MERIDIAN BUSINESS PARK INDUSTRIAL DEVELOPMENT, NEERABUP

COMPLIANCE REPORT 2025
CLEARING PERMIT CPS 6359/3 AND CPS 9267/1

Prepared for:	City of Wanneroo
Report Date:	12 June 2026
Version:	1
Report No.	2026-991

pgv ENVIRONMENTAL

CONTENTS

Contents ii

List of Tables and Plates iii

List of Attachments iv

1 INTRODUCTION 1

2 DESCRIPTION OF ACTIVITIES 2

2.1 Vegetation Clearing 2

2.2 Construction Activities 3

2.3 Extraction 3

3 COMPLIANCE CPS 6359/3 5

3.1 Part I – Clearing Authorised 5

3.1.1 Condition 1 5

3.1.2 Condition 2 5

3.1.3 Condition 3 5

3.1.4 Condition 4 5

3.2 Part II – Management Conditions 5

3.2.1 Condition 5 5

3.2.2 Condition 6 6

3.2.3 Condition 7 6

3.2.4 Condition 8 6

3.2.5 Condition 9 7

3.2.6 Condition 10 7

3.3 Part III - Record Keeping and Reporting 8

3.3.1 Condition 11 8

3.3.2 Condition 12 9

4 COMPLIANCE CPS 9267/1 11

5 REFERENCES 12

LIST OF TABLES AND PLATES

Tables

Table 1: Clearing Coordinates CPS 6359/3 (MGA94 Zone 50)

Plates

Plate 1: Aerial Prior to Commencement (Landgate, 2026)

Plate 2: Clearing Footprint in 2025 (Landgate, 2026)

Plate 3: Clearing Footprint in 2026 (Google Earth, 2026)

Plate 4: Extraction and Contouring Operations September 2025

LIST OF ATTACHMENTS

Figures

Figure 1: Clearing in the 2022 Compliance Period

Appendices

Appendix 1: CPS 6359/3

Appendix 2: CPS 9267/1

1 INTRODUCTION

The Meridian Business Park Industrial Development in Neerabup is an area zoned for industrial development in the City of Wanneroo.

The Meridian Business Park Industrial Development was granted a Clearing Permit (CPS 6359/3 – Appendix 1) for works undertaken on the following parcels of land:

- Lot 9000 on Deposited Plan 60745, Neerabup;
- Lot 9003 on Deposited Plan 70103, Neerabup; and
- Lot 600 on Deposited Plan 302260, Neerabup.

Additionally, a Clearing Permit was granted for the Mather Drive Road Reserve (CPS 9267/1 – Appendix 2) which is a part of the Business Park.

Condition 12 of CPS 6359/3 requires a written report to be provided to the CEO of the Department of Water and Environmental Protection (DWER) on or before 30 June of each year outlining the records and activities done in the previous calendar year.

This Compliance Report has been prepared in accordance with the requirements of Condition 12 of CPS 6359/3 for the 2024 compliance period. The report also includes statement of compliance for CPS 9367/1 although a compliance report is not strictly required for that CPS unless requested by the CEO of DWER.

2 DESCRIPTION OF ACTIVITIES

2.1 Vegetation Clearing

Clearing for the extractive Industry commenced on 10 June 2021 in the area designated as Stage 1 in the Management Plan. The areas cleared under both CPS 6359/3 and 9267/1 for each reporting period can be seen in Plates 1, 2 and 3 by comparing the aerial photographs from October 2020, February 2025 and October 2025. The area cleared for each reporting period are also shown on Figure 1.

Plate 1: Aerial Prior to Commencement (Landgate, 2026)



Plate 2: Clearing Footprint in 2025 (Landgate, 2026)



Plate 3: Clearing Footprint in 2026 (Google Earth, 2026)



The area cleared under CPS 6359/3 in 2025 was 17.24ha. There were two areas cleared, the eastern and southern boundary of Stage 1 and the south-western part of Stage 2. The total area of clearing under CPS 6359/3 is 93.84ha cleared since commencement (Figure 1).

The total area of clearing under CPS 9267/1 is 1.15ha (Figure 1). Clearing under CPS 9267/1 was completed in 2024.

2.2 Construction Activities

Access roads have been established with crushed limestone and the temporary site office has been installed on the site.

2.3 Extraction

Extraction operations commenced initially in Stage 3 and have extended into Stage 2. Contouring to final levels in Stage 2 continued in 2025.

Plate 4: Extraction and Contouring Operations September 2025



3 COMPLIANCE CPS 6359/3

3.1 Part I – Clearing Authorised

3.1.1 Condition 1

Purpose for which clearing may be done:

Clearing for the purposes of industrial development and remediation.

The clearing was undertaken to excavate the site in preparation for industrial development and for some site remediation in compliance with Condition 1.

3.1.2 Condition 2

Land on which clearing is to be done

Lot 9000 on Deposited Plan 60745, Neerabup
Lot 9003 on Deposited Plan 70103, Neerabup
Lot 600 on Deposited Plan 302260, Neerabup

The clearing has been undertaken on Lot 9003 in compliance with Condition 2.

3.1.3 Condition 3

Area of Clearing

The Permit Holder must not clear more than 156.156 hectares of native vegetation within the area cross hatched yellow on attached Plan 6359/3a

A total of 93.84 ha of native vegetation has been cleared to the end of 2025 in compliance with Condition 3.

3.1.4 Condition 4

Application

This Permit allows the Permit Holder to authorise persons, including employees, contractors and agents of the Permit Holder, to clear native vegetation for the purposes of this Permit subject to compliance with the conditions of this Permit and approval from the Permit Holder.

The clearing was undertaken by Urban Resources with authorisation from the City of Wanneroo in compliance with Condition 4.

3.2 Part II – Management Conditions

3.2.1 Condition 5

Avoid, minimise etc clearing

In determining the amount of native vegetation to be cleared authorised under this Permit, the Permit Holder must have regard to the following principles, set out in 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.

The area of clearing was necessary for sand extraction and for the future industrial land use. The clearing is in compliance with Condition 5.

3.2.2 Condition 6

Offset - Site 1

Prior to undertaking any clearing authorised under this Permit for the purpose of industrial development, the Permit Holder shall:

(a) give a conservation covenant under section 30B of the Soil and Land Conservation Act 1945 setting aside the covenant area being the area cross hatched red on attached Plan 6359/3b within Lot 9000 on Deposited Plan 60745, Neerabup, for the protection and management of vegetation in perpetuity; and

(b) provide to the CEO a copy of the executed conservation covenant.

The City of Wanneroo confirms that Mather Reserve, Number 53163 is registered as a Crown Land Title for the purpose of Conservation, registered 9/4/2019 (19/179101) in correspondence dated 8 January 2018. Condition 6 is Complete as of the 2018 reporting period.

3.2.3 Condition 7

Offset - Site 2

Prior to undertaking any clearing authorised under this Permit for the purpose of industrial development, the Permit Holder shall:

(a) give a conservation covenant under section 30B of the Soil and Land Conservation Act 1945 setting aside the covenant area, being the area cross hatched red on attached Plan 6359/3c, Lot 24 on Plan 14380, Wanneroo, for the protection and management of vegetation in perpetuity; and

(b) provide to the CEO a copy of the executed conservation covenant

The Mary Street Offset site was ceded as Conservation to the Crown in January 2018. Condition 7 is Complete as of the 2018 reporting period.

3.2.4 Condition 8

Offset - Site 3

(a) The Permit Holder must fund the purchase of the area cross hatched red on attached Plan 6359/3d to be ceded to the Department of Parks and Wildlife for conservation.

(b) The Permit Holder shall provide documentary evidence to the CEO that the area cross hatched red on attached Plan 6359/3d has been ceded to the Department of Parks and Wildlife within three months of executing the land transfer

The Chittering Offset site was ceded as Conservation to the Crown in January 2018. Condition 7 is Complete as of the 2018 reporting period.

3.2.5 Condition 9

Dieback and weed control

When undertaking any clearing or other activity authorised under this Permit, the Permit Holder must take the following steps to minimise the risk of the introduction and spread of weeds and dieback:

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

(b) ensure that no dieback or weed-affected soil, mulch, fill or other material is brought into the area to be cleared;

(c) restrict the movement of machines and other vehicles to the limits of the areas to be cleared; and

(d) where dieback or weed-affected soil, mulch, fill or other material is to be removed from the area to be cleared, ensure it is transferred to areas of comparable soil disease status.

Topsoil mapping on Lot 9003 was undertaken prior to the commencement of clearing works with the majority of the site being designated as 'Uninterpretable' and an area to the east assessed as 'Uninfested'. The topsoil from the 'Uninterpretable' area is stockpiled and being managed in accordance with the Construction Environmental Management Plan (CEMP). The topsoil is not suitable for use in rehabilitation programs so is being incorporated into fill to be used to contour the site to final levels for industrial development. The topsoil in the area of extraction has partially been removed from the site and partly remains in stockpiles within the 'Uninfested' Area. The Stage 2 clearing undertaken in 2025 is in both the 'Uninterpretable' and 'Uninfested' areas. The areas were marked during clearing. The 'Uninterpretable' and 'Uninfested' areas are defined on plans.

All Grass Tree removal is undertaken with verified clean machinery.

3.2.6 Condition 10

Revegetation and rehabilitation

Within six months following completion of remediation works, the Permit Holder shall, revegetate and rehabilitate the area cross hatched red on attached Plan 6359/3e by:

(a) re-shaping the surface of the land so that it is consistent with the surrounding five metres of uncleared land; and

(b) laying salvaged topsoil retained from good or better condition vegetation approved to be cleared under this Permit.

Tubestock was propagated from seed supplies harvested from local vegetation in 2019/20, 2020/21, and 2021/22. Tubestock planting of species as required under the CAMP was undertaken in Mather Reserve in June 2021 and June 2022. Planting was undertaken in June 2023 and 2024 in the Mather Reserve. Previously planted and newly planted tubestock were watered over summer in November to April.

In 2025 the limestone track was constructed from the south west corner to north east corner of the reserve and a grasstree was replanted after being salvaged from the reserve. A comprehensive weeding program has also been undertaken in Mather Reserve. The revegetation is due to be monitored in spring 2026.

Invoices for all propagation, planting and maintenance are logged in the City of Wanneroo's record system.

3.3 Part III - Record Keeping and Reporting

3.3.1 Condition 11

Records must be kept

The Permit Holder must maintain the following records for activities done in relation to the clearing of native vegetation authorised under this Permit:

(a) the location where the clearing occurred, recorded using a Global Positioning System (GPS) unit set to Geocentric Datum Australia 1994 (GDA94), expressing the geographical coordinates in Eastings and Northings or decimal degrees;

(b) the date that the area was cleared; and

(c) the size of the area cleared (in hectares).

All records are maintained in the City of Wanneroo's record system. Records, in accordance with Condition 11 include:

- Location of all clearing and geographical coordinates;
- Dates of clearing; and
- Size of the area cleared.
- The information required is contained in Table 1.

Table 1: Clearing Coordinates CPS 6359/3 (MGA94 Zone 50)

Area	Dates	Area	Easting	Northing
Stage 1 Lot 9003	28 May 2021 to 8 July 2021	20.56 ha	386099	6495356
			386171	6495103
			385344	6495095
			385336	6495125
			385339	6495343
30m Eastern Buffer to Mather Drive Road Reserve	9 September 2021	0.71 ha	385309	6495343
			385311	6495128
			385336	6495125
			385339	6495343
30m Western Buffer to Mather Drive Road Reserve	9 September 2021	0.72 ha	385283	6495344
			385284	6495123
			385254	6495344
			385255	6495124
Stage 3 Lot 9003	24 June 2021 to 8 July 2021	23.98 ha	385254	6495344
			385255	6495124
			384803	6495341
			384809	6494831
			385285	6494836
			385285	6495053
Stage 2 Lot 9003 – Southern part	5 September until 14 October 2022	30.63 ha	384819	6494707
			384825	6494842
			385282	6494705
			385270	6494829
Stage 2 Lot 9003 – Northern part			384800	6495555
			384815	6495348

Area	Dates	Area	Easting	Northing
			386098	6495356
			386050	6495555
Boundary Stage 1	18 to 26 October 2025	4.34 ha	386008	6495434
			386112	6495436
			386210	6495071
			385337	6495048
			385361	6495091
			386161	6495113
South-western Part Stage 2	18 to 26 October 2025	9.59 ha	385277	6494719
			385264	6494565
			385184	6494485
			384827	6494466
			384813	6494704
Total		**93.84 ha**		

Additionally, records of all activities on the site to demonstrate compliance with Conditions 1 to 10, conditions of approval under the EPBC Approval, Approved Development Application as well as the associated management plans are maintained for all activities in the Clearing Permit Area and the Offset sites.

A Vegetation Assessment for all areas to be cleared in 2025 was undertaken prior to clearing. The inspection report is provided as Appendix 4. The vegetation was assessed as being consistent with previous surveys being Degraded and described as *Eucalyptus marginata* Low Open Woodland over a Closed Grassland of **Ehrharta calycina* (Perennial Veldt Grass) within the south-western expansion of Stage 2. This area was Completely Degraded. The south-eastern and eastern boundary of stage 1 was described as *Eucalyptus marginata, Banksia attenuata* and *Allocasuarina fraseriana* Woodland over *Hibbertia hypericoides, Xanthorrhoea preissii* and mixed shrubland and an understorey of *Mesomelaena pseudostygia* and mixed native herbs and sedges and weedy grasses in more disturbed areas. This area was Good to degraded.

3.3.2 Condition 12

Reporting

(a) The Permit Holder must provide to the CEO on or before 30 June of each year, a written report:

(i) of records required under condition 11 of this Permit; and

(ii) concerning activities done by the Permit Holder under this Permit between 1 January to 31 December of the preceding calendar year.

(b) If no clearing authorised under this Permit was undertaken between 1 January to 31 December of the preceding calendar year, a written report confirming that no clearing under this permit has been carried out, must be provided to the CEO on or before 30 June of each year.

(c) Prior to 15 May 2045, the Permit Holder must provide to the CEO a written report of records required under condition 11 of this Permit where these records have not already been provided under condition 12(a) of this Permit.

This Compliance Report has been prepared to satisfy Condition 12.

4 COMPLIANCE CPS 9267/1

The Clearing Permit specifies:

Clearing authorised

The permit holder must not clear more than 1.15 hectares of native vegetation within the area cross-hatched yellow in Figure 1 of Schedule 1.

The Clearing permit area of 1.15ha has been cleared in compliance with Condition 3 and was completed in 2023. The records to be kept as specified in Condition 6 (below) are in the compliance report from 2024 and will be made available if requested.

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 1994 (GDA94), expressing the geographical coordinates in Eastings and Northings;* *(c) the date that the area was cleared;* *(d) the size of the area cleared (in hectares);* *(e) actions taken to avoid, minimise, and reduce the impacts and extent of clearing in accordance with condition 4; and* *(f) actions taken to minimise the risk of the introduction and spread of weeds and dieback in accordance with condition 5.*

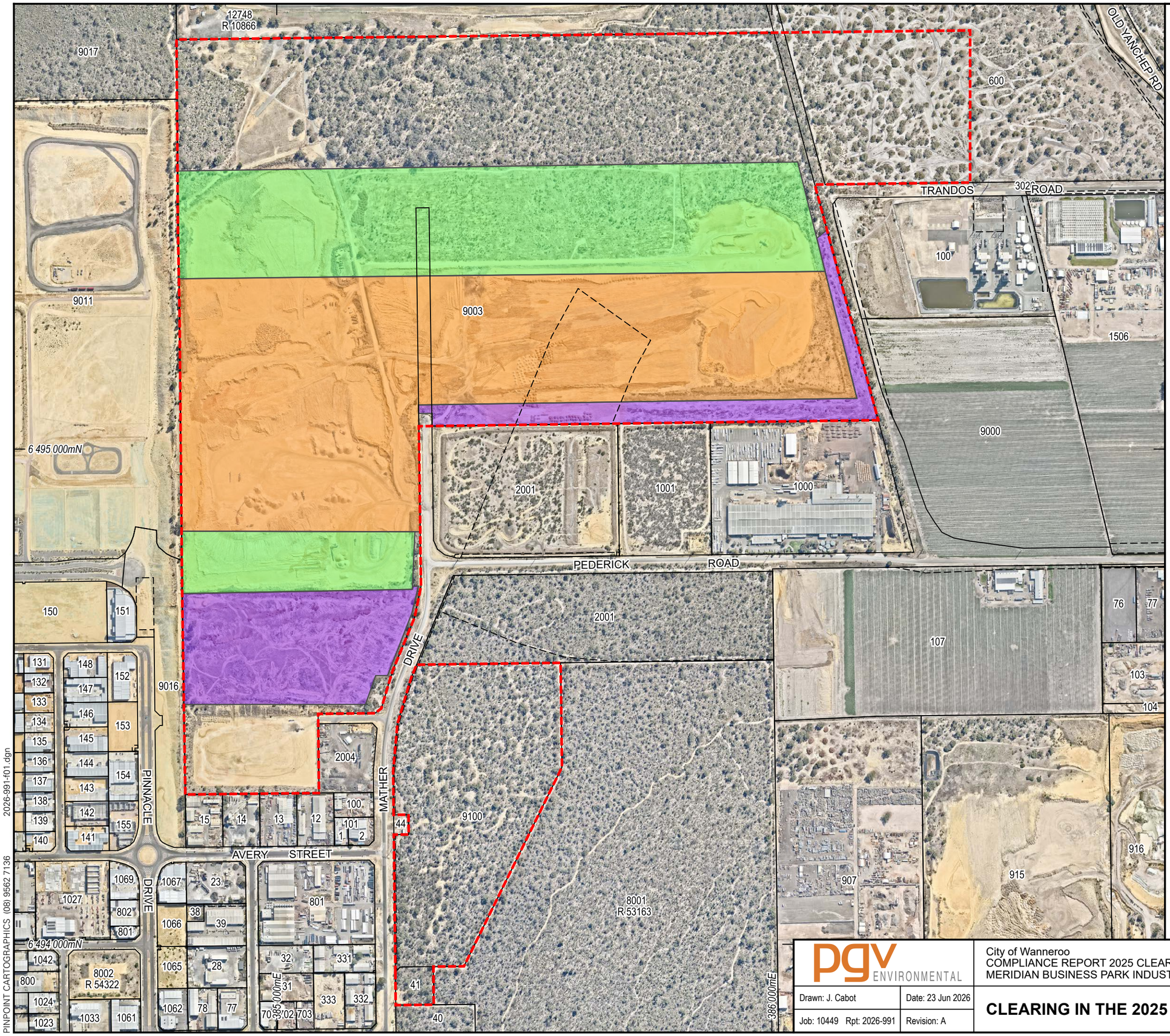
5 REFERENCES

Government of Western Australia (2000) Bush Forever - *Keeping the Bush in the City. Volume 2: Directory of Bush Forever Sites*. Perth, Western Australia.

Landgate (2026) Historical Aerial Photography Accessed June 2026 https://www.landgate.wa.gov.au/bmvf/app/mapviewer/ Government of Western Australia, Perth.

Natural Area Consulting (NAC) (2020) Flora & Vegetation Assessment Mather Drive, Neerabup report for the City of Wanneroo Perth, Western Australia

FIGURES



N

0 50 100 150 200 250m

SCALE 1 : 7 500 at A3
GDA2020 MGA Zone 50

Legend

- Site Boundary
- Cadastral Boundary
- Easement Boundary
- 2021 Clearing Footprint
- 2022 Clearing Footprint
- 2025 Clearing Footprint

CADASTRAL SOURCE: Landgate, June 2026.
AERIAL PHOTOGRAPH SOURCE: NearMap, flown April 2026.

2026-991-f01.dgn

PINPOINT CARTOGRAPHICS (08) 9562 7136

pgv ENVIRONMENTAL

City of Wanneroo
COMPLIANCE REPORT 2025 CLEARING PERMIT CPS 6359/3 AND CPS 9267/1
MERIDIAN BUSINESS PARK INDUSTRIAL DEVELOPMENT, NEERABUP

Drawn: J. Cabot | Date: 23 Jun 2026
Job: 10449 Rpt: 2026-991 | Revision: A

CLEARING IN THE 2025 COMPLIANCE PERIOD

Figure 1

APPENDIX 1

CPS 6359/3

GOVERNMENT OF
WESTERN AUSTRALIA

CLEARING PERMIT

Granted under section 51E of the Environmental Protection Act 1986

Purpose Permit number:	CPS 6359/3
Permit Holder:	City of Wanneroo
Duration of Permit:	15 August 2015 – 15 August 2045

The Permit Holder is authorised to clear native vegetation subject to the following conditions of this Permit.

PART I – CLEARING AUTHORISED

1. **Purpose for which clearing may be done**
   Clearing for the purposes of industrial development and remediation.

2. **Land on which clearing is to be done**
   Lot 9000 on Deposited Plan 60745, Neerabup
   Lot 9003 on Deposited Plan 70103, Neerabup
   Lot 600 on Deposited Plan 302260, Neerabup

3. **Area of Clearing**
   The Permit Holder must not clear more than 156.156 hectares of native vegetation within the area cross hatched yellow on attached Plan 6359/3a.

4. **Application**
   This Permit allows the Permit Holder to authorise persons, including employees, contractors and agents of the Permit Holder, to clear native vegetation for the purposes of this Permit subject to compliance with the conditions of this Permit and approval from the Permit Holder.

PART II – MANAGEMENT CONDITIONS

5. **Avoid, minimise etc clearing**
   In determining the amount of native vegetation to be cleared authorised under this Permit, the Permit Holder must have regard to the following principles, set out in order of preference:
   (a) avoid the clearing of native vegetation;
   (b) minimise the amount of native vegetation to be cleared; and
   (c) reduce the impact of clearing on any environmental value.

6. **Offset - Site 1**
   Prior to undertaking any clearing authorised under this Permit for the purpose of industrial development, the Permit Holder shall:
   (a) give a conservation covenant under section 30B of the *Soil and Land Conservation Act 1945* setting aside the covenant area, being the area cross hatched red on attached Plan 6359/3b within Lot 9000 on Deposited Plan 60745, Neerabup, for the protection and management of vegetation in perpetuity; and
   (b) provide to the CEO a copy of the executed conservation covenant.

7. **Offset - Site 2**

Prior to undertaking any clearing authorised under this Permit for the purpose of industrial development, the Permit Holder shall:

(a) give a conservation covenant under section 30B of the *Soil and Land Conservation Act 1945* setting aside the covenant area, being the area cross hatched red on attached Plan 6359/3c, Lot 24 on Plan 14380, Wanneroo, for the protection and management of vegetation in perpetuity; and

(b) provide to the CEO a copy of the executed conservation covenant.

8. **Offset - Site 3**

(a) The Permit Holder must fund the purchase of the area cross hatched red on attached Plan 6359/3d to be ceded to the Department of Parks and Wildlife for conservation.

(b) The Permit Holder shall provide documentary evidence to the CEO that the area cross hatched red on attached Plan 6359/3d has been ceded to the Department of Parks and Wildlife within three months of executing the land transfer.

9. **Dieback and weed control**

When undertaking any clearing or other activity authorised under this Permit, the Permit Holder must take the following steps to minimise the risk of the introduction and spread of *weeds* and *dieback*:

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

(b) ensure that no *dieback* or *weed*-affected soil, *mulch*, *fill* or other material is brought into the area to be cleared;

(c) restrict the movement of machines and other vehicles to the limits of the areas to be cleared; and

(d) where *dieback* or *weed*-affected soil, *mulch*, *fill* or other material is to be removed from the area to be cleared, ensure it is transferred to areas of comparable *soil disease status*.

10. **Revegetation and rehabilitation**

Within six months following completion of remediation works, the Permit Holder shall, revegetate and rehabilitate the area cross hatched red on attached Plan 6359/3e by:

(a) re-shaping the surface of the land so that it is consistent with the surrounding five metres of uncleared land; and

(b) laying salvaged topsoil retained from *good or better* condition vegetation approved to be cleared under this Permit.

PART III - RECORD KEEPING AND REPORTING

11. **Records must be kept**

The Permit Holder must maintain the following records for activities done in relation to the clearing of native vegetation authorised under this Permit:

(a) the location where the clearing occurred, recorded using a Global Positioning System (GPS) unit set to Geocentric Datum Australia 1994 (GDA94), expressing the geographical coordinates in Eastings and Northings or decimal degrees;

(b) the date that the area was cleared; and

(c) the size of the area cleared (in hectares).

12. **Reporting**

(a) The Permit Holder must provide to the CEO on or before 30 June of each year, a written report:

(i) of records required under condition 11 of this Permit; and

(ii) concerning activities done by the Permit Holder under this Permit between 1 January to 31 December of the preceding calendar year.

(b) If no clearing authorised under this Permit was undertaken between 1 January to 31 December of the preceding calendar year, a written report confirming that no clearing under this permit has been carried out, must be provided to the CEO on or before 30 June of each year.

(c) Prior to 15 May 2045, the Permit Holder must provide to the CEO a written report of records required under condition 11 of this Permit where these records have not already been provided under condition 12(a) of this Permit.

DEFINITIONS

The following meanings are given to terms used in this Permit:

dieback means the effect of *Phytophthora* species on native vegetation;

fill means material used to increase the ground level, or fill a hollow;

good or better means that the vegetation is in either pristine, excellent, very good or good condition according to the *Keighery scale*;

Keighery scale means the vegetation condition scale described in Bushland Plant Survey: A Guide to Plant Community Survey for the Community (1994) as developed by B.J. Keighery and published by the Wildflower Society of WA (Inc). Nedlands, Western Australia;

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;

soil disease status means soil types either infested, not infested, uninterpretable or not interpreted with a pathogen; and

weed/s 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 Parks and Wildlife Regional Weed Rankings Summary, regardless of ranking; or
(c) not indigenous to the area concerned.

James Widenbar
MANAGER
CLEARING REGULATION

Officer delegated under Section 20
of the Environmental Protection Act 1986

11 May 2017

Plan 6359/3a



Legend

- Imagery
- Clearing Instruments Activities
- Local Government Authority

N

0 500m

1:15,854

(Approximate when reproduced at A4)

GDA 94 (Lat/Long)

Geocentric Datum of Australia 1994

..... Date 11/5/2017

Officer with delegated authority under Section 20 of the Environmental Protection Act 1986

GOVERNMENT OF WESTERN AUSTRALIA

WA Crown Copyright 2017

Plan 6359/3b



Legend

- Cadastre (Search)
- Imagery
- Local Government Authority
- Clearing Instruments Conditions

N

0 — 1km

1:18,214

(Approximate when reproduced at A4)

GDA 94 (Lat/Long)

Geocentric Datum of Australia 1994

..... Date 11/5/2017

Officer with delegated authority under Section 20 of the Environmental Protection Act 1986

GOVERNMENT OF WESTERN AUSTRALIA

WA Crown Copyright 2017

Plan 6359/3c



Legend

- Roads
- Imagery
- Local Government Authority
- Clearing Instruments Conditions

N

0 200m

1:5,314

(Approximate when reproduced at A4)

GDA 94 (Lat/Long)

Geocentric Datum of Australia 1994

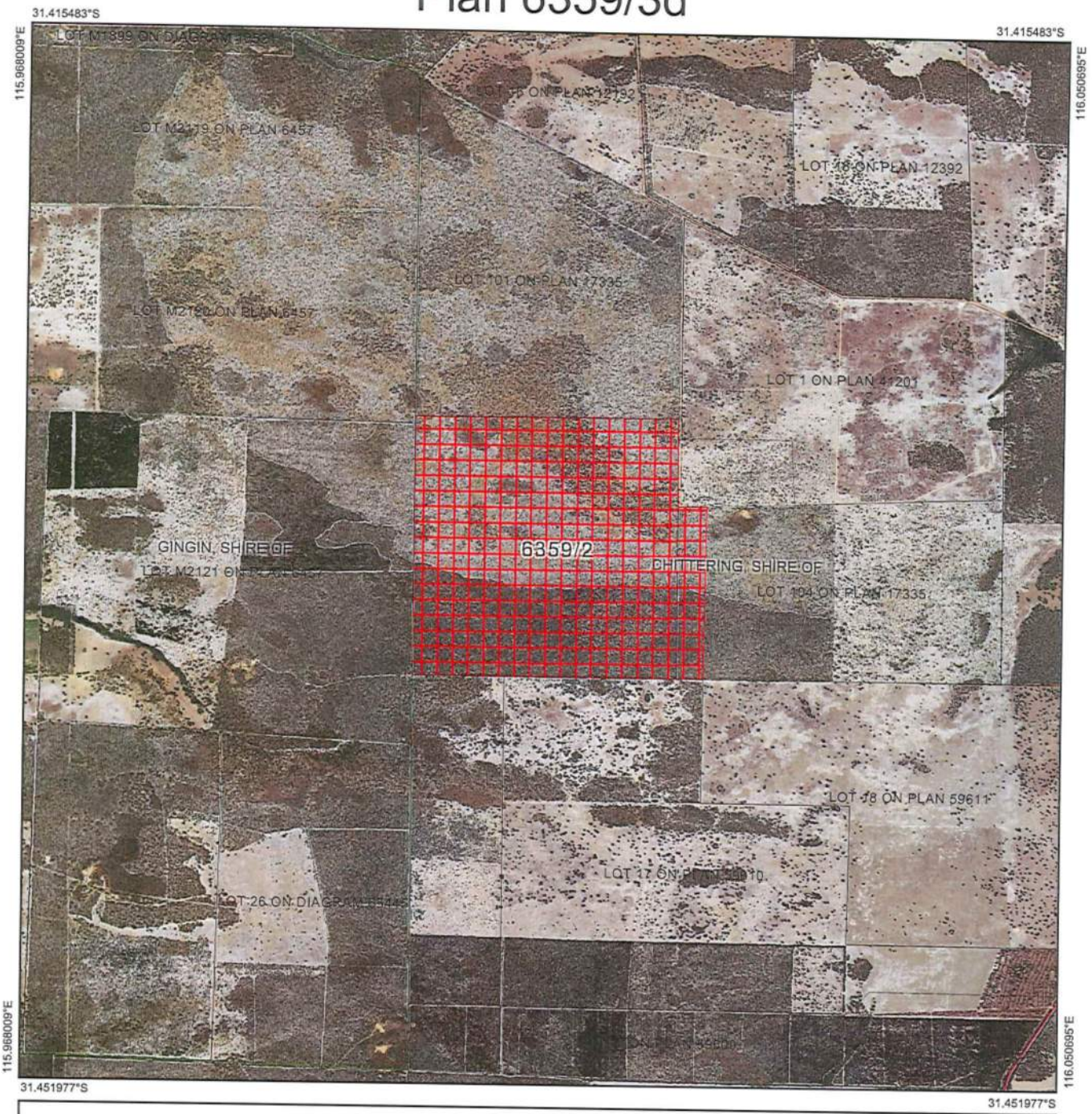
..... Date 11/5/2017

Officer with delegated authority under Section 20 of the Environmental Protection Act 1986

GOVERNMENT OF WESTERN AUSTRALIA

WA Crown Copyright 2017

Plan 6359/3d



Legend

- Imagery
- Local Government Authority
- Clearing Instruments Conditions

N

0 2km

1:41,638

(Approximate when reproduced at A4)

GDA 94 (Lat/Long)

Geocentric Datum of Australia 1994

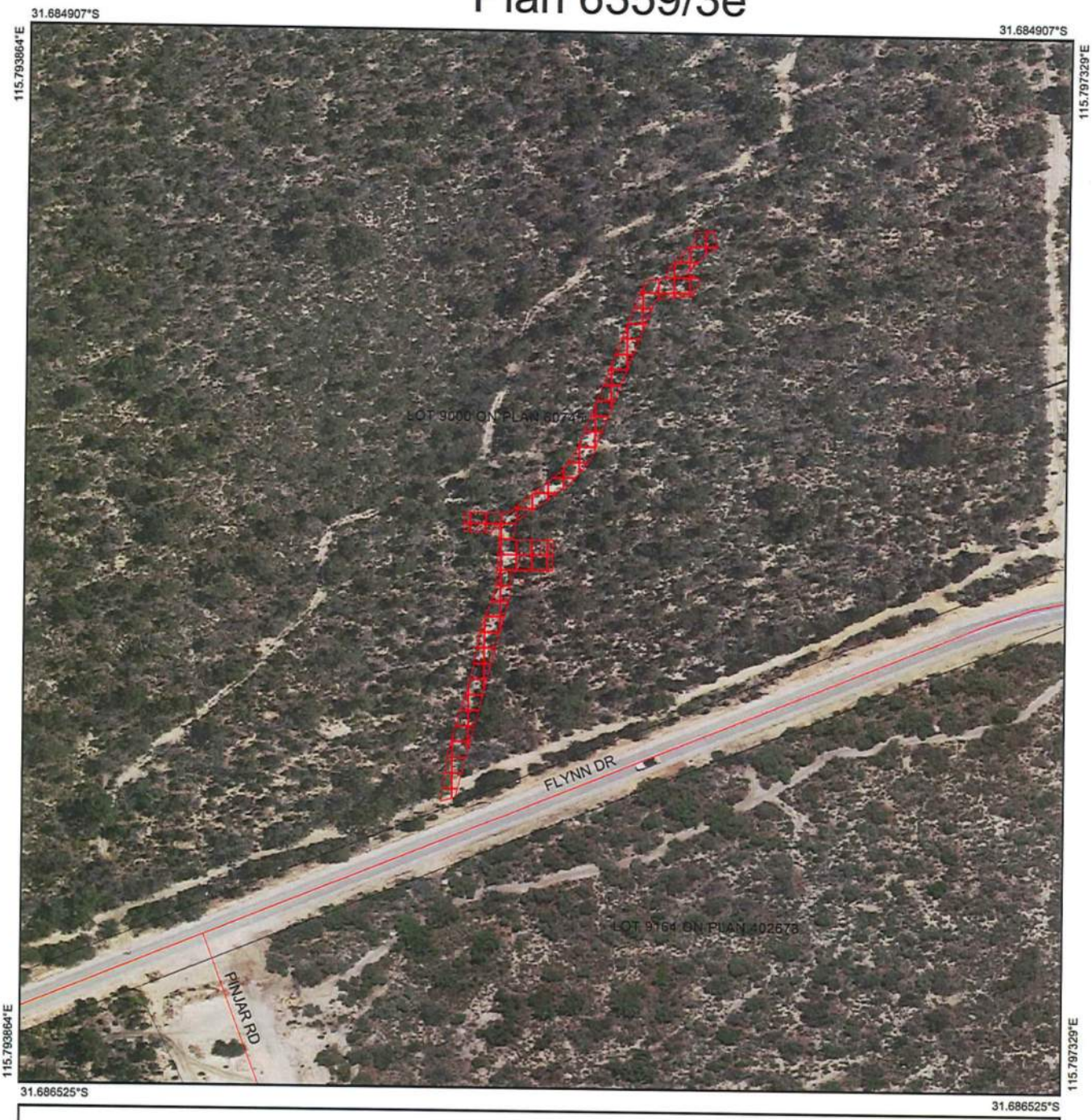
..... Date 23/5/2017

Officer with delegated authority under Section 20 of the Environmental Protection Act 1986

GOVERNMENT OF WESTERN AUSTRALIA

WA Crown Copyright 2017

Plan 6359/3e



Legend

- Roads
- Imagery
- Clearing Instruments Conditions
- Cadastre

N

0 50m

1:1,741

(Approximate when reproduced at A4)

GDA 94 (Lat/Long)

Geocentric Datum of Australia 1994

..... Date 5/11/2017

Officer with delegated authority under Section 20 of the Environmental Protection Act 1986

GOVERNMENT OF WESTERN AUSTRALIA

WA Crown Copyright 2017

APPENDIX 2

CPS 9267/1

GOVERNMENT OF
WESTERN AUSTRALIA

CLEARING PERMIT

Granted under section 51E of the Environmental Protection Act 1986

Purpose Permit number:	CPS 9267/1
Permit Holder:	City of Wanneroo
Duration of Permit:	From 23 July 2021 to 23 July 2026

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 an access road, sand mining and an industrial development.

2. Land on which clearing is to be done

Mather Drive Road Reserve (PIN 11800514), Neerabup

3. Clearing authorised

The permit holder must not clear more than 1.15 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 and dieback management

When undertaking any clearing authorised under this permit, the permit holder must take the following measures to minimise the risk of introduction and spread of *weeds* and *dieback*:

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

(b) ensure that no known dieback or weed-affected soil, *mulch*, *fill*, or other material is brought into the area to be cleared; and

(c) restrict the movement of machines and other vehicles to the limits of the areas to be cleared.

PART III - RECORD KEEPING AND REPORTING

6. 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 1994 (GDA94), expressing the geographical coordinates in Eastings and Northings; (c) the date that the area was cleared; (d) the size of the area cleared (in hectares); (e) actions taken to avoid, minimise, and reduce the impacts and extent of clearing in accordance with condition 4; and (f) actions taken to minimise the risk of the introduction and spread of weeds and dieback in accordance with condition 5.

7. Reporting

The permit holder must provide to the *CEO* the records required under condition 6 of this permit when requested by the *CEO*.

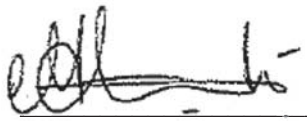
DEFINITIONS

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.
fill	means material used to increase the ground level, or to fill a depression.
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)
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



Meenu Vitarana
A/MANAGER
NATIVE VEGETATION REGULATION

Officer delegated under Section 20
of the Environmental Protection Act 1986

30 June 2021

Schedule 1

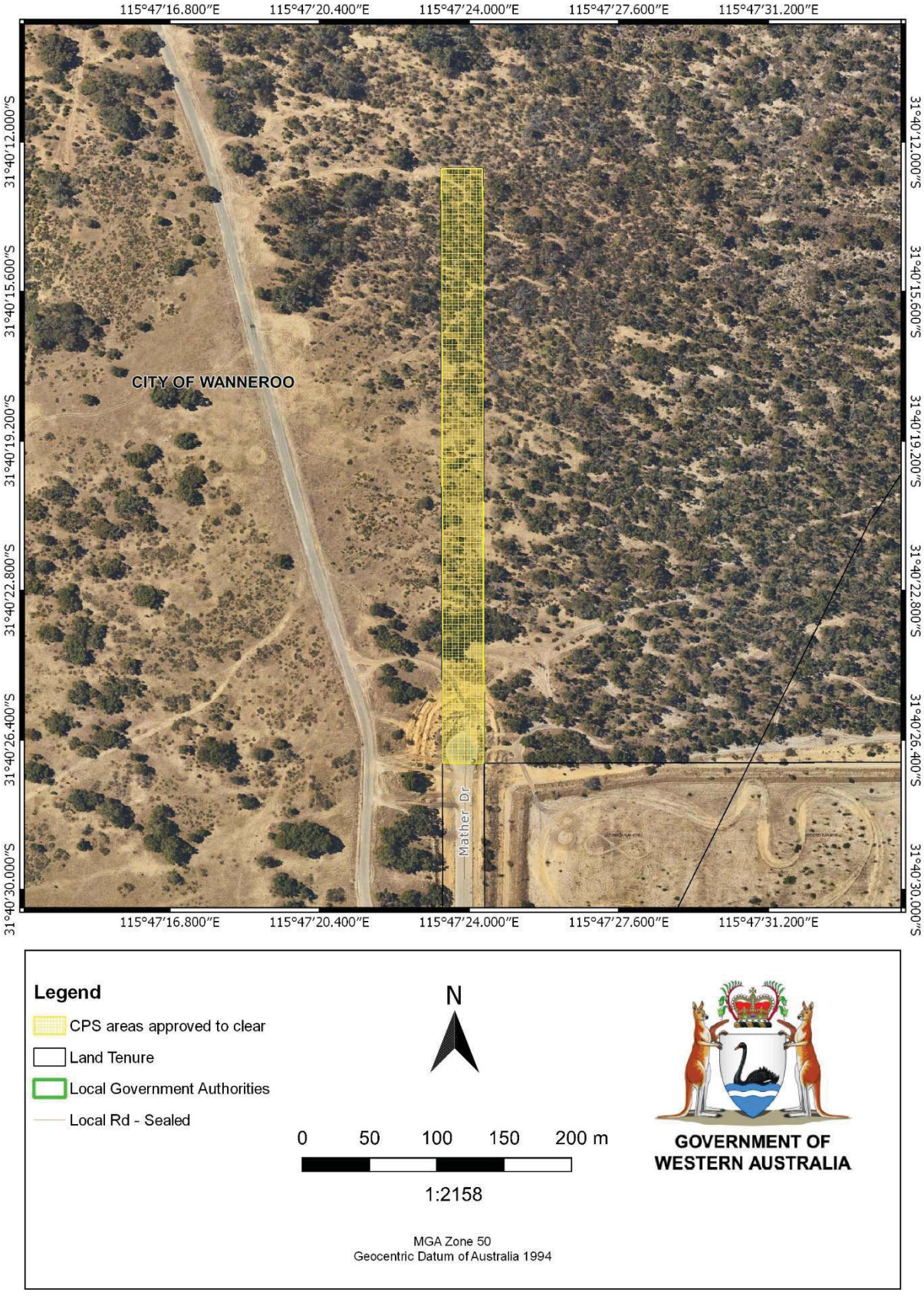


Figure 1: Map of the boundary of the area within which clearing may occur

APPENDIX 3

Vegetation Assessment

File Note 15 September 2025

Pre-Clearing Records

The File Note includes an assessment of the vegetation to be cleared for the next stages of sand extraction. Vegetation that is subject to CPS 6359/3 is to be cleared within the next month. The records for areas to be cleared under CPS 6359/3 only require the location of the clearing, date and size of area cleared however the vegetation assessment has been undertaken for completeness of data.

The vegetation to be cleared will be in two areas, one to the on the southern and eastern boundary of stage1 and the south-western part of stage 2.

The site inspection on 15 September 2025 recorded the area around stage 1 as *Eucalyptus marginata, Banksia attenuata* and *Allocasuarina fraseriana* Woodland with a detailed description being:

> *Eucalyptus marginata, Banksia attenuata and Allocasuarina fraseriana Woodland over Hibbertia hypericoides, Xanthorrhoea preissii and mixed shrubland and an understorey of Mesomelaena pseudostygia and mixed native herbs and sedges and weedy grasses in more disturbed areas.*

Plate 1 and 2: Vegetation in Stage 1 boundary





The vegetation is Degraded to Good condition.

The area cleared to be cleared to the south-west of operations, subject to CPS 6359/3 contained the majority of vegetation described *Eucalyptus marginata* Low Open Woodland over a Closed Grassland

of **Ehrharta calycina* (Perennial Veldt Grass) (Plate 3) with areas of scatted *Xanthorrhoea preissii* (Grass Tress) (Plate 4).

Plate 3 and 4: Completely Degraded Vegetation in the South-western corner





There was a small area of *Eucalyptus marginata, Banksia attenuata* and *Allocasuarina fraseriana* Woodland in the eastern part of the south-west clearing area, near Mather Road (Plate 5).

Plate 5: Good Vegetation in the south-western part near Mather Road

