GOVERNMENT OF
WESTERN AUSTRALIA

CLEARING PERMIT

Granted under section 51E of the Environmental Protection Act 1986

Purpose Permit number:	CPS 11568/1
Permit Holder:	Grenleigh Pty Ltd
Duration of Permit:	From 12/11/2026 to 12/11/2031

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 cropping under irrigation.

2. Land on which clearing is to be done

Lot 1539 on Deposited Plan 69939, Eighty Mile Beach

3. Clearing authorised

The permit holder must not clear more than 12.1 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 east to west to allow fauna to move into adjacent *native vegetation* ahead of the clearing activity.

7. Fauna management – time of clearing

The permit holder must restrict clearing activities to day-light hours to avoid the possibility of injury to fauna.

8. Fauna management – greater bilby (*Macrotis lagotis*)

(a) Within fourteen (14) days prior to undertaking any clearing authorised under this permit, for the areas cross-hatched yellow in Figure 1 of Schedule 1, the permit holder must engage a *fauna specialist* to:

(i) undertake surveys using transects spaced at 100 metres on average to identify evidence of use by the greater bilby (*Macrotis lagotis*); and

(ii) where evidence of greater bilby use is identified under condition 8(a)(i), undertake surveys using transects spaced at 20 metres on average, to identify evidence of burrows that may be suitable for greater bilby use.

(b) Where potential greater bilby burrow/s are identified under condition 8(a), the permit holder must engage a *fauna specialist* to:

(i) flag the location of the burrow/s; and

(ii) inspect the burrow/s and determine whether the burrow/s are occupied.

(c) Where an occupied burrow is identified under condition 8(b), the permit holder must engage a *fauna specialist* to:

(i) monitor the burrow with remote cameras for greater bilby use for a minimum of three (3) consecutive nights;

(ii) where no evidence of greater bilby activity is identified under condition 8(c)(i), the burrow shall be deemed as un-occupied and the permit holder must engage a *fauna specialist* to:

A. carefully excavate the burrow by hand, and remove and relocate any native vertebrate fauna found within the burrow; and

B. collapse and fill the burrow immediately after the *fauna specialist* has confirmed that no native vertebrate fauna are present within the burrow.

(iii) where evidence of greater bilby use is identified under condition 8(c)(i), the permit holder must engage a *fauna specialist* to:

A. continue to monitor the burrow for greater bilby activity;

B. implement displacement techniques such as deliberate disturbance of the burrow entrance, while ensuring the disturbance does not prevent greater bilby from exiting the burrow; and

C. once greater bilby displacement from the burrow is confirmed, stop monitoring, and undertake the actions required under condition 8(c)(ii)A and condition 8(c)(ii)B.

(d) If the greater bilby has not moved on from an occupied burrow under condition 8(c)(iii), the permit holder must, no earlier than seven (7) days prior to clearing, engage a *fauna specialist* to remove and relocate the identified greater bilby to an area of greater bilby *suitable habitat*, in consultation with the Department of Biodiversity, Conservation and Attractions.

(e) Immediately after the greater bilby has been relocated under condition 8(d), the permit holder must engage a *fauna specialist* to undertake the actions required under condition 8(c)(ii)A and condition 8(c)(ii)B.

(f) Within 24 hours prior to undertaking clearing authorised under this permit, the permit holder must engage a *fauna specialist* to re-inspect the flagged burrow/s identified under condition 8(b)(i) for evidence of re-excavation by greater bilby.

(g) Where re-excavated greater bilby burrow/s are identified under condition 8(f), the permit holder must engage a *fauna specialist* to:

(i) flag the location of the burrow/s; and

(ii) inspect the burrow/s and determine whether the burrow/s are *occupied*.

(h) Where an *occupied* burrow is identified under condition 8(g)(ii), the permit holder must engage a *fauna specialist* to:

(i) remove and relocate any identified greater bilby from the burrow to an area of *suitable habitat*, in consultation with the Department of Biodiversity, Conservation and Attractions; and

(ii) immediately after the greater bilby has been relocated under condition 8(h)(i), undertake the actions required under condition 8(c)(ii)A and condition 8(c)(ii)B.

(i) Where an un-occupied burrow is identified under condition 8(g)(ii), the permit holder must engage a *fauna specialist* to undertake the actions required under condition 8(c)(ii)A and condition 8(c)(ii)B.

(j) Where any greater bilby burrows are identified under condition 8(a) or 8(f), and any greater bilby is relocated under condition 8(d) or 8 (h), the permit holder must include the following in a report to be submitted to the CEO within two (2) months of undertaking any clearing authorised under this permit:

(i) the location of any burrow identified including a description of whether the burrow was occupied, 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;

(ii) a description of the remote camera monitoring actions undertaken under condition 8(c)(i);

(iii) the date and time that burrows have been excavated and collapsed under conditions 8(c)(ii);

(iv) the date and time greater bilby are recorded as independently moving on from an occupied burrow under condition 8(c)(iii);

(v) the gender of each greater bilby captured and relocated under condition

8(d) or 8(h)(i);

(vi) the location of any greater bilby captured under condition 8(d) or 8(h)(i), using a GPS unit set to GDA2020, expressing the geographical coordinates in Eastings and Northings or decimal degrees;

(vii) the date, time and vegetation type at each location where greater bilby are captured under condition 8(d) or 8(h)(i);

(viii) the location of any greater bilby relocated under condition 8(d) or 8(h)(i), using a GPS unit set to GDA2020, expressing the geographical coordinates in Eastings and Northings or decimal degrees;

(ix) the date, time and vegetation type at each location where greater bilby are relocated under condition 8(d) or 8(h)(i);

(x) the name of the *fauna specialist* that relocated greater bilby under condition 8(d) or 8(h)(i); and

(xi) a copy of the relevant authorisations for the relocation of greater bilby under condition 8(d) or 8(h)(i).

9. Fauna management – mulgara *(Dasycercus blythi)*

(a) Within fourteen (14) days prior to undertaking any clearing authorised under this permit, the permit holder shall engage a *fauna specialist* to undertake pre-clearance surveys for brush-tailed mulgara (*Dasycerus blythi*), including the identification and inspection of burrows, and determination of whether burrows are being utilised by brush-tailed mulgara.

(b) where evidence of recent burrow use is identified under condition 9(a) of this permit, the permit holder must;

(i) engage a *fauna specialist* to flag the location of the burrow(s) showing signs of recent use;

(ii) not clear within ten metres of the flagged burrow(s);

(iii) engage a *fauna specialist* to monitor with cameras, the flagged burrow(s) for a maximum of five (5) days, or until such time that brush-tailed mulgara have been observed to independently move on from the burrow(s); and

(iv) immediately prior to clearing, engage a *fauna specialist* to re-inspect any flagged burrow(s) for the presence of brush-tailed mulgara.

(c) If brush-tailed mulgara are identified utilising any flagged burrow(s) under condition 9(b)(iv) of this permit and cannot be avoided in accordance with condition 4 of this permit, the permit holder must engage a *fauna specialist* to remove and relocate the identified brush-tailed mulgara to an area of *suitable habitat*, in accordance with a section 40 authorisation under the *Biodiversity Conservation Act 2016*.

(d) Where active brush-tailed mulgara burrow(s) are identified under condition 9(a) of this permit, and/or brush-tailed mulgara are relocated under condition 9(c) of this permit, the permit holder must include the following in a report submitted to the CEO within two (2) months of undertaking any clearing authorised under this permit:

(i) the location of any active brush-tailed mulgara burrows identified, 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;

(ii) a description of the camera monitoring measures undertaken under condition 9(b)(iii) of this Permit;

(iii) the date and time that brush-tailed mulgara were recorded as independently moving from a flagged burrow;

(iv) the gender of each brush-tailed mulgara captured under condition 9(c) of this permit;

(v) the location of any brush-tailed mulgara captured, using a GPS unit set to GDA 2020, expressing the geographical coordinates in Eastings and Northings or decimal degrees;

(vi) the date, time, vegetation type and weather conditions at each location where brush-tailed mulgara were captured under condition 9(d)(v) of this permit;

(vii) the location of any brush-tailed mulgara relocated, using a GPS unit set to GDA 2020, expressing the geographical coordinates in Eastings and Northings or decimal degrees;

(viii) the date, time, vegetation type and weather conditions at each location where brush-tailed mulgara are relocated under condition 9(c) of this permit;

(ix) the name of the *fauna specialist* that relocated fauna under condition 9(c) of this permit; and

(x) a copy of the fauna licence authorising the relocation of fauna under condition 9(c) of this permit.

10. Wind erosion management

The permit holder must ensure that the planting of crop species occurs no later than three (3) months after undertaking the clearing authorised under this permit.

PART III - RECORD KEEPING AND REPORTING

11. Records that must be kept

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

Table 1: Records that must be kept

No.	Relevant matter	Specifications
1.	In relation to the authorised clearing activities generally	(a) the species composition, structure, and density of the cleared area; (b) the location where the clearing occurred, recorded using a Global Positioning System (GPS) unit set to Geocentric Datum Australia 2020 (GDA2020), expressing the geographical coordinates

No.	Relevant matter	Specifications
		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 4; (f) actions taken to minimise the risk of the introduction and spread of *weeds* in accordance with condition 5; and (g) the direction of the area cleared in accordance with condition 6.
2.	In relation to fauna management pursuant to conditions 7, 8 and 9	(h) action taken to restrict clearing to day-light hours in accordance with condition 7; (i) results of the pre-clearance surveys undertaken in accordance with conditions 8 and 9; and (j) a copy of any *fauna specialist*'s report required under conditions 8(j) or 9(d).

12. Reporting

The permit holder must provide to the CEO the records required under condition 11 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.
dieback	means the effect of *Phytophthora* species on native vegetation.
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)
fauna specialist	means a person who holds a tertiary qualification specialising in environmental science or equivalent and has a minimum of 2 years work 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

Term	Definition
	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.
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.
occupied	means currently occupied, or where uncertainty exists, potentially occupied, by the greater bilby (*Macrotis lagotis*).
suitable habitat (greater bilby)	means habitat known to support the greater bilby within the known current distribution of the species.
suitable habitat (brush-tailed mulgara)	means habitat known to support the brush tailed mulgara within the known current distribution of the species.
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

C Robertson
19.10.2026
2.13PM

Caron Robertson
MANAGER
NATIVE VEGETATION REGULATION

Officer delegated under Section 20
of the Environmental Protection Act 1986

19 October 2026

Schedule 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

1.1. Permit application details

Permit number:	CPS 11568/1
Permit type:	Purpose permit
Applicant name:	Grenleigh Pty Ltd
Application received:	24 April 2026
Application area:	12.1 hectares of native vegetation
Purpose of clearing:	Cropping under irrigation
Method of clearing:	Mechanical clearing and burning
Property:	Lot 1539 on Deposited Plan 69939
Location (LGA area/s):	Shire of Broome
Localities (suburb/s):	Eighty Mile Beach

1.2. Description of clearing activities

The vegetation proposed to be cleared is contained within a single contiguous area (see Figure 1, Section 1.5). The application is related to CPS 7313/1, where in clearing in the approved area was carried out in 2022 for pivot irrigation and associated activities. Prior to groundwork, the Homestead Irrigation Project was redesigned to improve irrigation efficiency by relocating the pivots to a suitable terrain. As a result, approximately 12.1 hectares associated with pivot 9 falls outside the approved area for CPS 7313/1 and this clearing permit application is to clear the additional area (Grenleigh Pty Ltd, 2026a):

The applicant proposes to plant Rhodes grass and the associated land management activities include:

- erosion, weed and pest monitoring and control; and
- fencing for stock control.

1.3. Decision on application

Decision:	Granted
Decision date:	19 October 2026
Decision area:	12.1 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 B), relevant datasets (see Appendix F.1) and the findings of a flora and fauna survey (see Appendix E), the clearing principles set out in Schedule 5 of the EP Act (see Appendix C), relevant planning instruments and any other matters considered relevant to the assessment (see Section 3).

The assessment identified that the proposed clearing will result in:

- loss of native vegetation that may provide non-critical habitat for greater bilbies, brush-tailed mulgaras, spectacled hare-wallaby, and migratory birds,
- risk of injury to greater bilby and brush-tailed mulgara through clearing activities given the presence of suitable habitat for the greater bilby and brush-tailed mulgara,
- the potential introduction and spread of weeds into adjacent vegetation, which could impact the quality of the adjacent vegetation and its habitat values, and
- potential land degradation through wind erosion.

After consideration of the available information, as well as the applicant's minimisation and mitigation measures (see Section 3.1), the Delegated Officer determined the impacts of the proposed clearing can be appropriately managed to prevent an unacceptable risk to the environment through conditions on the clearing permit.

Given the above, the Delegated Officer decided to grant a clearing permit subject to conditions to:

- avoid, minimise to reduce the impacts and extent of clearing
- take hygiene steps to minimise the risk of the introduction and spread of weeds
- undertake slow, progressive clearing from east to west to allow terrestrial fauna to move into adjacent habitat ahead of the clearing activity
- undertake clearing activities during day-light hours to avoid the risk of injury to fauna
- undertake pre-clearance surveys including management of any occupied burrows, and relocation of any individuals to avoid direct impact to greater bilby that may be present in the application area
- undertake pre-clearance surveys including relocation of any individuals to avoid direct impact to brush-tailed mulgara that may be present in the application area
- undertake planting of crop species within three months of clearing activities to minimise wind erosion

1.5. Site map

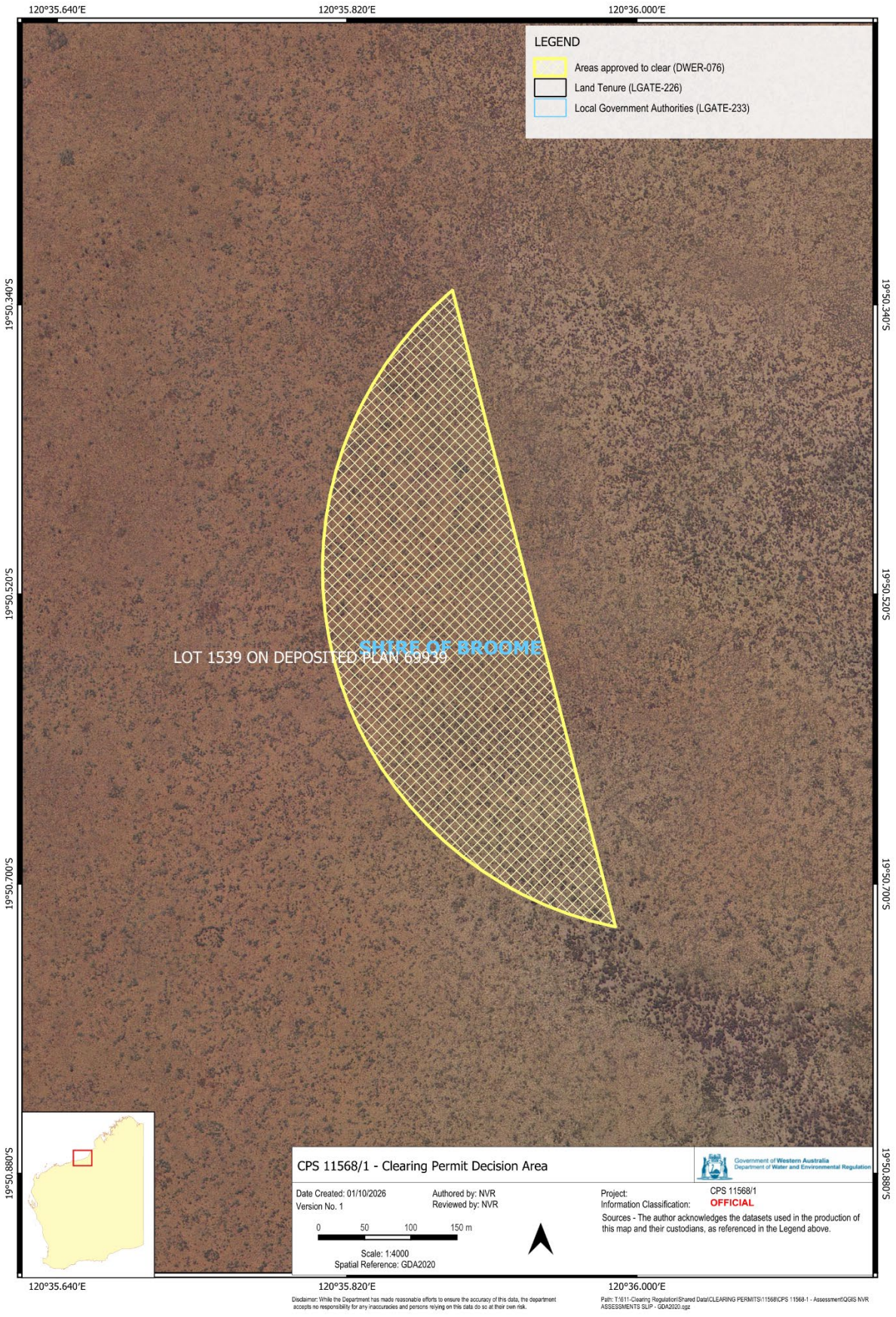


Figure 1 Map of the application area. The area cross-hatched yellow indicate the area authorised to be cleared under the granted clearing permit.

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 polluter pays principle
- 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)
- *Planning and Development Act 2005* (WA) (P&D Act)
- *Soil and Land Conservation Act 1945* (WA)

The key guidance documents which inform this assessment are:

- *A guide to the assessment of applications to clear native vegetation* (DER, December 2013)
- *Procedure: Native vegetation clearing permits* (DWER, October 2019)

3 Detailed assessment of application

3.1. Avoidance and mitigation measures

The applicant (Grenleigh Pty Ltd, 2026a; 2026b) submitted the following measures to demonstrate avoidance and mitigation measures:

- existing tracks will be used to access and undertake clearing activities.
- weed management will include equipment washdown, pre and post weed monitoring following the Warrawagine Cattle Company Biosecurity Management plan,
- cleared vegetation will be utilised in land management/rehabilitation activities on the pastoral lease where possible, and
- qualified ecologist will be engaged to undertake a clearance survey for Bilby prior to the clearing occurring at Homestead. If any Bilby are found they will be re-located to suitable habitat in consultation with the local Department of Parks and Wildlife (DPaW) office.

Further, erosion will be prevented through the following measures (Grenleigh Pty Ltd, 2026b):

- Clearing would be timed to not occur when rainfall is expected to minimise rainfall mediated erosion of the bare soil before crop emergence.
- The time between clearing and pasture/feed-crop establishment will be minimised by ensuring that seeding occurs immediately after clearing has been undertaken.
- The surface of the soil will be kept moist (via irrigation) until the feed-crop has established to ensure seeds germinate effectively and this will also minimise wind erosion and dust.
- Stubble or crop re-growth will be maintained after each harvest to ensure soil is stabilised via plant roots/stubble and wind erosion is minimised.

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

In assessing the application, the Delegated Officer has had regard for the site characteristics (see Appendix B) and the extent to which the impacts of the proposed clearing present a risk to biological, conservation, or land and water resource values.

The assessment against the clearing principles (see Appendix C) identified that the impacts of the proposed clearing present a risk to biological values (fauna and flora). 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 (fauna) - Clearing Principles (a and b)

Assessment

The following conservation significant fauna species may utilise vegetation within the application area as habitat:

- *Macrotis lagotis* (greater bilby) (VU),
- *Dasycercus blythi* (brush-tailed mulgara) (P4),
- *Lagorchestes conspicillatus leichardti* (spectacled hare-wallaby (mainland)) (P4), and
- Migratory birds

Greater bilby

The greater bilby is a solitary species that shelters in burrows during daylight, occupying habitats, including open tussock grassland on uplands and hills, *Acacia aneura* (mulga) woodland/shrubland growing on ridges and rises, and hummock grassland in plains and alluvial areas (TSSC, 2016). Bilbies are highly mobile and move within the landscape according to resource availability and they have been recorded travelling up to 5 kilometres between burrows on consecutive days. They can use up to 18 of these burrows concurrently over several months, as well as construct a new burrow on average every 2.5 weeks (DCCEEW, 2023).

The application area is within the modelled distribution of the greater bilby (DCCEEW, 2023). The Recovery Plan for bilby suggests that habitat critical to the survival of bilby includes any area where the species is known or likely to occur as shown in the distribution map (TSSC, 2016). The definition of critical habitat in the recovery plan is noted as being interim (DCCEEW, 2023), therefore requiring case-by-case analysis and consideration. The greater bilby survey conducted by Bamford (2016) for clearing permit CPS 7313/1 recorded an abandoned burrow in the survey area, which at the time was used by a goanna. The burrow was recorded approximately 2.8 kilometres from the application area. However, no other evidence such as tracks, scats or diggings was recorded during the survey. It is noted that DER (2016), the then DWER's, site inspection in 2016 for CPS 7313/1 in areas adjacent to the application area, observed potential bilby tracks and burrow.

In relation to CPS 7313/1, DPaW (2016), the then DBCA, advised that the site contains highly suitable and potentially important bilby habitat with minimal disturbance. The advice noted that the bilby survey did not fully follow the approved survey methodology, particularly survey effort and assessment of adjacent habitat. While the survey confirmed bilby presence, DPaW (2016) raised the need for additional investigations to determine population activity, assess the potential impacts of clearing, develop appropriate mitigation measures, and consider cumulative impacts from other nearby clearing proposals. Clearing record indicates that pre-clearance fauna survey undertaken as per clearing permit CPS 7313/1 within the approved area, found scats and potential burrows of bilbies and mulgaras however, none of the signs was considered current or recent (Grenleigh Pty Ltd, 2026c). The survey also noted the presence of cat and fox tracks along the paths and within the CPS 7313/1 approved area. Feral cats and foxes have been identified as threats to greater bilby and fox presence and are negatively correlated with the presence of greater bilbies (TSSC, 2016).

Given the limited disturbance within the local area and approximately 99% pre-European native vegetation remaining in the local area, it is unlikely that the vegetation or associated environmental values in the application area have been substantially modified since 2016. Accordingly, the 2016 surveys, site inspection and former DPaW advice were considered in this assessment. Considering that the application area is within the modelled distribution of greater bilby, secondary evidence that they are identified within the survey area and areas adjacent to the application area, the vegetation condition, and noting the previous advice from former DPaW, it is considered likely that suitable habitat for bilby is present in the application area. However, given previous surveys did not identify primary signs of bilby presence, and noting the nomadic and transient nature of bilbies, and presence of predators (cat and fox) within CPS 7313/1 approved area, the habitat present in the application area is not likely to be significant to the continuation of bilbies in the local area.

Further, noting the clearing extent and the similar vegetation present in the local area, the proposed clearing is unlikely to sever movement corridors and prevent access to habitat resources supporting the greater bilby population locally and regionally. However, there may be direct impacts to bilby individuals, if they occur at the time of clearing, which can be mitigated by implementing management measures such as limiting clearing activities to day-light hours, slow directional clearing and undertaking pre-clearance surveys.

Brush-tailed mulgara

The brush-tailed mulgara is a nocturnal, burrowing marsupial, which has been found in gibber and sand plains, red sandy or clayey soils, spinifex grasslands, and shrub-covered sandy habitats (Thompson & Thompson, 2014). Mulgaras are known to dig complex burrows on the flats between sand dunes (DBCA, n.d.) While this species was not recorded within the local area, the desktop assessment and previous advice from former DPaW (2016) for CPS

7313/1 noted that the proposed clearing has the potential to impact brush-tailed mulgara. The closest record of this species is approximately 62 kilometres southeast of the application area.

The pre-clearance fauna survey (Grenleigh Pty Ltd, 2026c) undertaken within the approved area for clearing permit CPS 7313/1 found scats and potential burrows of bilbies and mulgaras. However, none of the signs were current or recent. A possible mulgara burrow was also monitored overnight using a motion camera, which did not capture activity at the burrow (Grenleigh Pty Ltd, 2026c).

Considering the above and the extent of vegetation in the application area, the application area may provide habitat for brush-tailed mulgara. Given that similar vegetation and habitat characteristics are present within the Kimberley region and noting the local area retains more than 99 per cent of its pre-European vegetation extent, the proposed clearing is unlikely to result in significant impacts to the conservation of this species. However, direct impacts on the species, if they occur at the time of clearing, may be possible. These impacts can be mitigated by limiting clearing activities to day-light hours and undertaking pre-clearing surveys.

Spectacled hare-wallaby
Spectacled hare-wallaby is considered rare and patchily distributed in Western Australia, although it is more common in the Northern Territory and Queensland. It occurs in a range of habitats including open forest, woodland, shrubland and hummock grassland, with a preference for areas supporting a mosaic of vegetation communities resulting from variations in fire history (DEWHA, 2008). The DPaW (2016) advice for CPS 7313/1 indicated that the proposed clearing has the potential to impact spectacled hare-wallaby and it is likely that the application area provides a suitable habitat for this species. However, the nearest record of spectacled hare-wallaby is approximately 80.93 kilometres from the application area. Given this and noting the wide distribution of records of this species, the impacts of the proposed clearing are not likely to be significant to the conservation of spectacled hare-wallaby.

Migratory birds
The desktop assessment identified several records of migratory birds within the local area due to the proximity to Eighty Mile Beach, which provides habitat for many migratory birds (DCCEW, 2025). Some of the bird species may be transient visitors to the application area after rains. However, habitat requirements for these species primarily consist of sheltered coastal and littoral environment, swamps, flooded areas, which are wide-ranging and do not rely on niche habitat. Therefore, it is unlikely that the proposed clearing would result in significant impact to the habitat of the migratory birds.

Conclusion
Based on the above assessment, the proposed clearing will result in loss of the habitat suitable for greater bilbies, brush-tailed mulgara, spectacled hare-wallaby, and migratory birds. For the reasons set out above, it is considered that the habitat for conservation significant species is not likely to be significant and the direct impacts to individuals of greater bilby and mulgaras that may be present in the application area at the time of clearing can be managed by undertaking pre-clearing surveys, limiting clearing activities to daytime, and slow directional clearing to allow fauna to move into adjacent vegetation.

The applicant may have notification responsibilities under the EPBC Act for impacts to greater bilby and their habitats, as set out in the EPBC Act. The applicant has been advised to contact the federal Department of Climate Change, Energy, the Environment and Water (DCCEEW) to discuss EPBC Act referral requirements.

Conditions

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

- pre-clearance surveys to avoid direct impact to greater bilby and mulgara that may be present in the application area,
- slow, progressive clearing from east to west to allow terrestrial fauna to move into adjacent habitat will minimise impact to individuals, and
- limiting clearing to day-light hours will avoid possibility of injury to fauna.

3.2.2. Biological values (flora) - Clearing Principles (a)

Assessment

The application area is likely to contain high biological diversity given it provides suitable habitat for conservation significant flora and fauna and noting the vegetation condition. The following priority three conservation significant flora species may have habitat within the application area:

- *Bonamia oblongifolia,*

- *Terminalia kumpaja*, and
- *Tribulopis marliesiae*

Bonamia oblongifolia is a perennial herb or shrub with blue flowers, occurring in sandy or gravelly soils and are associated with Acacia shrublands, eucalypt/*Corymbia* woodlands, low heaths, and hummock grasslands (WAH, 1998). Targeted flora survey by EnviroWorks Consulting (2016) conducted for CPS 7313/1 recorded *Bonamia oblongifolia* in the application area for CPS 7313/1. *Bonamia oblongifolia* was recorded at 1,612 locations (waypoints) within the survey area and was found most abundant in the northern section (EnviroWorks Consulting, 2016). The application area is located adjacent to the south-western extent of the survey area.

DPaW (2016) advice received for CPS 7313/1 noted the concerns of local and cumulative impacts of clearing on this flora species. However, it is noted that since the advice, this species was downgraded from Priority 1 to Priority 3 following a targeted rare and flora survey conducted by DBCA (2018) in the La Grange region, which found that *Bonamia oblongifolia* was widespread throughout La Grange region. It is noted that this survey area is located eastward from the application area, however, the survey found that La Grange region was the core of *Bonamia oblongifolia*'s range between Port Hedland and Broome.

Considering the suitable vegetation type in the application area and noting this flora species was recorded in adjacent areas, it is likely suitable habitat for this flora species is present in the application area. However, noting that core range of this flora species was found in La Grange region and given that similar vegetation type and condition is present within adjacent area and in the local area and its abundance in the adjacent survey area, the proposed clearing is unlikely to result in significant impacts to the flora species.

Terminalia kumpaja is a tall shrub or tree up to 7 metres tall with cream/yellowish flowers, associated with Acacia shrublands and Triodia-dominated hummock grasslands, often with scattered *Lysiphyllum cunninghamii, Corymbia* spp., and *Melaleuca* spp in aeolian sand dunes, sand plains and pindan soils. *Tribulopis marliesiae* is an herb/shrub with yellow flowers up to 40 centimetres high and is associated with pindan shrublands, Acacia-dominated shrublands, and Triodia hummock grasslands, often with scattered trees of *Owenia reticulata* (desert walnut) and *Erythrophleum chlorostachys* in sand plains, coastal pindan plains, sand dunes, and interdunal swales.

Based on the habitat characteristics in the application area, it is likely to provide suitable habitat for *Terminalia kumpaja* and *Tribulopis marliesiae*. Records indicate that the application area is at the western extent of the known distributions of both species (WAH, 1998). Distribution of *Terminalia kumpaja* extends east from the application area to the Broome region, while *Tribulopis marliesiae* extends east to Broome and further inland to the south. DBCA (2018) also noted that *Terminalia kumpaja* is largely confined to the southern La Grange region and locally abundant where it occurs. Given that approximately 99% of native vegetation remains in the local area and the surrounding vegetation contains similar vegetation type and condition providing suitable habitat for these fora species, the proposed clearing is not considered likely to result in a significant impact on either flora species. However, the proposed clearing may increase the risk of introduction and spread of weeds into adjacent vegetation containing suitable habitat for the conservation significant flora species.

Conclusion

Based on the above assessment, the application area is likely to provide suitable habitat for conservation significant flora species. For the reasons set out above, it is considered that the habitat present in the application area is unlikely to be a significant and the proposed clearing is not considered likely to result in impact to the conservation status of the flora species. However, the proposed clearing may impact the habitat values of the adjacent native vegetation by introduction and spread of weeds, which can be mitigated through weed management conditions.

Conditions

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

- take hygiene steps to minimise the risk of the introduction and spread of weeds into adjacent remnant vegetation.

3.3. Relevant planning instruments and other matters

Other relevant authorisations required for the proposed land use include:

- Development approval under the *Planning and Development Act 2005* (issued by the Shire of Broome).
- Licence to abstract water under the *Rights in Water and Irrigation Act 1914* (RIWI Act).
- Diversification on permit/lease under *Land Administration Act 1997* (issued by Pastoral Lands Board).

The applicant indicated that the irrigation operation is authorised under Shire of Broome's Development Approval (2016/104) (Grenleigh Pty Ltd, 2026b). The Shire of Broome (2026) advised that the Shire did not have any objections to the proposed clearing.

The application area intersects Canning-Kimberley Groundwater Area, as proclaimed under the RIWI Act. The applicant (Grenleigh Pty Ltd, 2026a) advised that the irrigation operation is authorised under groundwater licence (GWL150360(16)), which was confirmed by the department's Northwest Region Planning Advice (Water Regulation) (DWER, 2026). DWER (2026) advised that any increase in groundwater use would require an application for amended 5C licence to take water and a 26D licence for the construction of new water supply bores. Expert advice from DWER (2026) also confirmed that the proposed clearing is unlikely to have any significant impact to water resources and the existing groundwater license covers the application area.

Expert advice was sought from Commissioner of Soil and Land Conservation, Department of Primary Industries and Regional Development. CSLC (2026) advised that the proposed land clearing and subsequent land use is not at variance with principal (g) for land degradation.

Considering the application is located on a pastoral land/lease, the department sought advice from Pastoral Lands Board, DPLH. DPLH (2026) confirmed that the area subject to clearing is to form part of an amendment to a current pastoral permit, issued by the Pastoral Lands Board (Board). This amended permit has been issued by Board subject to receiving clearing approval and DPLH did not have further comments.

Several Aboriginal sites of significance have been mapped within the local 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. Additional information provided by applicant

Summary of comments	Consideration of comment
Clearing records for CPS 7313/1, which is related to the application (Grenleigh Pty Ltd, 2026c).	Information considered in detailed assessment of application (see section 3.2)

Appendix B. Site characteristics

B.1. Site characteristics

Characteristic	Details
Local context	The area proposed to be cleared is part of an expansive tract of native vegetation in the extensive land use zone of Western Australia. Spatial data indicates the local area (50-kilometre radius from the centre of the area proposed to be cleared) retains approximately 99.82 per cent of the original native vegetation cover.
Ecological linkage	No formal ecological linkages are mapped within the application area or the local area.
Conservation areas	A Class A reserve for conservation of flora and fauna known as Kujungurru Warrarn Nature Reserve in Eighty Mile Beach, is located 6.17 kilometres north of the application area.
Vegetation description	Photographs supplied by the applicant indicate the vegetation within the proposed clearing area consists of Acacia shrubland and Bilby survey (Bamford, 2016) indicated vegetation to be sparse low shrubland (*Acacia*, *Grevillia* and *Melaleuca* spp) over spinifex hummock grassland on red sand and sandy-loam. Representative photos are available in Appendix E. This is consistent with the mapped vegetation type(s): • Beard vegetation association 32 known as Pindan, which is described as acacia thicket with scattered low trees over spinifex *Acacia eriopoda, Corymbia dichromophloia, Triodia pungens, T. bitextura* (Shepherd et al, 2002) The mapped vegetation type retains approximately 99.99 per cent of the original extent (DBCA, 2019).
Vegetation condition	Photographs supplied by the applicant indicate the vegetation within the proposed clearing area is in excellent (Trudgen, 1991) condition, described as: • Pristine or nearly so, no obvious signs of damage caused by human activities since European settlement. The full Trudgen (1991) condition rating scale is provided in Appendix D. Representative photos are available in Appendix E.
Climate and landform	The mean annual rainfall in Wallal downs station is 359.1 millimetres. The highest mean rainfall is February with 99 millimetres, and lowest mean rainfall is in September with 0.8 millimetres (BoM, n.d.). The spatial data indicate that the application area is located on the coastal plain between the coastline and the 50 metres contour (Australian Height Datum, AHD).
Soil description	The soil is mapped as Nita System (117Nt), which is described as sandplains supporting shrubby spinifex grasslands with occasional trees.
Land degradation risk	Soils within the application area have moderate risk of wind erosion and subsurface acidification and low risk of other land degradation impacts.
Waterbodies	The desktop assessment and aerial imagery indicated that the nearest waterbody is Eighty Mile Beach System (listed in Directory of Important Wetlands in Australia), located 2.91 kilometres north of the application area.

Characteristic	Details
Hydrogeography	The application area intersects Canning-Kimberley Groundwater Area, as proclaimed under the Rights in Water and Irrigation Act 1914 (RIWI Act). Groundwater salinity in the application area is 500-1000 mg/L TDS.
Flora	There are records of three conservation significant flora in the local area, all of which are found on the same soil and vegetation type as the application area.
Ecological communities	There are records of two ecological communities in the local area. Eighty-mile land system ecological community, considered a priority ecological community by DBCA, is located 4.47 kilometres north of the application area.
Fauna	The desktop assessment recorded 44 conservation significant fauna in the local area consisting of four mammals, 38 birds, one fish, and one reptile. The nearest record is red-necked stint (Calidris ruficollis), identified 1.63 kilometres from the application area.

B.2. Flora analysis table

With consideration for the site characteristics set out above, relevant datasets (see Appendix F.1), impacts to the following conservation significant flora required further consideration.

Species name	Conservation status	Suitable habitat features ? [Y/N]	Suitable vegetation type? [Y/N]	Suitable soil type? [Y/N]	Distance of closest record to application area (km)	Number of known records (total)	Are surveys adequate to identify? [Y, N, N/A]
Bonamia oblongifolia	P3	Y	Y	Y	6.77	2	Y
Terminalia kumpaja	P3	Y	Y	Y	7.64	5	N/A
Tribulopis marliesiae	P3	Y	Y	Y	20.19	1	N/A

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

B.3. Fauna analysis table

Species name	Conservation status	Suitable habitat features? [Y/N]	Suitable vegetation type? [Y/N]	Distance of closest record to application area (km)	Number of known records (total)	Are surveys adequate to identify? [Y, N, N/A]
Macrotis lagotis (bilby)	VU	Y	Y	7.56	24	Y
Dasycercus blythi (brush-tailed mulgara)	P4	Y	Y	62	N/A	N/A
Lagorchestes conspicillatus leichardti (spectacled hare-wallaby (mainland))	P4	Y	Y	80.93	N/A	N/A
Notoryctes caurinus (northern marsupial mole, kakarratul)	P4	N	Y	7.18	4	N/A
Pseudomys chapmani (western pebble-mound mouse, ngadji)	P4	N	N	38.9	8	N/A

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

B.4. Ecological community analysis table

Community name	Conservation status	Suitable habitat features? [Y/N]	Suitable vegetation type? [Y/N]	Suitable soil type? [Y/N]	Distance of closest record to application area (km)	Number of known records (total)	Are surveys adequate to identify? [Y, N, N/A]
Eighty Mile Land System	P3	N	Y	Y	4.47	9	N/A
Roebuck Land System	P3	N	N	N	45.46	1	N/A

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

Appendix C. 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 area proposed to be cleared contains habitat suitable for conservation significant fauna and flora listed as priority species by DBCA. Given this and the vegetation condition, the application area is likely to contain high level of biodiversity.	At variance	Yes Refer to Section 3.2.1, above.
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 area proposed to be cleared contains habitat suitable for conservation significant fauna.	May be at variance	Yes Refer to Section 3.2.2, above.
Principle (c): *"Native vegetation should not be cleared if it includes, or is necessary for the continued existence of, threatened flora."* Assessment: The area proposed to be cleared is unlikely to contain habitat for flora species listed under the BC Act.	Not likely to be at variance	No
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 that can indicate a threatened ecological community.	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 and native vegetation in the local area is consistent with the targets of the Global Biodiversity Framework. The application area is not considered to be part of a significant ecological linkage in the local area.	Not likely to be 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: Given the distance to the nearest conservation area, the proposed clearing is not likely to have an impact on the environmental values of nearby conservation areas.	Not likely to be at variance	No
Environmental value: land and water resources		

Assessment against the clearing principles	Variance level	Is further consideration required?
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: Given no water courses and wetlands are recorded within 2.91 kilometres of the application area, the proposed clearing is unlikely to impact surface or ground water quality.	Not likely to be at variance	No
Principle (g): *"Native vegetation should not be cleared if the clearing of the vegetation is likely to cause appreciable land degradation."* Assessment: The mapped soils are moderately susceptible to wind erosion and subsurface acidification and low susceptibility to other land degradation impacts. Noting the extent of the application area and the condition of the vegetation, the proposed clearing is not likely to have an appreciable impact on land degradation. Expert advice received from CSLC (2026) indicates that the proposed land clearing and subsequent land use is not at variance with this principle. However, given that the mapped soils have moderate risk of wind erosion, this risk can be mitigated by undertaking planting activities within 3 months of clearing.	Not likely to be at variance	No
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: Given the distance to the nearest surface water bodies and that no sensitive groundwater resources, including Public Drinking Water Sources Areas, are present within the application area, the proposed clearing is unlikely to impact surface or ground water quality. Expert advice from DWER (2026) also confirmed that the proposed clearing is unlikely to have any significant impact to water resources.	Not likely to be at variance	No
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 mapped soils and topographic contours in the surrounding area do not indicate the proposed clearing is likely to contribute to increased incidence or intensity of flooding.	Not likely to be at variance	No

Appendix D. 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.
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 E. Biological survey information excerpts / Photographs of the vegetation



Figure E-1: Photographs of the vegetation in application area (Grenleigh Pty Ltd, 2026b)



Figure E-2: Photographs of the vegetation in application area (Grenleigh Pty Ltd, 2026b)

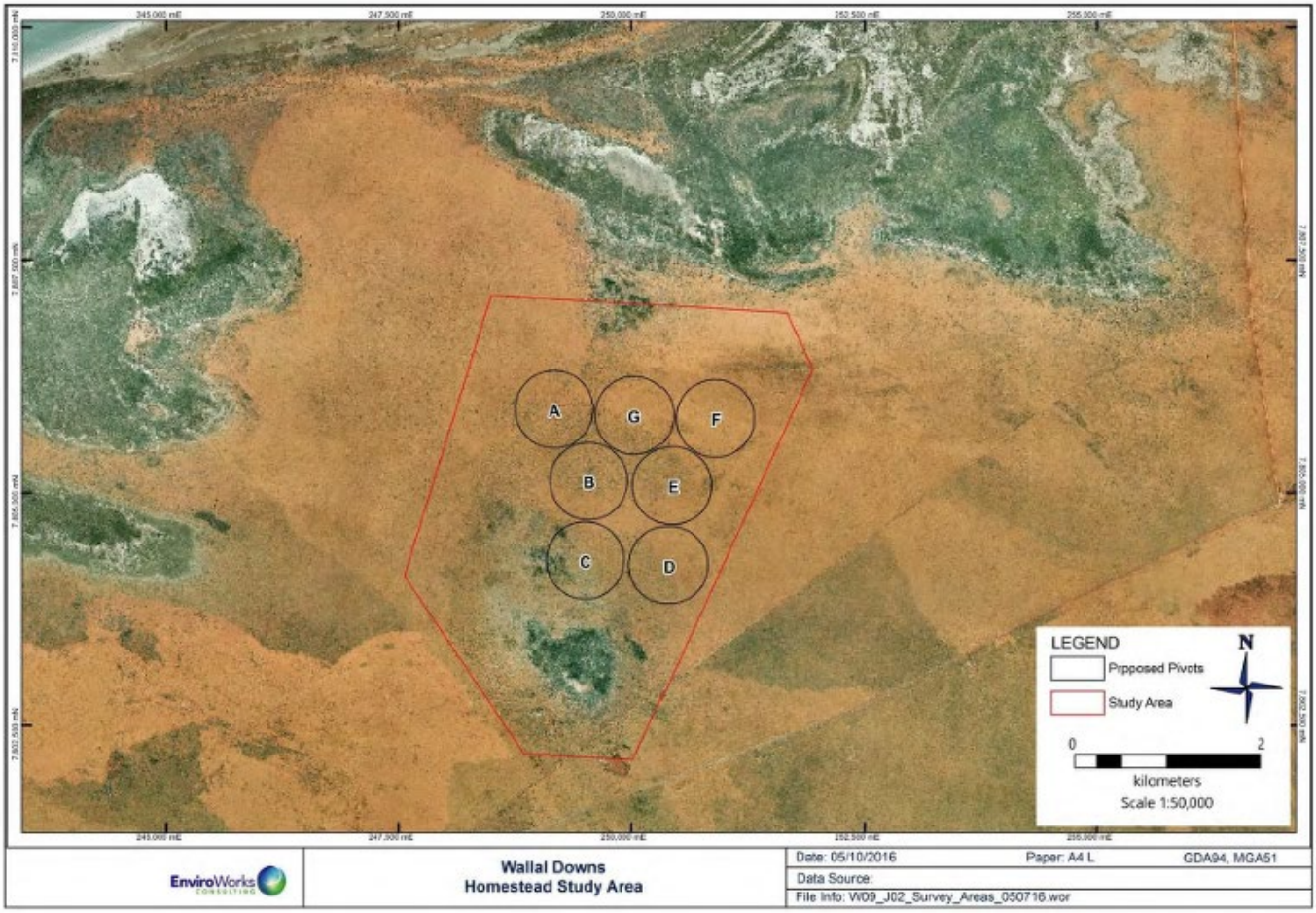


Figure E-3: Location of fauna survey area (Bamford, 2016)



Figure E-4: Location of old bilby burrow used by a goanna (Bamford, 2016)

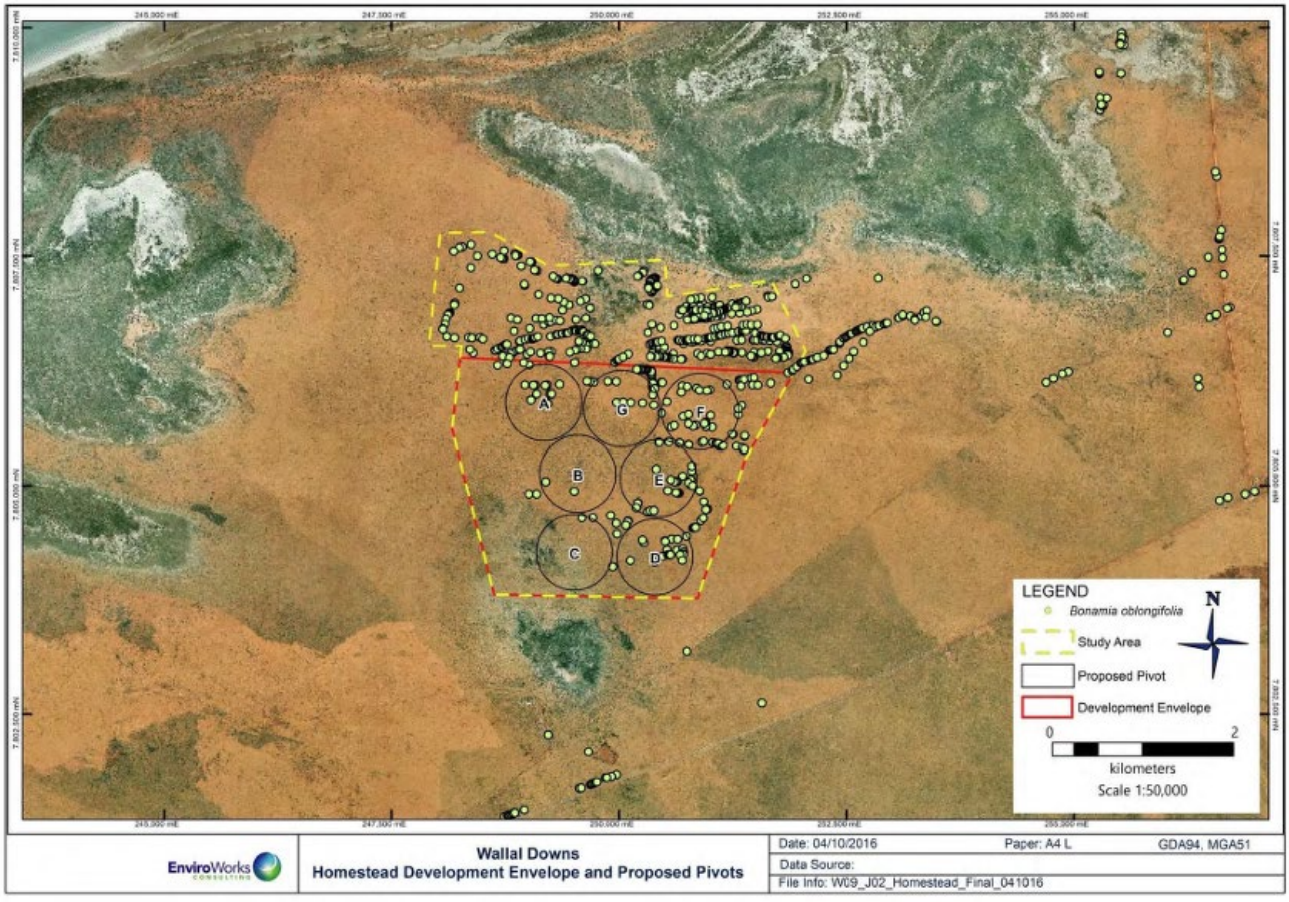


Figure E-5: Location of *Bonamia oblongifolia* in the survey area (EnviroWorks Consulting, 2016)

Appendix F. Sources of information

F.1. GIS databases

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

- Aboriginal Cultural Heritage Register (DPLH-099)
- Cadastre (LGATE-218)
- CAWSA Part 2A Clearing Control Catchments (DWER-004)
- DBCA – Lands of Interest (DBCA-012)
- DBCA Legislated Lands and Waters (DBCA-011)
- DBCA Statewide Vegetation Statistics
- Directory of Important Wetlands in Australia – Western Australia (DBCA-045)
- Environmentally Sensitive Areas (DWER-046)
- Flood Risk (DPIRD-007)
- Forest Disease Risk Areas (DBCA-024)
- FPM Floodplain Area (DWER-020)
- Groundwater Salinity Statewide (DWER-026)
- Hydrographic Catchments - Catchments (DWER-028)
- Hydrological Zones of Western Australia (DPIRD-069)
- Local Planning Scheme – Zones and Reserves (DPLH-071)
- Native Title (ILUA) (LGATE-067)
- Native Vegetation Extent (DPIRD-005)
- Native Vegetation Statistics for Merredin, Katanning and Western Mallee IBRA sub-regions 2024
- Offsets Register – Offsets (DWER-078)
- Public Drinking Water Source Areas (DWER-033)
- Ramsar Sites (DBCA-010)
- Regional Parks (DBCA-026)
- RIWI Act, Groundwater Areas (DWER-034)
- RIWI Act, Rivers (DWER-036)
- RIWI Act, Surface Water Areas and Irrigation Districts (DWER-037)
- Soil Landscape Mapping – Best Available (DPIRD-027)
- Soil Landscape Mapping - Rangelands (DPIRD-063)
- Soil Landscape Mapping – Systems (DPIRD-064)
- South Coast Significant Wetlands (DBCA-018)
- Medium Scale Topo Contour (Line) (LGATE-015)
- WA Now Mosaic (LGATE-320)

Restricted GIS Databases used:

- Contaminated Sites
- DBCA Covenants
- DPIRD Conservation Covenants (DPIRD-023)
- Hydrography – Inland Waters – Waterlines and Waterpolygons
- Hydrography - Inland Flats and Coastal Flats
- IBRA Vegetation Statistics
- ICMS (Incident Complaints Management System) – Points and Polygons
- Mean Annual Rainfall Isohyets (30 years)
- Pre-European Vegetation Statistics
- Protection Zones for PDWSA (Public Drinking Water Source Areas)
- Threatened and Priority Flora (TPFL)
- Western Australian Herbarium Specimen Database (WAHerb)
- Threatened and Priority Fauna
- Threatened Ecological Communities and Priority Ecological Communities
- Threatened Ecological Communities and Priority Ecological Communities (Buffers)

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