – Mitigation and Offset

Within 24 months of the commencement of clearing and no later than 15 August 2028, at an *optimal time*, the permit holder must implement and adhere to the *Restoration Management Plan*, including but not limited to the following actions:

(a) commence *revegetation* and *rehabilitation* of the combined areas cross hatched red on Figure 6 of Schedule 1 by way of:

(i) deliberately *planting native vegetation* that will result in species composition, structure and density that align with the completion criteria detailed in Table 3 of Schedule 2; and

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

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

(c) undertake *weed* control activities annually, for five years or until the completion criteria in Table 3 of Schedule 2 have been met.

(d) achieve the completion criteria specified in Table 3 of Schedule 2, within 10 years of *revegetation* and *rehabilitation* commencing;

(e) establish no less than four 10 x 10 metre quadrat monitoring sites within the *revegetated* area;

(f) engage an *environmental specialist* to undertake monitoring in accordance with monitoring schedule detailed in Table 3 of Schedule 2 within the quadrats specified in condition 12(e) until the completion criteria detailed in Table 3 of Schedule 2 are met; and

(g) undertake *remedial actions* where monitoring undertaken in accordance with condition 12(f) indicated that *revegetation* has not met the completion criteria detailed in Table 3 of Schedule 2, including:

(i) repeating the *revegetation and rehabilitation* actions required under conditions 12(a), 12(b) and 12(c);

(ii) annual monitoring of the *revegetated* areas by an *environmental specialist*, until the completion criteria detailed in Table 3 of Schedule 2 are met; and

(iii) where an *environmental specialist* has been determined that the completion criteria detailed in Table 3 of Schedule 2 have been met, the determination must be submitted to the *CEO* within three months of the determination being made by the *environmental specialist.*

13. Offset- Conservation covenant

Within 18 months of the commencement of clearing authorised under this permit, and no later than 15 February 2028, the permit holder must provide a conservation covenant under Section 30B of the *Soil and Conservation Act 1945* for the combined areas cross hatched red in Figure 7 of Schedule 1, 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 Fire 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 grazing 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 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 executed.

PART III - RECORD KEEPING AND REPORTING

14. 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 Geocentric Datum Australia 2020 (GDA2020), expressing the geographical coordinates in the form of a map/figure, and providing a shapefile of the recorded GPS units; (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 6; (f) actions taken to minimise the risk of the introduction and spread of *weeds* in accordance with condition 7, (g) the direction(s) clearing was undertaken in accordance with condition 8
2.	In relation to flora management pursuant to condition 9 and 10.	(a) the name and location of each r*ecorded priority flora* and location of *Grevillea dryandroides* subsp. *dryandroides* , recorded using a Global Positioning System (GPS) unit set to Geocentric Datum Australia 2020 (GDA2020), expressing the geographical coordinates in the form of a map/figure, and providing a shapefile of the recorded GPS units; (b) actions taken to demarcate each *recorded Priority flora, Grevillea dryandroides* subsp. *dryandroides* and relevant buffers; and (c) actions taken to prevent physical disturbance, access and management of indirect risks such as dust, erosion, weeds and altered drainage, within the 50-metre buffer of *Grevillea dryandroides* subsp. *dryandroides* during clearing activities.
3.	In relation to fauna management pursuant to condition 11.	(a) the location of each *recorded active burrow*, recorded using a Global Positioning System (GPS) unit set to

No.	Relevant matter	Specifications
		Geocentric Datum Australia 2020 (GDA2020), expressing the geographical coordinates in the form of a map/figure, and providing a shapefile of the recorded GPS units; (b) actions taken to demarcate each *recorded active burrow* and their relevant buffers; and (c) actions taken to prevent physical disturbance, access and management of indirect risks such as dust, erosion, weeds and altered drainage, within the 50-metre buffer to *recorded active burrows*, during clearing activities.
4.	In relation to *revegetation* and *rehabilitation* management pursuant to condition 12.	(a) description of the *revegetation* and *rehabilitation* activities undertaken; (b) the size of the areas *revegetated* in hectares; (c) the date that *revegetation* and *rehabilitation* works began; (d) any remediation works undertaken; (e) a copy of *environmental specialist* monitoring reports; and (f) the date the completion criteria are considered to be met.
5.	In relation to offset pursuant to condition 13.	(a) a copy of the relevant conservation covenant under section 30B of the *Soil and Land Conservation Act 1945*.

15. 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 14 of this permit; and

(ii) concerning 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 was undertaken between 1 January and 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 May 2038, the permit holder must provide to the *CEO* a written report of records required under condition 14 of this Permit where these records have not already been provided under condition 15(a) of this Permit.

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 *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.
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.
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.
EP Act	*Environmental Protection Act 1986* (WA)
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 this 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.
local provenance	means native vegetation seeds and propagating material from natural sources within 100 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.
optimum time	means the optimal time for undertaking direct seeding and planting for that region
plant/ed/ing	means the re-establishment of vegetation by creating soil conditions and planting seedlings of the desired species.
recorded active burrow(s)	means recorded spider burrows that are likely to be occupied by the shield-backed trapdoor spider (*Idiosoma nigrum)* and the tree-stem trapdoor spider (*Idiosoma castellum);* within 50 meters of the areas cross-hatched yellow in Figure 4 and Figure 5 of Schedule 1 during the following survey: Bamford Consulting Ecologists M.J, A.R (2024) *CBH Ballidu, Level 1 Fauna Assessment, Black Cockatoo and Targeted Trapdoor Spider Assessment*.
remedial action/s	means, for the purpose of this permit, any activity that is required to ensure successful re-establishment of understory to the composition, structure and density identified in the completion criteria shown in Table 3 of Schedule 2, and may include a combination of soil treatments and revegetation.
revegetate/ed/ing/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.
Restoration	means the revegetation plan developed by the permit holder in

Term	Definition
Management Plan	accordance with condition 12 of this permit '*Restoration Management Plan, Ballidu Revegetation and Rehabilitation Site' Version 3, 28 May 2026 - prepared* by the Co-operative Bulk Handling Limited (CBH).
Priority flora	means those plant taxa described as priority flora classes 1, 2, 3, or 4 in the Department of Biodiversity, Conservation and Attractions Threatened and Priority Flora List for Western Australia (as amended from time to time).
recorded Priority flora	means recorded populations of *Priority flora* species recorded outside of, but within 20 meters of the area cross-hatched yellow in Figure 1 of Schedule 1 during the following survey: - AECOM Australia Pty Ltd (2023) *Ballidu- Flora and Vegetation Assessment.*
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



Sasha Pendal
DEPUTY DIRECTOR GENERAL APPROVALS

Officer delegated under Section 20
Of the Environmental Protection Act 1986

22 July 2026

Schedule 1

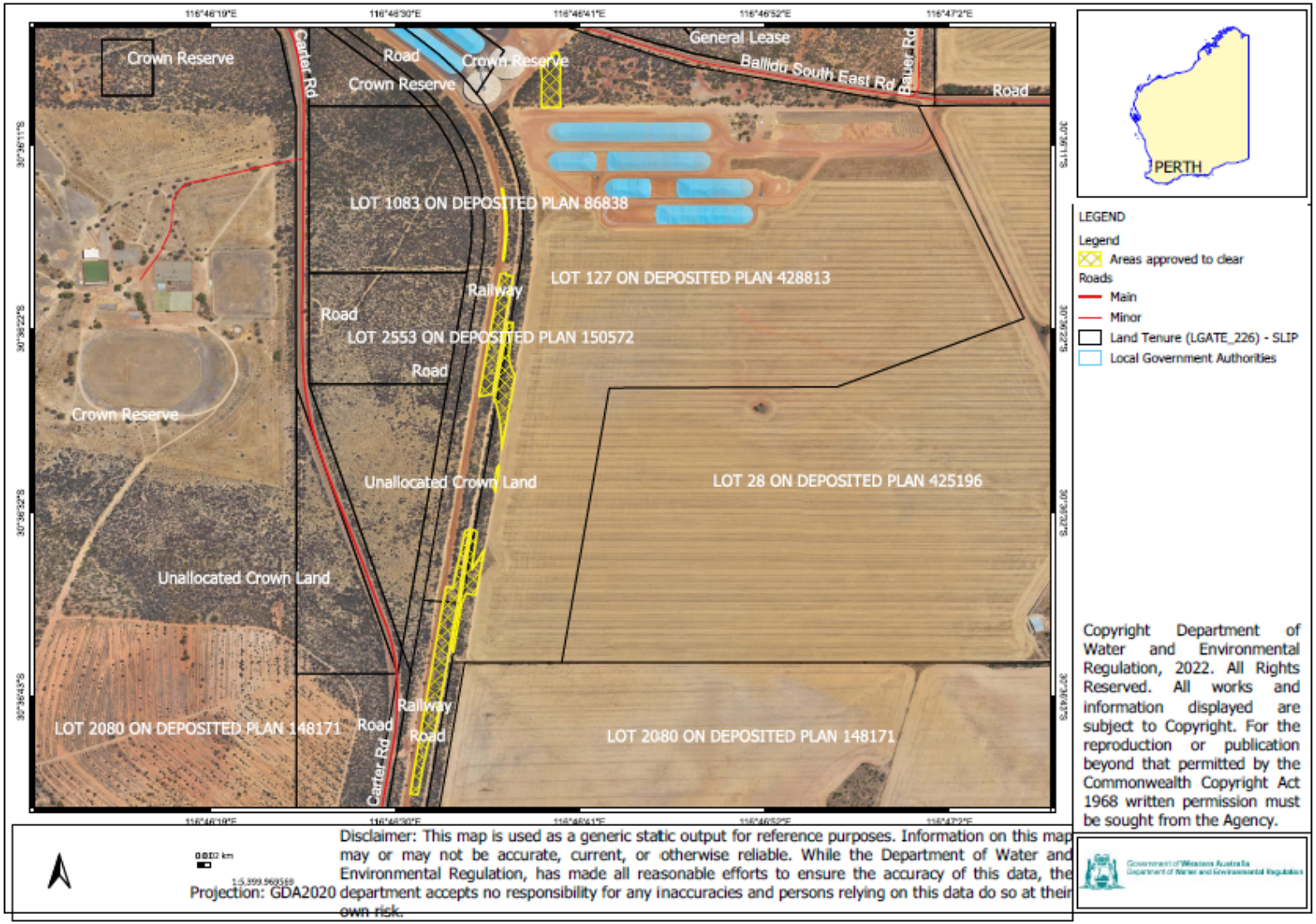


Figure 1: Map of the boundary of the area within which clearing may occur

The boundary of the areas subject to flora management pursuant to condition 9 of this permit are shown in the maps below (Figure 2 and Figure 3).

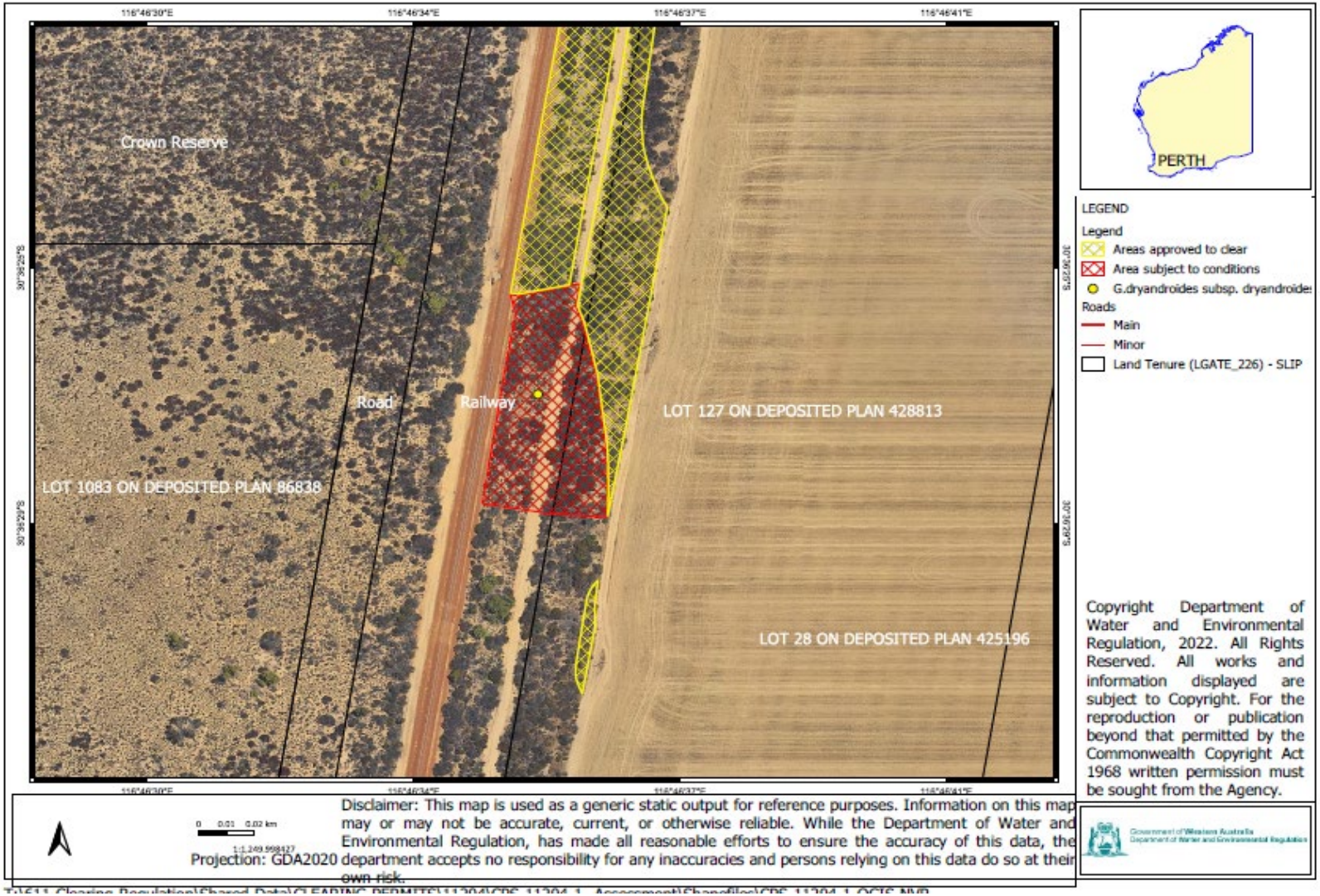


Figure 2: Map of the boundary of the area subject to flora management (*Grevillea dryandroides* subsp. *dryandroides)* in accordance with condition 9 of this permit.

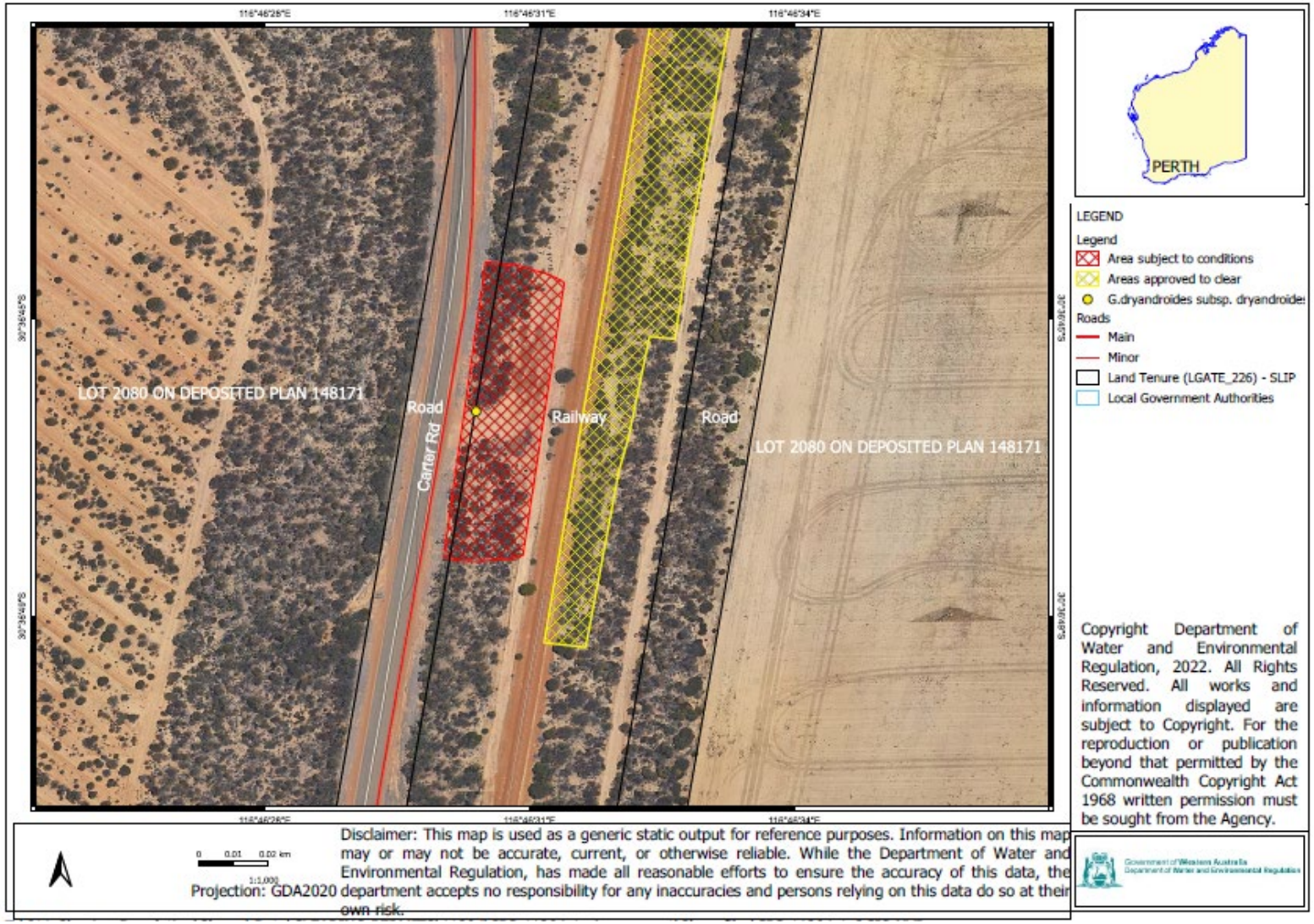


Figure 3: Map of the boundary of the southern area subject to flora management (*Grevillea dryandroides* subsp. *dryandroides)* in accordance with condition 9 of this permit.

The boundary of the areas subject to fauna management pursuant to condition 11 of this permit is shown in the maps below (Figure 4 and 5).

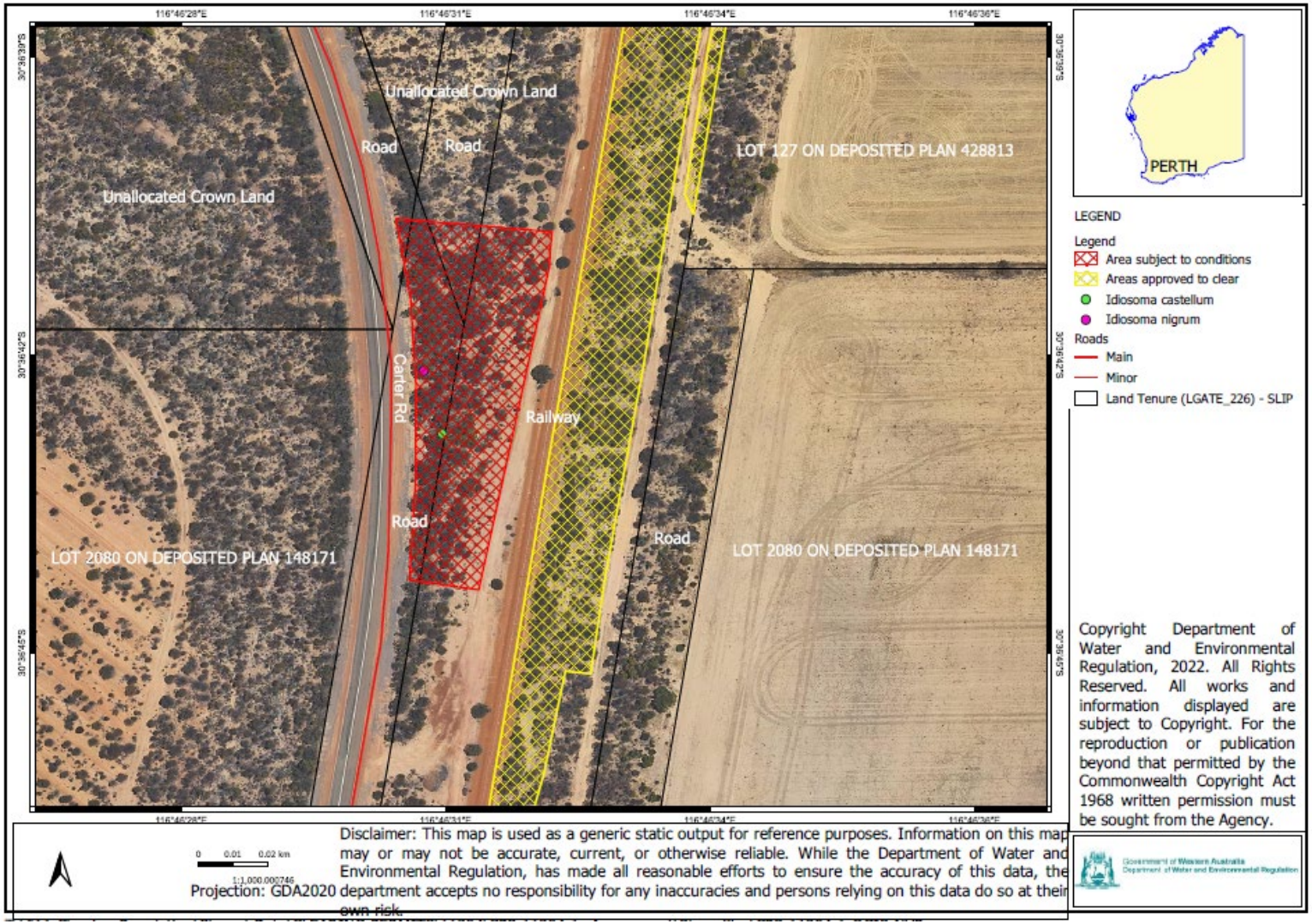


Figure 4: Map of the boundary of the area subject to fauna management in accordance with condition 11 of this permit.

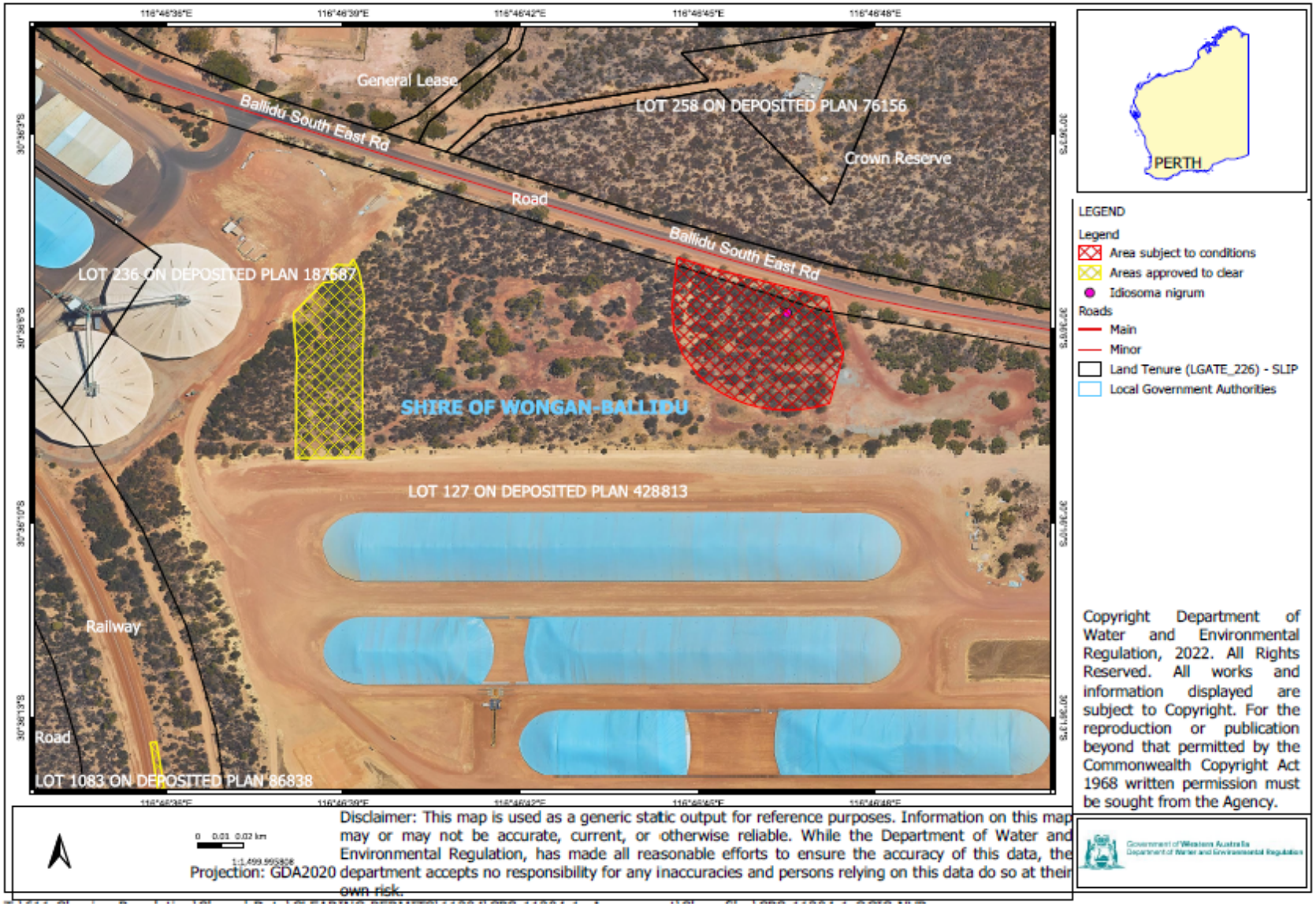


Figure 5: Map of the boundary of the area subject to fauna management in accordance with condition 11 of this permit.

The boundary of the areas subject to *revegetation* and *rehabilitation* pursuant to condition 12 of this permit is shown in the map below (Figure 6).

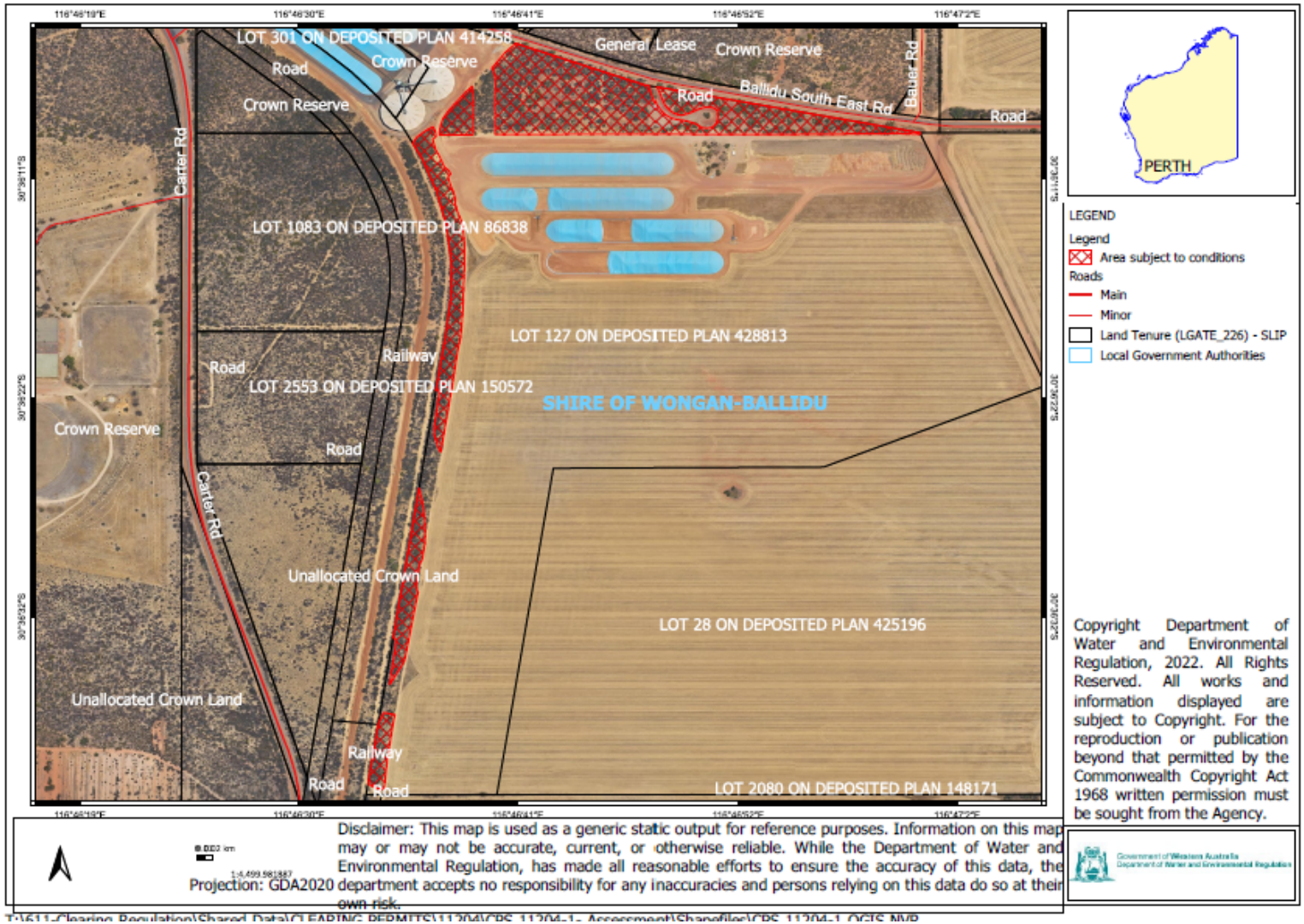


Figure 6: Map of the boundary of the areas subject to revegetation and rehabilitation in accordance with condition 12 of this permit.

The boundary of the offset area subject to condition 13 of this permit is shown in the map below (Figure 7).

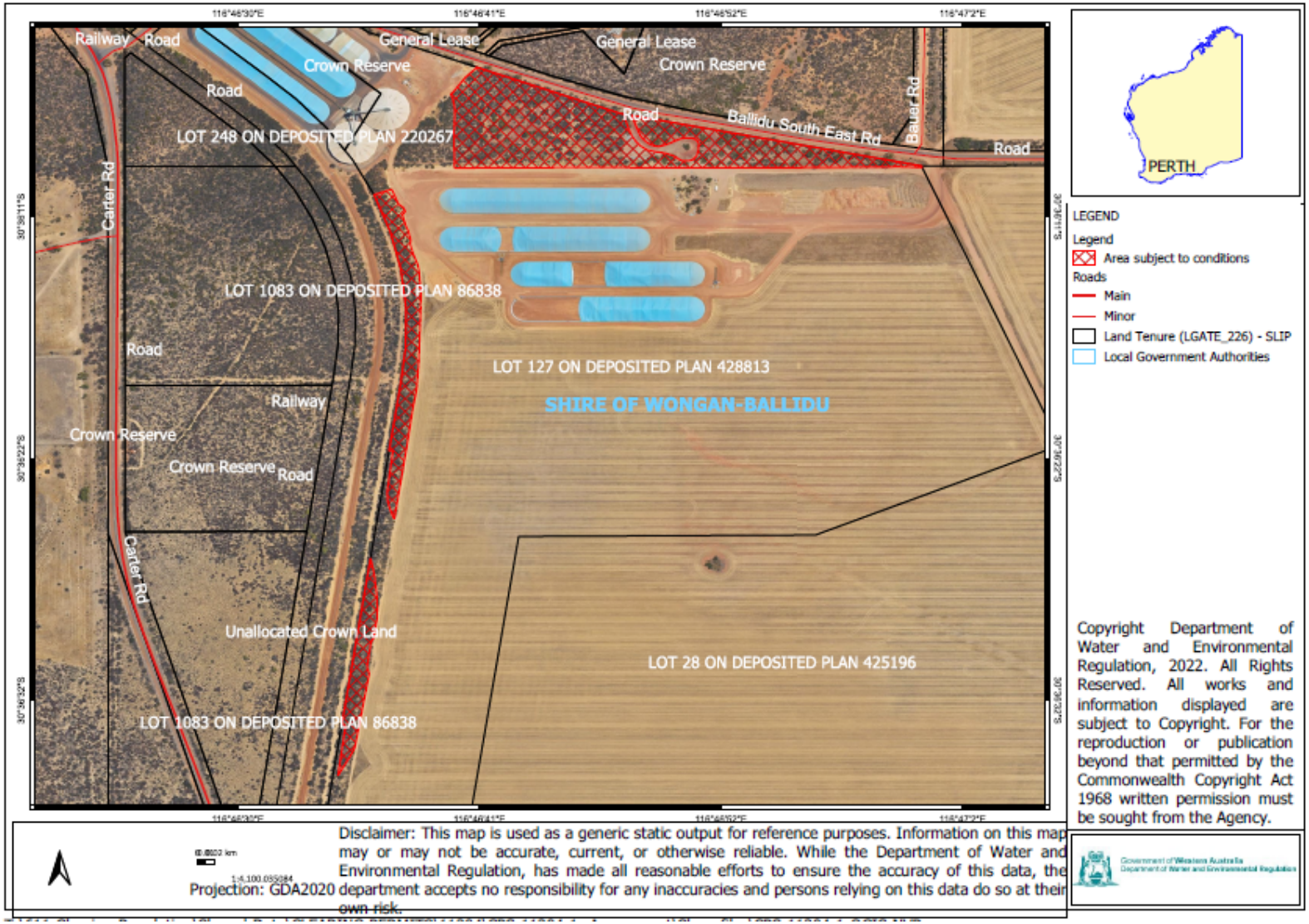


Figure 7: Map of the boundary of the offset area pursuant to condition 13 of this permit.

Schedule 2

Revegetation Completion Criteria

Table 3. Completing criteria for the *revegetation* within the areas cross hatched red in Figure 5 of Schedule 1.

Criterion	Completion Target	Completion Criteria	Monitoring
Vegetation structure and plant density	The vegetation in revegetated areas will have similar structure, plant density/cover and species richness to relevant baseline data*.	Average plant densities (stems/m2) for dominant trees, shrubs, and understorey species, are at least 40% with target being 60% for plant densities, recorded from reference sites*.	Baseline data (pre-disturbance survey) to establish species' density criteria. Annually in spring by an environmental specialist until completion criterion has been met and maintained for two years. Monitoring event proposed at 1, 2, 3, 5, 7 and 10 years after the planting.
Species richness/diversity		At least 60% with target being 80% of the species in the respective species list for each domain (consisting of the Shrubland Areas and the Woodland Areas).	
Weeds	No high impact weeds No weeds of National significance	No weeds present that are listed as Priority Alert, High Impact or Rapid invasiveness on the DBCA Wheatbelt Region Impact and Invasiveness Ratings list as updated from time to time	Annually in spring by an *environmental specialist* until completion criterion has been met and maintained for two years. Monitoring event proposed at 1, 2, 3, 5, 7 and 10 years after the planting.

Criterion	Completion Target	Completion Criteria	Monitoring
Weed density/cover	Weed cover is no greater than baseline data*	For each management zone, weed cover shall be no greater than the baseline data*.	Annually in spring by an *environmental specialist* until completion criterion has been met and maintained for two years. Monitoring event proposed at 1, 2, 3, 5, 7 and 10 years after the planting.
Bare ground	No more than 5 per cent greater than the baseline data* for each management zone.	No more than 70 per cent bare ground.	Annually in summer by an *environmental specialist* until completion criteria has been met and maintained for two years.
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 in spring by an *environmental specialist*.
Vegetation condition** –	Vegetation is self-sustaining (i.e., evidence of plant maturity, flowering and seed set observed).	Areas that are cleared, in Completely Degraded or Degraded condition to reach Good or better condition. Areas that are in Good condition to reach Very Good or better condition.	Annually in spring by an *environmental specialist* until completion criterion has been met and maintained for two years. Monitoring event proposed at 1, 2, 3, 5, 7 and 10 years after the planting.

*Reference sites and baseline data: CBH have used the species list from the AECOM (2023) survey sites Quadrat 3 and Relevé 10 for shrubland areas and Relevé 11 for the woodland areas in Very Good (Keighery, 1994) condition or better.

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