GOVERNMENT OF
WESTERN AUSTRALIA

CLEARING PERMIT

Granted under section 51E of the Environmental Protection Act 1986

Purpose Permit number:	CPS 11514/1
Permit Holder:	FMR Investments Pty Ltd
Duration of Permit:	From 20 November 2026 to 20 November 2031

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 constructing a tailings storage facility, borrow pit and associated infrastructure.

2. Land on which clearing is to be done

Lot 102 on Deposited Plan 40393, Coolgardie

3. Clearing authorised

The permit holder must not clear more than 20 hectares of *native vegetation* within the area cross-hatched yellow in Figure 1 of Schedule 1.

PART II – MANAGEMENT CONDITIONS

4. 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.

5. 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.

6. Directional clearing

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

7. Wind erosion management

The permit holder must commence the facility construction activities no later than three (3) months after undertaking the authorised clearing, to reduce the potential for wind erosion.

8. Demarcate clearing area

Prior to undertaking any *clearing* authorised under this permit, the permit holder must clearly demarcate the boundaries of the area authorised to be cleared under this permit to prevent inadvertent removal of *native vegetation* outside the authorised clearing area. The boundary must remain clearly identifiable for the duration of the *clearing* activities.

PART III - RECORD KEEPING AND REPORTING

9. 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 Eastings and Northings; (c) the date that the area was cleared; (d) the direction of the clearing (e) the size of the area cleared (in hectares); and

No.	Relevant matter	Specifications
		(f) actions taken to avoid, minimise, and reduce the impacts and extent of clearing in accordance with condition 4; and (g) actions taken to minimise the risk of the introduction and spread of *weeds* in accordance with condition 5. (h) actions undertaken in accordance with condition 6, 7 and 8.

10. Reporting

The permit holder must provide to the *CEO* the records required under condition 9 of this permit when requested by the *CEO*.

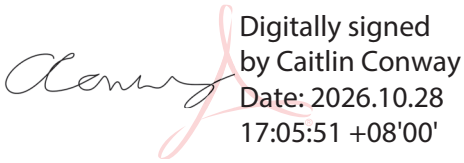
DEFINITIONS

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

Table 2: Definitions

Term	Definition
CEO	Chief Executive Officer of the department responsible for the administration of the clearing provisions under the *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.
EP Act	*Environmental Protection Act 1986* (WA)
fill	means material used to increase the ground level, or to fill a depression.
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 *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



CAITLIN CONWAY
MANAGER
NATIVE VEGETATION REGULATION

Officer delegated under Section 20
of the Environmental Protection Act 1986

28 October 2026

Schedule 1

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

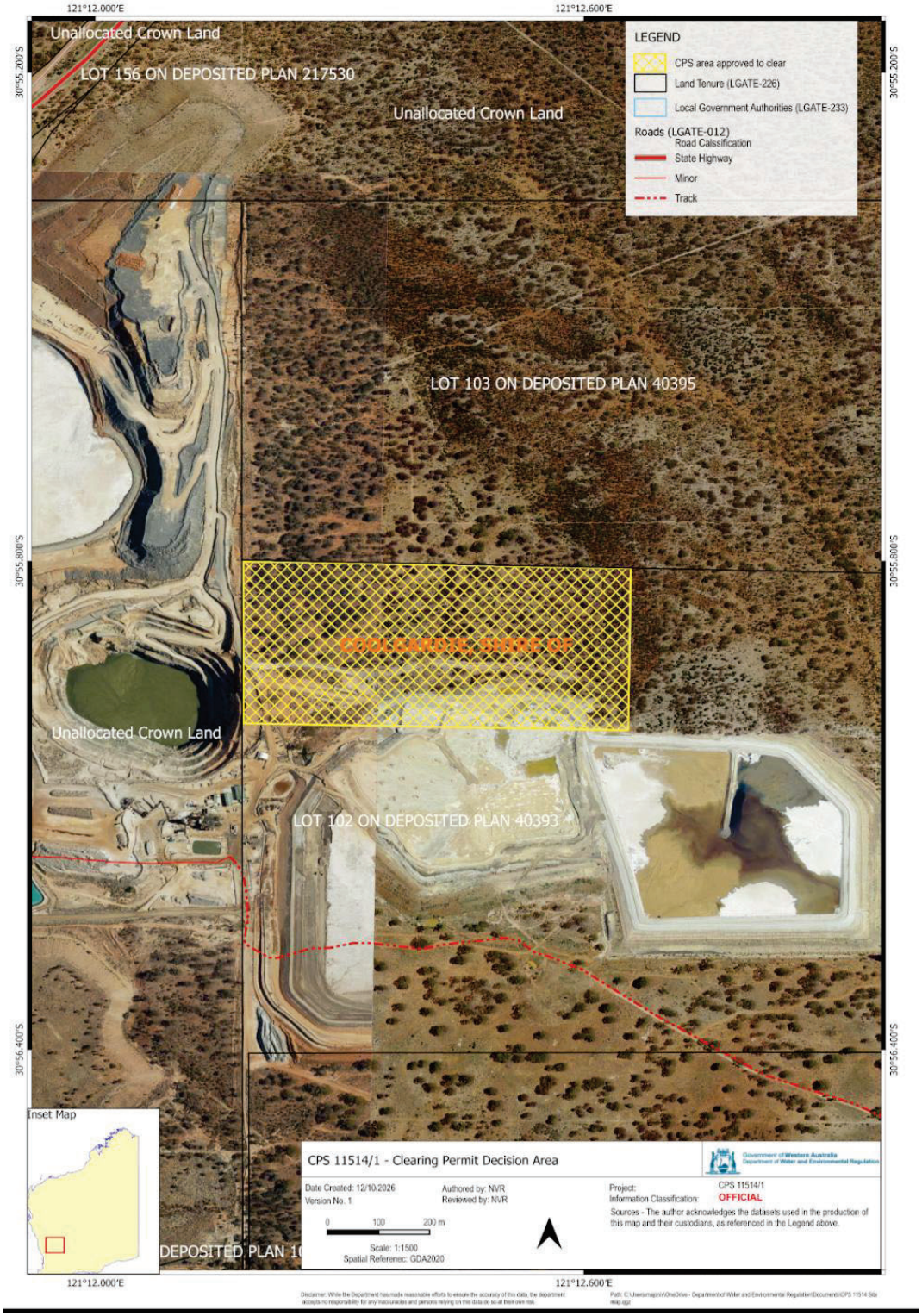


Figure 1: Map of the boundary of the area within which clearing may occur

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 11514/1
Permit type:	Purpose permit
Applicant name:	FMR Investments Pty Ltd
Application received:	08 April 2026
Application area:	20 ha of native vegetation
Purpose of clearing:	Tailings Storage Facility (TSF), Borrow Pit and/or associated infrastructure
Method of clearing:	Mechanical removal
Property:	Lot 102 on Plan 40393, Coolgardie
Location (LGA area/s):	Shire of Coolgardie
Localities (suburb/s):	Kambalda

1.2. Description of clearing activities

The application area is 20 hectares of native vegetation within a 28 hectare footprint within Lot 102 on Deposited Plan 40393, Coolgardie for the purpose of expanding a single cell greenfields tailings storage facility (TSF), borrow pit and associated infrastructure.

1.3. Decision on application

Decision:	Granted
Decision date:	28 October 2026
Decision area:	20 hectares of native vegetation as depicted in Section 1.5, below.

1.4. Reasons for decision

This clearing permit 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 (the Department) advertised the application for 21 days and no submissions were received.

In making this decision, the Delegated Officer had regard for:

- the site characteristics (see Appendix C),
- relevant datasets (see Appendix F),
- the findings of reconnaissance Flora/Vegetation Survey & Basic Fauna Survey (Botanica, 2022),
- the clearing principles set out in Schedule 5 of the EP Act (see Appendix D),
- relevant planning instruments and any other matters considered relevant to the assessment (see Section 3).

The assessment identified the proposed clearing will result in:

- potential impacts to conservation signifciant flora species *Eremophila caerulea* subsp. *merrallii, Eremophila praecox* and *Phlegmatospermum eremaeum* that could not be ruled out through survey efforts;
- potential habitat for two conservation significant fauna species , the *Leipoa ocellata* (malleefowl) and *Ogyris subterrestris petrina* (arid bronze azure butterfly), although impacts to these sepcies are unlikely to be significant;
- the potential introduction and spread of weeds into adjacent vegetation, which could impact on the quality of the adjacent vegetation and its values;
- the potential for fauna individuals to be present at the time of clearing; and
- potential land degradation in the form of erosion.

In considering the above as well as the applicant's minimisation and mitigation measures (see Section 3.1), the Delegated Officer considered that the proposed clearing is not likely to lead to an unacceptable risk to environmental values, subject to conditions to:

- avoid, minimise and reduce the impacts and extent of clearing
- take hygiene steps to minimise the risk of the introduction and spread of weeds
- undertake slow, progressive one directional clearing to allow terrestrial fauna to move into adjacent vegetation ahead of the clearing activity
- commence construction no later than three months after clearing to reduce the potential for erosion.

1.5. Site map

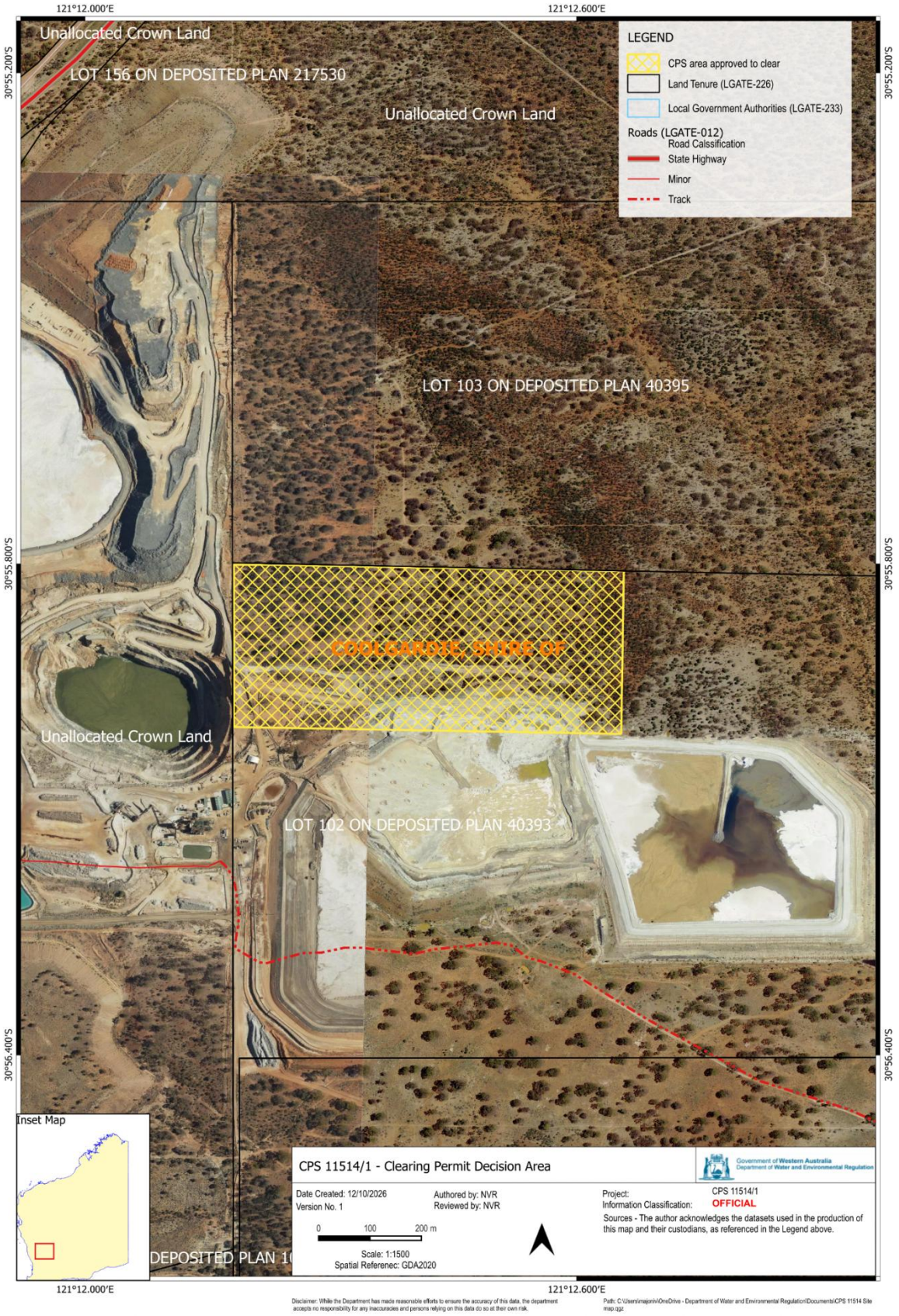


Figure 1. Map of the application area. The area crosshatched yellow indicates the area authorised to be cleared under the granted clearing permit.

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.

Other legislation of relevance for this assessment include:

- *Biodiversity Conservation Act 2016* (WA) (BC Act)
- *Conservation and Land Management Act 1984* (WA) (CALM Act)
- *Environment Protection and Biodiversity Conservation Act 1999* (Cth) (EPBC Act)

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)
- Technical guidance – *Flora and Vegetation Surveys for Environmental Impact Assessment* (EPA, 2016)
- Technical guidance – *Terrestrial Fauna Surveys for Environmental Impact Assessment* (EPA, 2016)

3 Detailed assessment of application

3.1. Avoidance and mitigation measures

The following evidence submitted by the applicant demonstrates their consideration of measures to avoid and mitigate the impacts of clearing (FMR Investments Pty Ltd, 2026c):

- Avoidance measures:
    - A feasibility study of long-term tailings disposal options including combining the existing greenfields TSFs into a single cell facility and/or construction of a new TSF. The expanded single cell greenfields TSF was the preferred option for many reasons including that it utilised the existing 109ha TSF disturbance footprint.
    - FMR currently use existing cleared or previously disturbance areas for topsoil stockpiles, TSF infrastructure laydown areas, construction contractor laydown / office areas and waste rock capping material storage. However, these will all require relocation as part of the proposed expanded single cell Greenfields TSF development. A larger storage area for waste rock buttress material will be required along with additional access roads, toe drains, pipeline corridors and monitoring bores. Progressive clearing will be undertaken as areas are required
    - FMR have made every effort to efficiently use the available space within the ~13ha Mining Tenement M15/1836 (Processing Infrastructure), and ~169ha Freehold Hampton Location Lot 102 (TSF Infrastructure). The Greenfields Site has a very compact footprint and there are no other existing cleared or previously disturbed areas available for FMR to utilise as an alternative to clearing native vegetation. Therefore, the only area on site that can be utilised is the proposed clearing area nominated in the application for CPS11514/1 (Figure 1).
- Mitigation measures:
    - progressive clearing will be undertaken to minimise exposed subsoil
    - any available topsoil will be recovered and stockpiled for later rehabilitation activities
    - cleared areas will be utilised for the proposed purpose within 3 months following clearing
    - inspections will be conducted to identify any weeds, or erosion and appropriate controls implemented as required; and
    - the project will be rehabilitated in accordance with the Mine Closure Plan to minimise the risk of land degradation resulting from the proposed clearing.
    - earth-moving machinery will be cleaned of soil and vegetation prior to entering the clearing areas
    - no weed affected, soil, mulch, fill or other material will be brought into the area to be cleared
    - the movement of machinery will be restricted to within the clearing area footprint
    - visual monitoring will be conducted and appropriate dust controls implemented as required
    - regular watering will be undertaken using water carts across active work areas; and

- where saline water is used for dust suppression, all reasonable measures will be taken to reduce overspray and run-off to avoid any detrimental effects to surrounding vegetation and topsoil stockpiles.

The Delegated Officer was satisfied that the applicant has made a reasonable effort to avoid and minimise potential impacts of the proposed clearing on environmental values.

3.2. Assessment of impacts on environmental values

The assessment against the clearing principles (see Appendix B) identified that the impacts of the proposed clearing present risk to biological values (flora and fauna). The consideration of these impacts, and the extent to which they can be managed through conditions applied in line with sections 51H and 51I of the EP Act, is set out below.

3.2.1. Biological values (flora) - Clearing Principles (a) and (c)

Assessment

A flora and vegetation survey (Botanica, 2022 survey) identified three vegetation types within the survey area which are:

- Sparse mallee shrubland of *E. griffithsii* over mid open shrubland of Eremophila scoparia and low open chenopod shrubland of *Atriplex vesicaria* in open depression,
- Open mallee shrubland of *E. griffithsii* over mid open shrubland of *Dodonaea lobulata/ Eremophila scoparia* and low open chenopod scrub of *Atriplex nummularia*/ A. vesicaria in clay-loam plain and
- Low woodland of *Eucalyptus torquata* over mid open shrubland of *Eremophila interstans subsp. virgata* and low open chenopod shrubland of *Atriplex vesicaria* on hillslope.

According to the department's desktop assessment, 24 conservation significant flora species were identified from the local area (20km radius of the application area). According to the department's assessment of likelihood analysis, and a review of current environmental information and the flora survey undertaken over the survey area (Botanica, 2022), it was determined that the application area may provide suitable habitat for five conservation significant flora species, namely *Eremophila caerulea* subsp. *merrallii, Eremophila praecox, Eremophila veronica, Phlegmatospermum eremaeum* and *Thryptomene sp*. Coolgardie (E. Kelso s.n. 1902).

A flora and vegetation survey (Botanica, 2022) did not identify any conservation significant flora species within the application area. However, the survey was conducted in May, which is outside the recommended timing for flora surveys for this region (September-November). Despite this, the flora survey still appears to be adequate to rule out several of these species, and where these flora could not be ruled out, impacts to flora are considered unlikely to be significant.

***Eremophila caerulea* subsp. *Merrallii* (Priority 4)**
This species is a spreading or sprawling shrub growing up to 0.35 metres in height and 0.8 metres wide; flowers are blue-purple in October to December; growing in sand, clay or loam and is associated with undulating plains (WAHERB, 1998-). The nearest record is approximately 7.07 kilometres from the application area. This flora species would not have been flowering at the time of the survey (Botanica, 2022) and as such may not have been distinguishable from other *Eremophila* species recorded. However, given the number or records of this species and their distribution, even if present, significant impacts to this species are considered to be unlikely at a species or regional scale.

***Eremophila praecox* (Priority 2)**
This species is a broom-like shrub that is 1.5-3 metres in height; flowers are purple in October to December; growing in red/brown sandy loam and is associated with woodland dominated by *Eucalyptus spp.* or *Casuarina spp*., over open shrubland of *Acacia spp*., *Eremophila spp*., *Olearia spp*., *Rhagodia spp* (WAHERB, 1998-). The nearest record is approximately 6.15 kilometres from the application area. This flora species would not have been flowering at the time of the survey (Botanica, 2022) and as such may not have been distinguishable from other *Eremophila* species recorded. However, given the number or records of this species and their distribution, even if present, significant impacts to this species are considered to be unlikely at a species or regional scale.

***Eremophila veronica* (Priority 3)**
This species inhabits stony clay or clay-loam soils with laterite (WAHERB, 1998-). It flowers in April to May. *Eremophila veronica* is known from 16 Western Australian Herbarium (1998-) records from the Coolgardie and Murchison bioregions and is represented in conservation reserves. Given the flowering time for this species, it would

have likely been identifiable at the time of survey. As such, the species is unlikely to be present within the application area, and the proposed clearing is unlikely to impact this species.

Phlegmatospermum eremaeum **(Priority 3)**
This species is a prostrate spreading annual herb with white- cream flowers, flowering in Jun or August to October. This species is associated with stony loam soils (WAHERB, 1998-) and the nearest record is approximately 5.40 kilometres from the application area. Noting this is an annual species, it may not have been detectable at the time of survey. However, given the number or records of this species and their distribution, even if present, significant impacts to this species are considered to be unlikely at a species or regional scale.

***Thryptomene sp*. Coolgardie (E. Kelso s.n. 1902) (Priority 1)**
This species is only known from two records in the Coolgaride region, with no habitat information available (WAHERB, 1998-). However, noting that no small leaf myrtaceous species from the tribe Chamelaucieae were recorded during the survey (Botanica, 2022), the species is unlikely to be present within the application area, and the proposed clearing is unlikely to impact this species.

Conclusion

Based on the above assessment, three conservation significant flora species (*Eremophila caerulea* subsp. *Merrallii*, *Eremophila praecox* and *Phlegmatospermum eremaeum* may be present within the application area, as, despite not being recorded, they have been unable to be ruled out through survey efforts. However, given the number or records of these species and their distribution, even if present, the clearing is considered unlikely to result in significant impacts to these species at a species or regional scale. Other conservation signifciant flora species are considered unlikely to be present.

Weeds have the potential to out-compete native flora and reduce the biodiversity of an area. Measures to avoid the introduction and spread of weeds have been required through permit conditions.

Conditions

To address the above impacts, the following conditions have been included on the clearing permit:

- avoidance and minimisation measures to reduce the impacts and extent of clearing
- hygiene measures to minimise the risk of the introduction and spread of weeds to adjacent vegetation

3.2.2. Biological values (fauna) - Clearing Principles (b)

Assessment

Significant fauna species identified by the desktop review were assessed with regards to their distribution and preferred habitat to determine their likelihood of occurrence within the survey area.

Botanica (2022) undertook a basic fauna survey within the designated survey area, conducted concurrently with a reconnaissance-level flora and vegetation assessment in May 2022 with the primary objective of assessing fauna habitat to evaluate the potential presence of conservation-significant species within the survey area. One fauna habitat, Hillslope with Eucalypt woodland, was identified in the application area by Botanica (2022). No conservation significant fauna species were found within the survey area at the time (Botanica, 2022).

A review of current environmental information and recent fauna survey undertaken over the survey area (Botanica, 2022) indicate that it is likely the survey area provides habitat for the following four conservation significant fauna species: - these consist of one critically endangered, one vulnerable fauna species and two priority fauna species;

- *Jalmenus aridus* (inland hairstreak, desert blue butterfly) P1
- *Leipoa ocellata (*malleefowl)*)* VU
- *Nyctophilus major tor (*central long-eared bat*)* P3
- *Ogyris subterrestris petrina (*arid bronze azure butterfly) CR

Leipoa ocellata **(malleefowl) – Vulnerable**
The malleefowl is listed as vulnerable under the EPBC Act and the BC Act and is also known to utilize a variety of different habitats, including in shrublands and low woodlands dominated by mallee and mulga (DCCEEW, 2024). A sandy substrate and abundance of leaf litter are clear requirements for the construction of the birds' incubator-nests. They are generalist feeders, foraging on seeds, flowers, fruits, herbs, invertebrates, tubers and fungi.

The eucalypt woodland habitat within the application area is not dominated by mallee, and as such is dissimilar to the typical mallee woodland habitat inhabited by the species. Botanica (2022) did not find any malleefowl, or evidence of malleefowl (including mounds) within the application area and assessed the species as possibly occurring, but probably only rarely, with habitat being very marginal/unsuitable. The high level of disturbance in the vicinity of the application area is also considered to reduce the likelihood of this species occurring. Given the above, and noting the large extent of remaining vegetation in the local area that is likely to provide alternative suitable habitat, while it is considered possible that malleefowl may occasionally occur within the application area, it is considered unlikely that the proposed clearing would significantly impact malleefowl habitat, or that malleefowl would build nesting mounds within the application area. Fauna management conditions on the permit will mitigate impacts to any individuals that may be present.

***Jalmenus aridus* (desert inland hairstreak) - Priority 2**
Inland hairstreak is a butterfly species known from the Goldfields region (DBCA, 2025). A total of 31 inland hairstreaks have been recorded in the local area with the closest recorded 5.07km from the application area. These records are of high conservation significance as *Jalmenus aridus* has a spatially patchy distribution with only 10 known breeding sites within an area just over 5,000 square kilometres (DBCA, 2024; Eastwood et al., 2023). The desert inland hairstreak prefers to inhabit open woodland with mature *Senna artemisioides* ssp. *filifolia* as well as mixed flowering shrubs with open areas of well drained exposed ground adjoining the hostplants (Eastwood et. al., 2023).

The application area provides suitable habitat for the desert hairstreak butterfly noting existing records in the local area and the presence of preferred host plants (*Senna artemisioides subsp. filifolia)* within the Low woodland of Eucalyptus torquata vegetation type (Botanical, 2022). A survey of an area of 6,396 hectares that encompasses the application area (Botanica 2025), found a total of 2,633 hectares of vegetation containing the host plant occurs within the survey area of which is 41 per cent of the survey area. It is also considered likely that the host plant is present in vegetation throughout much of the local area, given that approximately 235,100 hectares of the vegetation type mapped within the application area (Beard vegetation type 9) remains within the Coolgardie IBRA region Government of Western Australia (2019). Given this, the proposed removal of 20 hectares of vegetation is considered unlikely to result in signifciant impacts to habitat for this species.

***Nyctophilus major tor (*central long-eared bat) - Priority 3**
One central long-eared bat was recorded approximately 3.9 kilometres from the application area (GIS Database). This is the only record of this species in the local area (20 kilometre radius of the application area) (GIS Database). However, the species is considered cryptic, and is likely more common than records suggest, occurring in eucalypt woodlands with prominent shrub strata and around the fringes of sheoak and wattle thickets that surround granite outcrops and old dams in these woodlands (DBCA, 2024; McKenzie & Parnaby, 2008). The central long-eared bat typically roosts in hollows of old trees and beneath loose bark, and its diet consists primarily of moths and beetles. The large to very tall eucalypt trees are the habitat of this species (Australian Museum, 2024).

Given their relatively small size, the *Eucalyptus torquata* trees dominating the application area are unlikely to develop signifciant hollows of a suitable size for bats. While central long-eared bat may forage within the application area, given the lack of preferred roosting habitat, the proposed clearing is considered unlikely to result in signifciant impacts to habitat for this species.

***Ogyris subterrestris petrina* (arid bronze azure butterfly) – Critically endangered**
The arid bronze azure butterfly (*Ogyris subterrestris petrina*) 'ABAB' is a threatened species that is listed as critically endangered under EPBC Act *1999* and the BC Act *2016*. The ABAB is listed due to its low abundance and severely fragmented distribution, with only two extant subpopulations being recorded in WA. These subpopulations are at Barbalin Nature Reserve (BNR), and at a second site ~100 km from Barbalin. A third subpopulation (the first discovered, in the 1980s) occurred near Lake Douglas, 12 km SW of Kalgoorlie and was considered locally extinct as no ABAB was recorded there since 1993 (DBCA, 2020) until a most recent record in 2023 at a number of locations in the Goldfields and Wheatbelt regions. (Botanica, 2025)

The most critical factor for habitat occupancy by the butterfly is the presence of large colonies of the host ant. As a parasitic species, it relies on a substantial number of host ants for survival, making only large colonies capable of supporting its lifecycle (DBCA, 2020). These ants are found in nests established at the base of mature, smooth-barked eucalypts in the Goldfields and Wheatbelt regions of WA (Botanica, 2025). It is noted that no smooth barked eucalypt species typically associated with the host ant species are found within the *Eucayptus torquata* woodland mapped within the application area (Botanica, 2022) As such, the proposed clearing is not considered likely to significantly impact critical habitat for of the ABAB.

Conclusion

Based on the above assessment, the proposed clearing is unlikley to result in significant impacts to habitat for the central long eared bat, the inland hairstreak, arid bronze azure butterfly and malleefowl. It is considered that the impacts of the proposed clearing on malleefowl individuals can be managed by slow directional clearing to allow fauna to move into adjacent vegetation ahead of the clearing activity.

Conditions

To address the above impacts, the following management measures will be required as conditions on the clearing permit:

- Directional clearing, requiring the permit holder to undertake slow directional clearing to allow fauna to move into adjacent vegetation ahead of the clearing activity;

3.2.3. Land resources (wind and water erosion) - Clearing Principles (g)

Assessment

Soils in the local area include calcareous loamy earths, yellow sandy and loamy earths, red loamy earths, red deep sands and salt lake soils (Botanica, 2022). This zone is further divided into soil landscape systems, with the application area located within the BB5 landscape system which is characterised by rocky ranges and hills of greenstones-basic igneous rocks (DAFWA, 2014). The flora and vegetation survey mapped vegetation groups occurring on low greenstone hills and alluvial soils on the valley floors, around the saline playas of the region's occluded drainage system, and on broad plains of calcareous earths (McKenzie, May & McKenna, 2002). Consequently, the proposed clearing may result in disturbances that can temporarily alter surface stability and increase the likelihood of sediment being mobilised during rainfall events.

Given that the application area is relatively large and condition of the vegetation within the application area ranges from completely degraded to good condition, with the majority in good condition (Trudgen, 1991), clearing of this vegetation is likely to result in an increased risk of land degradation through wind and water erosion if soils are kept bare for long periods.

To mitigate this risk, the applicant will be required to reduce the amount of disturbed and exposed soil and reduce the duration of which it is available for degradation to occur. The applicant will be required to clear in stages and undertake works immediately after the completion of clearing activities (within three months).

A minor, non-perennial watercourse is mapped within the application area. This watercourse flows from the north to south through the application area, however the receiving watercourse to the south of the application area has been removed through mining activities. Noting the minor non-perennial nature of the watercourse and a lack of obvious vegetative density and cover following this watercourse, the proposed clearing is unlikely to result in any signifciant impacts to water quality or ecology of the watercourse. Given the receiving watercourse to the south of the application area has been removed, any impacts to water quality in the watercourse from the clearing would only be local in nature.

Conclusion

Based on the above assessment, the proposed clearing will result in an increased risk of wind and water erosion if the cleared area is left bare for an extended period of time.

For the reasons set out above, it is considered that the impacts of the proposed clearing on land degradation can be managed by implementing appropriate measures to minimise and mitigate risks.

Conditions

To address the above impacts, the following management measures will be required as conditions on the clearing permit:

- commence construction no later than three months after clearing to reduce the potential for wind and water erosion.

3.3. Relevant planning instruments and other matters

The Shire of Coolgardie advised the department that any works affecting Shire-managed roads, road reserves, drainage crossings or access points will require separate approval from the Shire of Coolgardie, and that the proposed clearing is consistent with the Shire's Local Planning Scheme and Policies. The Shire did not have any objections to the proposed clearing (Shire of Coolgardie, 2026)

No Aboriginal Sites of Significance have been mapped in the application area. Aboriginal significant sites are in the local area with the closest at 2.6 kilometres from 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. Site characteristics

A.1. Site characteristics

Characteristic	Details
Local context	The area proposed to be cleared is 20 hectares of native vegetation within Lot 102 on Deposited Plan 40393, Coolgardie in the Goldfields of Western Australia. The clearing is to facilitate the construction of a storage facility Tailings Storage Facility (TSF), Borrow Pit and/or associated infrastructure. Spatial data indicates the local area 20 kilometre radius from the centre of the area proposed to be cleared retains approximately 97 per cent of the original native vegetation cover.
Ecological linkage	The application area is not part of any significant ecological linkages. Noting the extent of native vegetation surrounding the application area and local area, the application area is unlikely to be significantly contributing to ecological linkage values.
Conservation areas	The nearest conservation areas are: • Kangaroo Hills Timber Reserve (6.68 kilometres south-west)
Vegetation description	The vegetation type mapped by Botanica (2022) within the application area is the Low woodland of *Eucalyptus torquata* located within three different landform types and comprising of two major vegetation groups, Medium Woodland, coral gum (*E. torquata*) & Goldfields blackbutt (*E.lesouefii*) (GIS Database). Portions of the application area are already cleared. This is consistent with the Beard mapped vegetation type: Coolgardie vegetation association (9) described as Medium woodland; coral gum (*Eucalyptus torquata*) & goldfields blackbutt (*E. le soufii*). (Shepherd et al, 2001). The mapped vegetation type retain approximately 96.88 per cent of the original extent within the Coolgardie IBRA Bioregion (Government of Western Australia, 2019).
Vegetation condition	The survey report (Botanica 2022) supplied by the applicant, indicate that the vegetation within the application area has a good (Trudgen 1991) rating condition retaining its basic vegetation structure and an ability to regenerate after very obvious impacts of human activities since European settlement, which include grazing, partial clearing, frequent fires and/or aggressive weeds (Trudgen 1991). The full Trudgen (1991) condition rating scale is provided in Appendix E.
Climate and landform	Rainfall: 300 ml per annum Evapotranspiration: 300 ml per annum Landform: Rocky ranges and hills of greenstones-basic igneous rocks. Geology: Metamorphosed basic and ultrabasic volcanic and intrusive rocks.
Soil description	Soils in the application area are mapped as 265Gr (Graves System) - Rocky ranges and hills of greenstones basic igneous rocks: chief soils appear to be shallow calcareous loamy soils and shallow brown and grey-brown calcareous earths below which weathered rock occurs at shallow depths.
Land degradation risk	Mapped contours lines and aerial photography show that the application area has no significant topographical aspect. Soil degradation risk data shows that the risks are extremely low across the board except moderate susceptibility to wind erosion (DPIRD, 2019).

Characteristic	Details
Waterbodies	The desktop assessment and aerial imagery indicates that the application area transects a small non-perennial watercourse that originates within the application area and terminates 473 metres to the north. The closest waterbody is 6.16 kilometres away.
Hydrogeography	Hydrogeography is characterised by the region's semiarid climate and saltlakes described as graves land system dominated by basalt and greenstone rises and low hills supporting eucalypt woodlands with prominent saltbush and bluebush understoreys. The application area is within the Goldfields Groundwater Area proclaimed under the RIWI Act 1914.
Flora	24 records of conservation significant flora are known within the local area. None were recorded within the application area at the time of survey (Botanica, 2022). In forming a view on the likelihood of these species occurring within the application area, the preferred habitat types of these species and their recorded proximity to the application area were considered, along with the vegetation/soil types and landforms within the application area. 24 priority flora species have been recorded with eight of these likely to occur within the same vegetation and soil type as the application area. Taking into consideration the findings of the flora and vegetation report and GIS database, The eight priority flora needed further consideration (see Section 3.2.1 above).
Ecological communities	No Threatened Ecological Communities or Priority Ecological Communities are recorded within the local area. The vegetation mapped within the application area is not consistent with any known TEC/PEC
Fauna	Twelve broad terrestrial fauna habitats were identified within the survey area based on vegetation types and associated landforms identified during the flora and vegetation survey (Botanica, 2022). No conservation significant species were found within the survey area at the time of survey (Botanica, 2022). Preferred habitat types, typical home ranges of species and their recorded proximity to the application area were considered in the forming of a view on the likelihood of these species occurring within the application area, along with the type and condition of the vegetation within the application area. Four conservation significant fauna species have habitat requirements consistent with the vegetation types described in the Botanica 2022 survey report and are likely to occur within the application area.

A.2. Flora analysis table

Species name	Conservation status	Suitable soil type? [Y/N]	Suitable vegetation type? [Y/N]	Suitable habitat type?	Number of known records (total)	Distance of closest record to application area (km)	Are surveys adequate to identify? [Y, N, N/A]
Acacia websteri	P1	N	Y	N	21	4.55	Y
Austrostipa frankliniae	P2	N	Y	Y	9	14.80	Y
Chrysocephalum apiculatum subsp. norsemanense	P3	Y	Y	N	18	3.94	N
Dampiera plumosa	P1	Y	Y	N	11	12.95	Y
Eremophila caerulea subsp. merrallii	P4	Y	Y	Y	23	7.07	N
Eremophila praecox	P2	Y	Y	Y	52	6.15	N
Eremophila veronica	P3	Y	Y	Y	16	6.10	Y
Eucalyptus jutsonii subsp. jutsonii	P4	Y	Y	N	36	13.48	Y
Gastrolobium graniticum	T	Y	Y	N	43	4.55	Y

Species name	Conservation status	Suitable soil type? [Y/N]	Suitable vegetation type? [Y/N]	Suitable habitat type?	Number of known records (total)	Distance of closest record to application area (km)	Are surveys adequate to identify? [Y, N, N/A]
Grevillea georgeana	P3	Y	Y	N	66	7.70	Y
Lepidium merrallii	P2	Y	Y	N	3	4.55	N
Phlegmatospermum eremaeum	P3	Y	Y	Y	19	5.40	N
Thryptomene sp. Coolgardie (E. Kelso s.n. 1902)	P1	Y	Y	Y	2	4.55	Y

T: threatened, CR: critically endangered, EN: endangered, VU: vulnerable, P: priority

A.3. Fauna analysis table

Scientific name	Common name	Conservation status	Suitable habitat features ? [Y/N]	Number of known records (total)	Distance of closest record to application area (km)	Are surveys adequate to identify? [Y, N, N/A]
Leipoa ocellata	malleefowl	VU	Y	21	2.61	N
Nyctophilus major tor	central long-eared bat	P3	Y	1	3.94	N
Jalmenus aridus	inland hairstreak, desert blue butterfly	P1/P2	Y	31	5.07	N
Ogyris subterrestris petrina	arid bronze azure butterfly	CR	Y	16	19.43	N

T: threatened, CR: critically endangered, EN: endangered, VU: vulnerable, P: priority

Appendix D. Assessment against the clearing principles

Assessment against the clearing principles	Variance level	Is further consideration required?
Environmental value: biological values		
Principle (a): *"Native vegetation should not be cleared if it comprises a high level of biodiversity."* Assessment: The biological survey did not identify any priority or threatened flora within the application area (Botanica, 2022), however the presence of several priority flora species cannot be ruled out. Potential habitat for conservation significant fauna occurs within the application area. No priority or threatened ecological communities are likely to be present within the application area.	May be at variance	Yes Refer to Section 3.2.1 & 3.2.2
Principle (b): *"Native vegetation should not be cleared if it comprises the whole or a part of, or is necessary for the maintenance of, a significant habitat for fauna."* Assessment: The application area provides suitable habitat for malleefowl and desert inland hairstreak.	May be at variance	Yes Refer to Section 3.2.2

Assessment against the clearing principles	Variance level	Is further consideration required?
Principle (c): *"Native vegetation should not be cleared if it includes, or is necessary for the continued existence of, threatened flora."* Assessment: *Gastrolobium graniticum,* listed as Threatened under the EPBC Act has been recorded in the desktop assessment 4.55km from application area, however suitable habitat for this species was not recorded, and no *Gastrolobium* species were found in this area during the survey. As such, the likelihood of this species occurring in the application area is low based.	Not likely to be at variance	Yes Refer to Section 3.2.1
Principle (d): *"Native vegetation should not be cleared if it comprises the whole or a part of, or is necessary for the maintenance of, a threatened ecological community."* Assessment: The area proposed to be cleared does not contain species representative of a threatened ecological community. No state listed TECs are recorded within the local area.	Not likely to be at variance	No
Environmental value: significant remnant vegetation and conservation areas		
Principle (e): *"Native vegetation should not be cleared if it is significant as a remnant of native vegetation in an area that has been extensively cleared."* Assessment: The extent of the mapped vegetation type is consistent with the national objectives and targets for biodiversity conservation in Australia which includes a target that prevents the clearance of ecological communities with an extent below 30 percent of that present pre-European settlement (Commonwealth of Australia, 2001). The vegetation proposed to be cleared is not considered to be part of a significant remnant or ecological linkage in the local area and the vegetation association has 96.88% of its pre-European extent remaining.	Not at variance	No
Principle (h): *"Native vegetation should not be cleared if the clearing of the vegetation is likely to have an impact on the environmental values of any adjacent or nearby conservation area."* Assessment: No conservation areas are recorded within the application area, the nearest Kangaroo Hills Timber Reserve, is 6.68 kilometres south-west of the application area. The proposed clearing is therefore not likely to have an impact on the environmental values of conservation areas in the region.	Not likely to be at variance	No
Environmental value: land and water resources		
Principle (f): *"Native vegetation should not be cleared if it is growing in, or in association with, an environment associated with a watercourse or wetland."* Assessment: One minor nonperennial watercourse intersects the application area.	At variance	Yes Refer to Section 3.2.3

Assessment against the clearing principles	Variance level	Is further consideration required?
Principle (g): *"Native vegetation should not be cleared if the clearing of the vegetation is likely to cause appreciable land degradation."* Assessment: The vegetation condition (approximately >96% of the original vegetation extent retained) provides good cover against erosion by either wind or water. Soils are mapped as moderately susceptible to wind erosion. Risk of land degradation may only occur through wind and water erosion if soils are left bare for long periods. Purpose for clearing must commence within 3 months of clearing to minimise the risk identified above.	Not likely to be at variance	Yes Refer to Section 3.2.3
Principle (i): *"Native vegetation should not be cleared if the clearing of the vegetation is likely to cause deterioration in the quality of surface or underground water."* Assessment: The survey area is located in an arid to semi-arid environment with most rainfall lost by evaporation or surface runoff. Only a small portion infiltrates the soil and recharges the groundwater. The watercourse within the application area has been impacted downstream, such that any minor impacts to water quality will be localised. Given the above, and noting the extent of the clearing, the proposed clearing is unlikely to impact surface or ground water quality.	Not likely to be at variance	Refer to Section 3.2.3
Principle (j): *"Native vegetation should not be cleared if the clearing of the vegetation is likely to cause, or exacerbate, the incidence or intensity of flooding."* Assessment: The survey area is located in an arid to semi-arid environment with most rainfall lost by evaporation. The mapped soils do not have water holding characteristics and are not likely to support retention of water in the upper strata layers.	Not likely to be at variance	No

Appendix E. Vegetation condition rating scale

Vegetation condition is a rating given to a defined area of vegetation to categorise and rank disturbance related to human activities. The rating refers to the degree of change in the vegetation structure, density and species present in relation to undisturbed vegetation of the same type. The degree of disturbance impacts upon the vegetation's ability to regenerate. Disturbance at a site can be a cumulative effect from a number of interacting disturbance types.

Considering its location, the scale below was used to measure the condition of the vegetation proposed to be cleared. This scale has been extracted from

Trudgen, M.E. (1991) *Vegetation condition scale* in National Trust (WA) 1993 Urban Bushland Policy. National Trust of Australia (WA), Wildflower Society of WA (Inc.), and the Tree Society (Inc.), Perth.

Measuring vegetation condition for the Eremaean and Northern Botanical Provinces (Trudgen, 1991)

Condition	Description
Excellent	Pristine or nearly so, no obvious signs of damage caused by human activities since European settlement.

Condition	Description
Very good	Some relatively slight signs of damage caused by human activities since European settlement. For example, some signs of damage to tree trunks caused by repeated fire, the presence of some relatively non-aggressive weeds, or occasional vehicle tracks.
Good	More obvious signs of damage caused by human activity since European settlement, including some obvious impact on the vegetation structure such as that caused by low levels of grazing or slightly aggressive weeds.
Poor	Still retains basic vegetation structure or ability to regenerate it after very obvious impacts of human activities since European settlement, such as grazing, partial clearing, frequent fires or aggressive weeds.
Very poor	Severely impacted by grazing, very frequent fires, clearing or a combination of these activities. Scope for some regeneration but not to a state approaching good condition without intensive management. Usually with a number of weed species present including very aggressive species.
Completely degraded	Areas that are completely or almost completely without native species in the structure of their vegetation; i.e. areas that are cleared or 'parkland cleared' with their flora comprising weed or crop species with isolated native trees or shrubs.

Appendix F. Survey photographs as provided by applicant (Botanica, 2022)



Fig2: Low woodland of *Eucalyptus torquata*



Fig3*:* Eucalypt woodland - Hillslope

Appendix G. Sources of information

G.1. GIS databases

Publicly available GIS Databases used (sourced from www.data.wa.gov.au):

- 10 Metre Contours (DPIRD-073)
- Aboriginal Heritage Places (DPLH-001)
- Aboriginal Heritage Places (DPLH-001)
- Cadastre (LGATE-218)
- Cadastre Address (LGATE-002)
- Contours (DPIRD-073)
- DBCA – Lands of Interest (DBCA-012)
- DBCA Legislated Lands and Waters (DBCA-011)
- Directory of Important Wetlands in Australia – Western Australia (DBCA-045)
- Environmentally Sensitive Areas (DWER-046)
- Flood Risk (DPIRD-007)

- Groundwater Salinity Statewide (DWER-026)
- Hydrography – Inland Waters – Waterlines
- Hydrological Zones of Western Australia (DPIRD-069)
- IBRA Vegetation Statistics
- Imagery
- Local Planning Scheme – Zones and Reserves (DPLH-071)
- Native Title (ILUA) (LGATE-067)
- Offsets Register – Offsets (DWER-078)
- Pre-European Vegetation Statistics
- Public Drinking Water Source Areas (DWER-033)
- Ramsar Sites (DBCA-010)
- Regional Parks (DBCA-026)
- Remnant Vegetation, All Areas
- RIWI Act, Groundwater Areas (DWER-034)
- RIWI Act, Surface Water Areas and Irrigation Districts (DWER-037)
- Soil Landscape Land Quality – Flood Risk (DPIRD-007)
- Soil Landscape Land Quality – Phosphorus Export Risk (DPIRD-010)
- Soil Landscape Land Quality – Subsurface Acidification Risk (DPIRD-011)
- Soil Landscape Land Quality – Water Erosion Risk (DPIRD-013)
- Soil Landscape Land Quality – Water Repellence Risk (DPIRD-014)
- Soil Landscape Land Quality – Waterlogging Risk (DPIRD-015)
- Soil Landscape Land Quality – Wind Erosion Risk (DPIRD-016)
- Soil Landscape Mapping – Best Available
- Soil Landscape Mapping – Systems
- Wheatbelt Wetlands Stage 1 (DBCA-021)

Restricted GIS Databases used:

- ICMS (Incident Complaints Management System) – Points and Polygons
- Threatened Flora (TPFL)
- Threatened Flora (WAHerb)
- Threatened Fauna
- Threatened Ecological Communities and Priority Ecological Communities
- Threatened Ecological Communities and Priority Ecological Communities (Buffers)

G.2. References

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