

Environmental Impact Assessment (EIA)

Proposed Pathway, Parking Bays, and Utilities - Brazier Road, Yanchep

Native Vegetation Clearing Permit amendment
application - Supporting Documentation

November 2025

Proposed Pathway, Parking Bays, and Utilities - Brazier Road, Yanchep:
EIA - Supporting Documentation

Document Control

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Proposed Pathway, Parking Bays, and Utilities - Brazier Road, Yanchep: EIA - Supporting Documentation

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1 Introduction

The City of Wanneroo's (the City) is applying to amend CPS 10868/1 clearing permit to undertake the clearing of vegetation along Brazier Road, Yanchep. The City is proposing clearing of vegetation to facilitate construction of a principle shared path, parking bays, and upgrade of utilities on Brazier Road, Yanchep (the Project).

The City is hereby submitting this supporting documentation to assist the Department of Water and Environmental Regulation's (DWER) assessment of this clearing application amendment, under CPS 10868/2. The purpose of this document is to provide an assessment against the *Environmental Protection Act 1986* - Ten Clearing Principles to determine whether the proposed clearing is likely to have a significant impact on the environment.

2 Background

2.1 Location

The Project is located along Brazier Road and Yanchep Beach Road within Noongar Country (City of Wanneroo, n.d.), located approximately 50 kilometres (km) north of Perth. The proposed works is situated primarily within road reserves with some overlap into Newman Park. The property details of the Project including Lot on Plan and Parcel Identification Numbers (PIN) (Landgate, 2025), is detailed in Table 1 below. The City confirms that no native vegetation rooted outside of the lots listed below will be removed. Vegetation mapped within other lots represents canopies of large shrubs extending over lot boundaries. A Certificate of Title for the affected land parcel is included as **Attachment 8**.

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Table 1 Project location property details

Property		Total Clearing Area (ha)	Onsite Revegetation Area (ha)
Lot 522 on Deposited Plan 406005 (Crown Reserve 12439)		0.156	0.211
Lot 50 on Deposited Plan 189279 (PIN 465927)			
Road reserve	PIN 12225492		
	PIN 11750190		
	PIN 12186401		
	PIN 12225581		
	PIN 12225580		
	PIN 12186404		

2.2 Purpose Permit CPS 10868/1

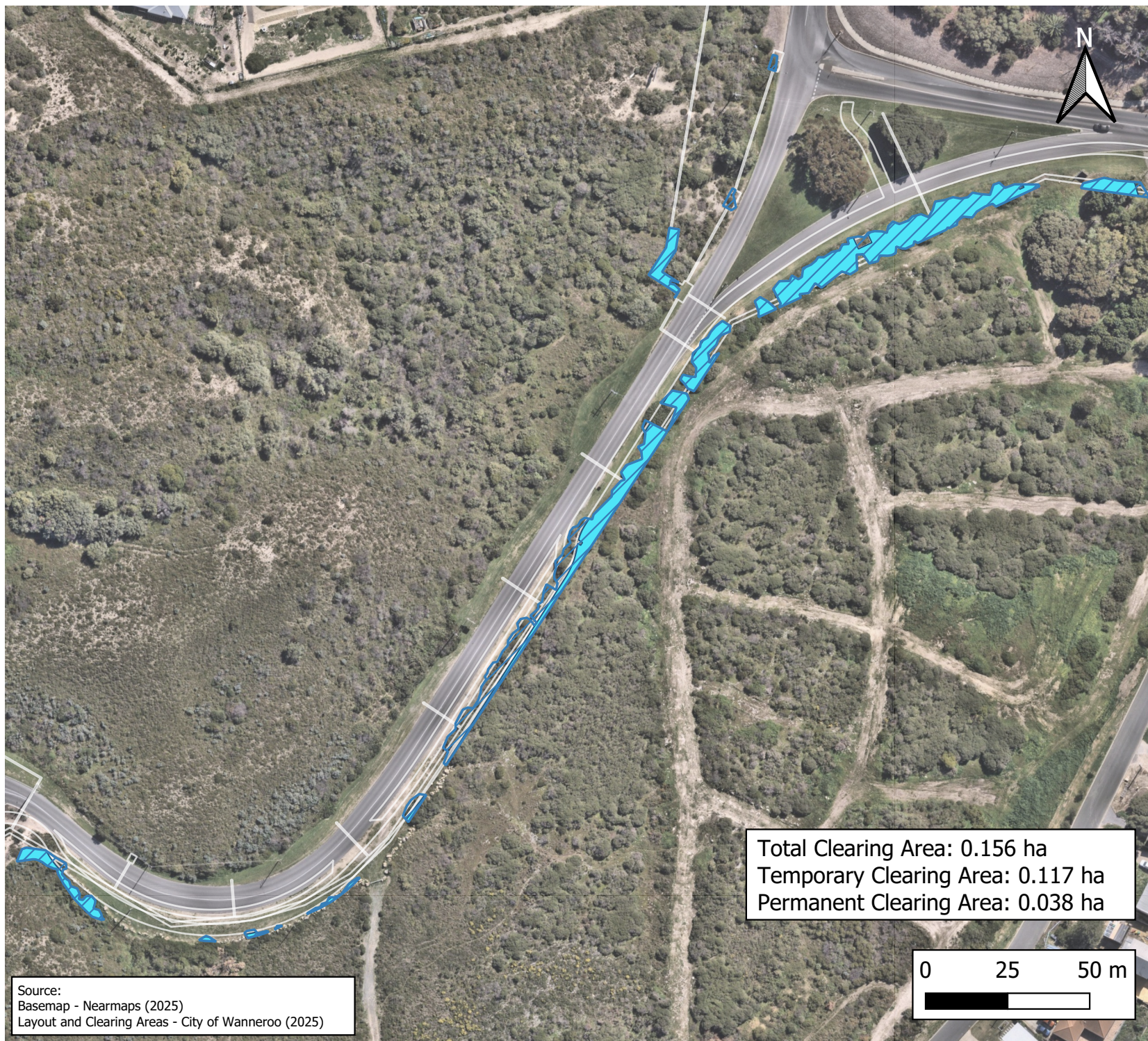
The City submitted a clearing application to facilitate the construction of the footpath and parallel parking bays and was granted CPS 10868/1 permit (**Attachment 11**) with clearing and rehabilitation conditions.

The permit authorised the clearing of 0.135 hectares of native vegetation (to see a visual representation of the authorised area of clearing, see Figure 1 of Schedule 1 of the CPS 10868/1 permit). The permanent clearing under the CPS 10868/1 permit was for approximately 0.029 ha and the condition of the clearing permit pertaining to revegetation was for the revegetation of 0.106 ha of the temporarily cleared area.




3 Scope

The amendment application of CPS 10868/2 clearing permit is to support the City's proposed principle shared path, parking bays, and upgrade of utilities on Brazier Road, Yanchep (the Project). The Project construction activities will include service location, excavation, installation of utilities to the alignment as per the specification of each of the respective service authorities, subgrade preparation, limestone sub-base installation, drainage works, asphalt paving, pram ramp installation, and the final construction of the footpath and parking bays.

The City is proposing to permanently clear 0.038 hectares (ha) of native vegetation and temporarily clear 0.117 ha of native vegetation within the project footprint. This will result in a total of 0.156 ha clearing as depicted in Figure 1 (see **Attachment 3**). The temporary cleared area (0.117 ha) will be revegetated upon project completion with additional revegetation proposed in areas which are currently dominated by non-native species (weeds) or are bare of vegetation (see Section 6.3 for further details).



Legend

-  Total Clearing Area
-  Temporary Clearing Area
-  Project Footprint Outline

Amendment Application - Clearing Permit CPS 10868/2 Proposed Pathway, Parking Bays, and Utilities - Brazier Road

Figure 1: Clearing Plan

Proposed Pathway, Parking Bays, and Utilities - Brazier Road, Yanchep: EIA - Supporting Documentation

3.1 Project Purpose

The Project will align with the Yanchep Lagoon Preliminary Foreshore Management Plan (UDLA, 2024) and with the [Strategic Community Plan 2021-2031](#), Goal 5: *A well planned safe and resilient City that is easy to travel around and provides a connection between people and places* (City of Wanneroo, 2021).

The purpose of the proposed principle shared path, parking bays, and upgrade of utilities is detailed below. Figure 2 (Parts 1 to 3) illustrates the proposed works for the Project, referred to as the Project Footprint.

Principle Shared Path

The proposed construction of a principle shared path (dual use pathway) between the two existing pathways on Yanchep Beach Road and the junction of Brazier Road and Capricorn Esplanade seeks to enhance pedestrian safety and community connectivity. The dual use pathway will provide a continuous connection to the beach from transport hubs for residents and visitors, aiming to benefit the Yanchep community while minimizing impacts to existing and proposed areas of native vegetation (revegetation) from informal pedestrian, cycling, and e-transport tracks.

Parking bays

The proposed construction of parallel parking bays along Brazier Road seeks to improve access and safety, including implementation of street lighting and traffic calming measures. The parallel parking bays seeks to formalise informal parking that has been observed along Brazier Road and aligns with the Yanchep Lagoon Preliminary Foreshore Management Plan (UDLA, 2024).

Utilities

The proposed upgrade to utilities will include the relocation of overhead power lines below ground and the provision of gas and NBN services to support the existing and future facilities located within the Yanchep Lagoon precinct.



Legend

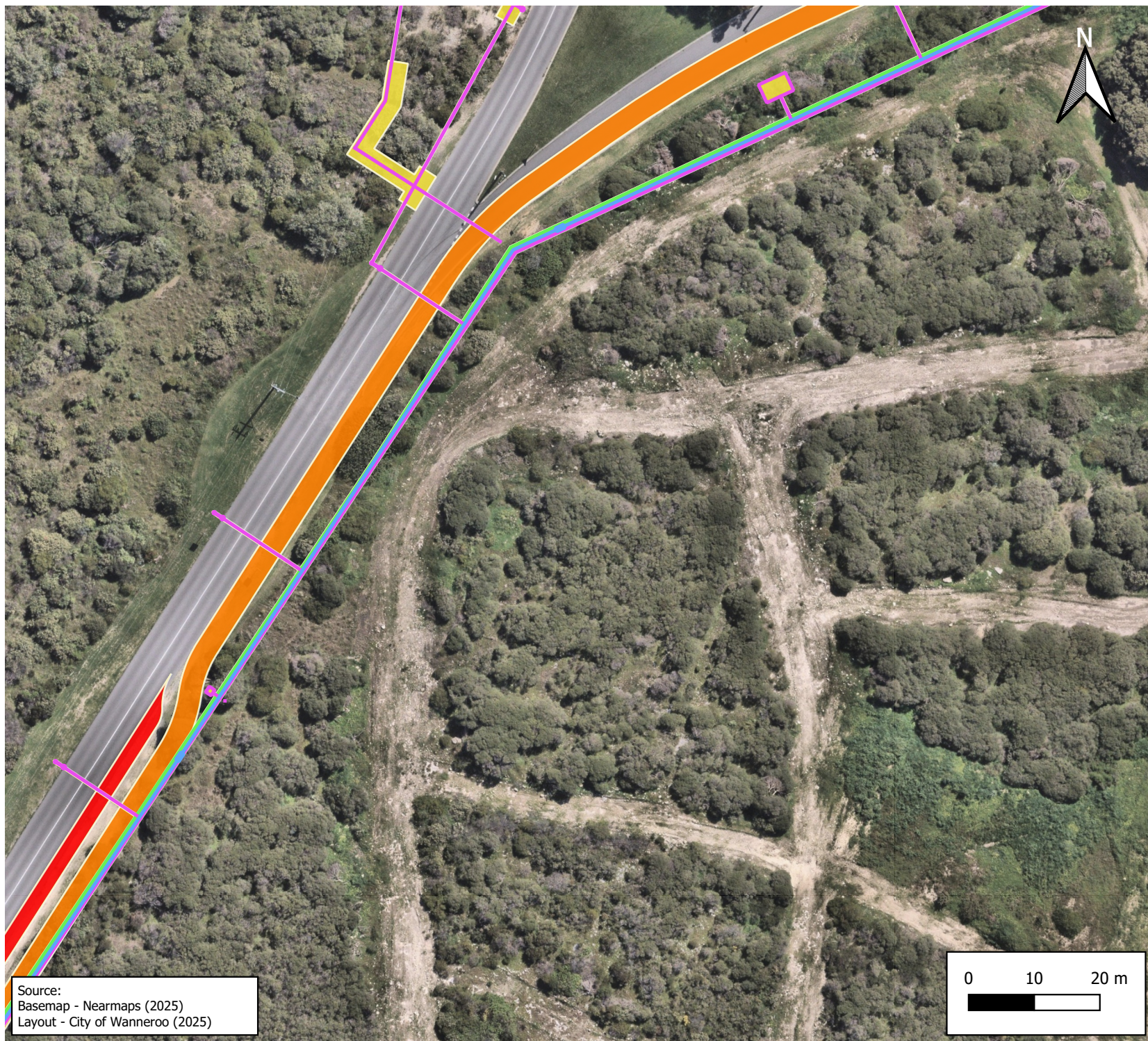
- NBN
- Western Power
- Atco Gas

Project footprint

- Proposed parking bay
- Proposed path
- Proposed utilities

Amendment Application - Clearing Permit CPS 10868/2 Proposed Pathway, Parking Bays, and Utilities - Brazier Road

Figure 2-1: Project Footprint
 (Part 1 of 3)



Legend

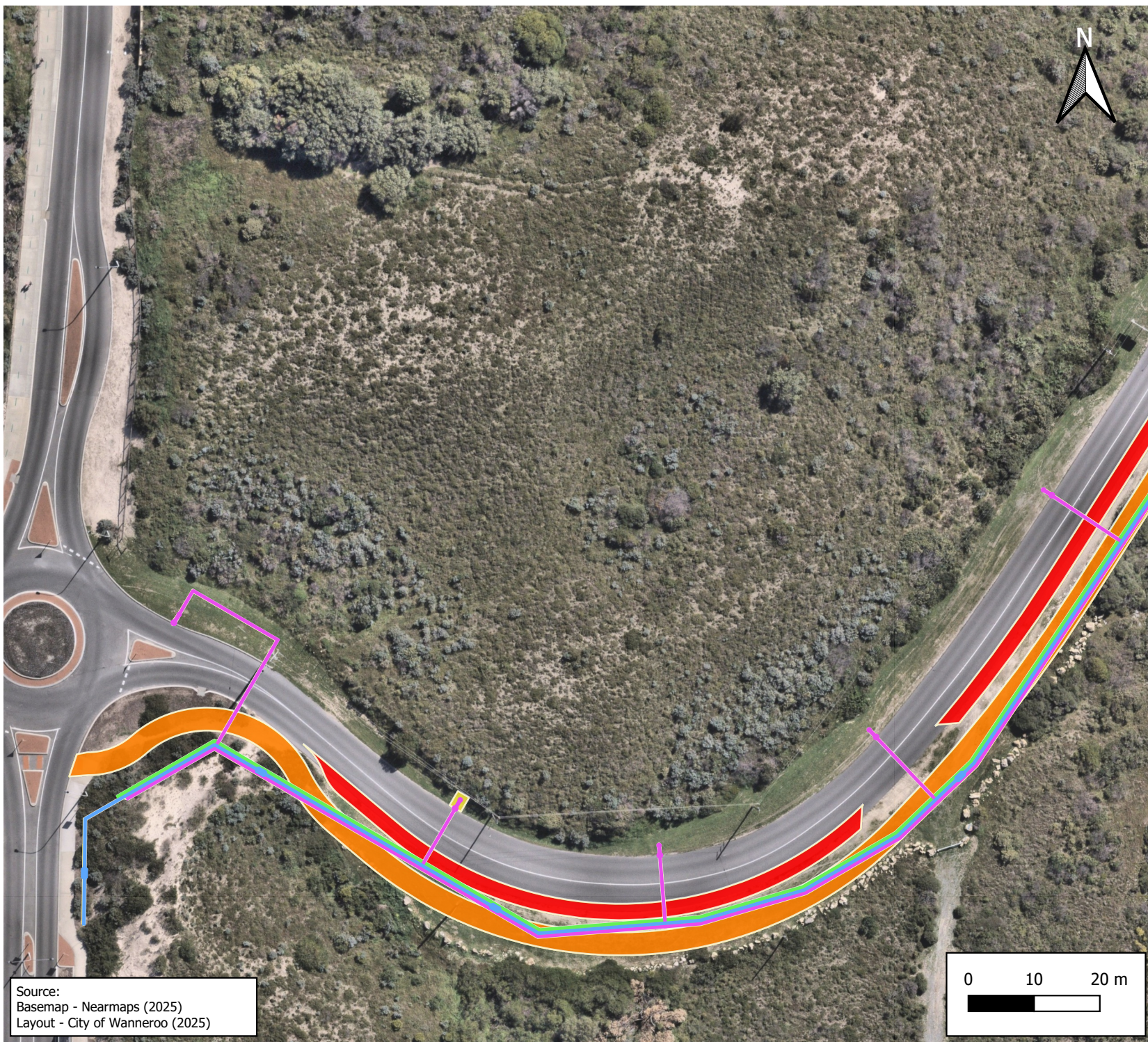
- NBN
 - Western Power
 - Atco Gas
- Project footprint
- Proposed parking bay
 - Proposed path
 - Proposed utilities

Amendment Application - Clearing Permit CPS 10868/2 Proposed Pathway, Parking Bays, and Utilities - Brazier Road

Figure 2-2: Project Footprint
(Part 2 of 3)

Source:
Basemap - Nearmaps (2025)
Layout - City of Wanneroo (2025)

0 10 20 m



Source:
Basemap - Nearmaps (2025)
Layout - City of Wanneroo (2025)

Legend

- NBN
- Western Power
- Atco Gas

Project footprint

- Proposed parking bay
- Proposed path
- Proposed utilities

Amendment Application - Clearing Permit CPS 10868/2 Proposed Pathway, Parking Bays, and Utilities - Brazier Road

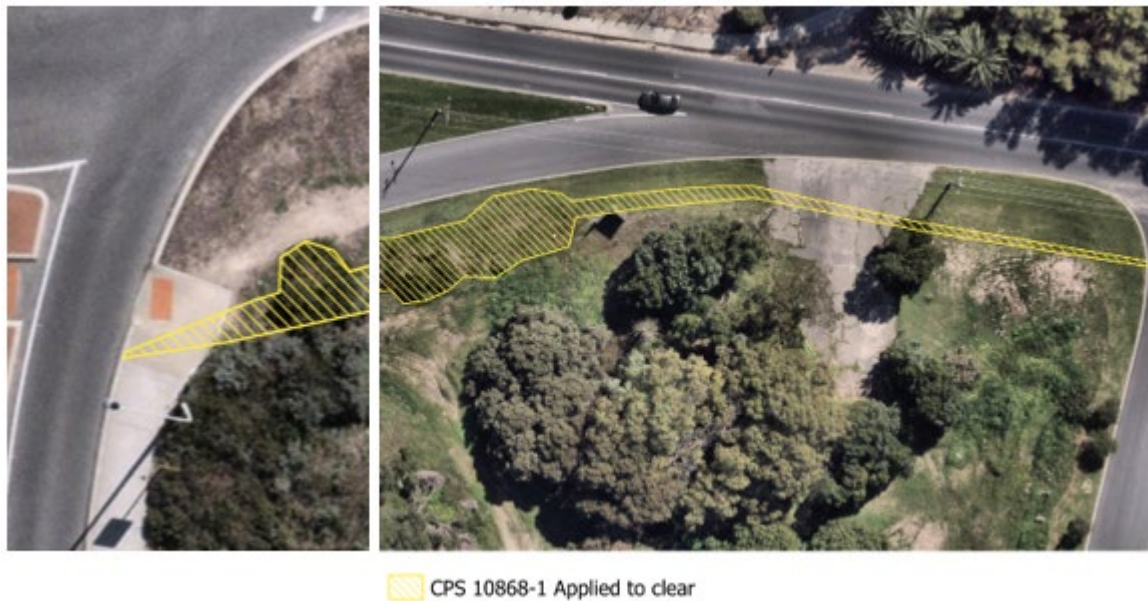
Figure 2-3: Project Footprint
(Part 3 of 3)

3.2 Changes to Purpose Permit CPS 10868/1 in CPS 10868/2

3.2.1 Changes in Clearing Area

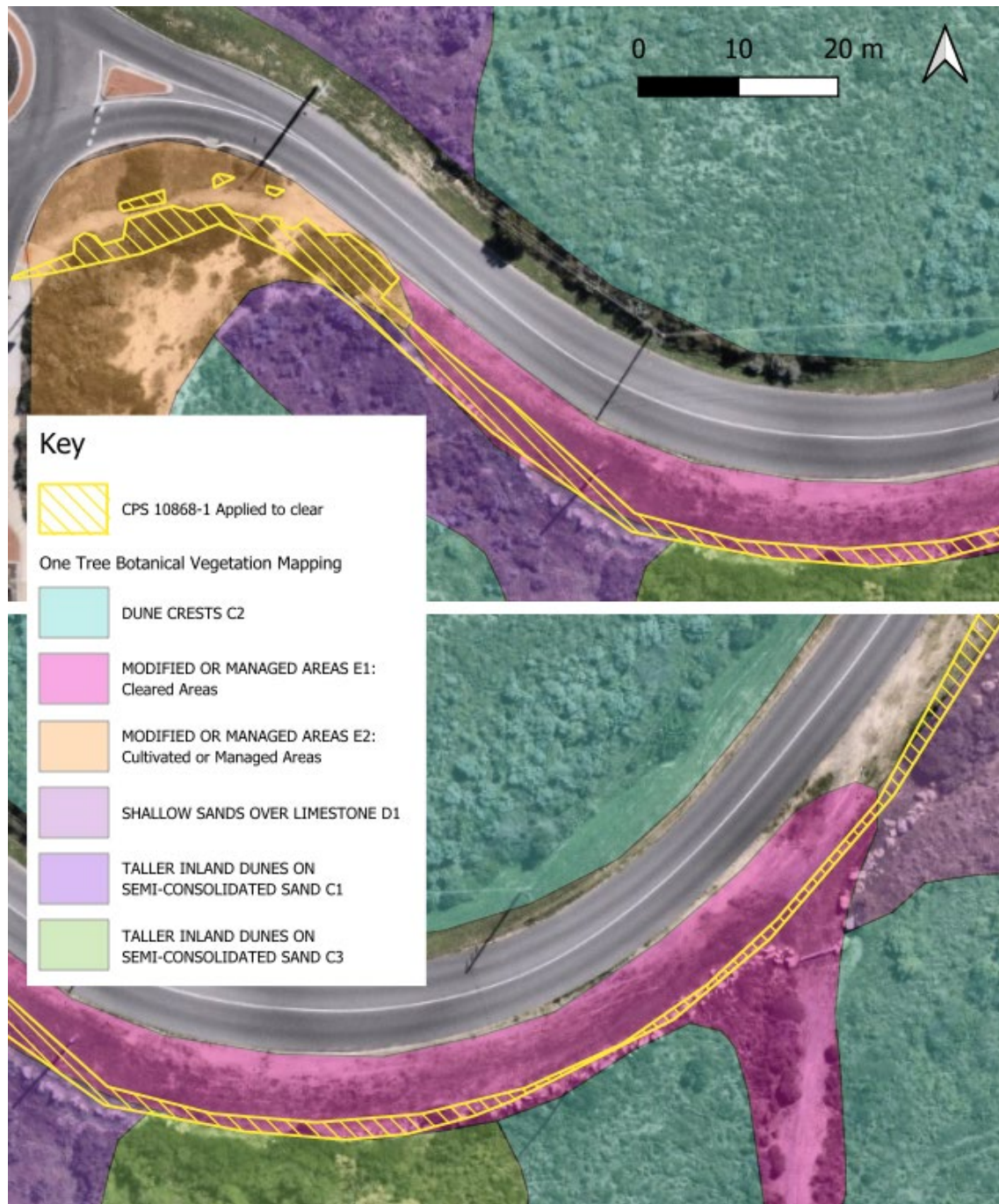
The current clearing permit includes areas which contain an existing footpath pram ramp on the junction of Brazier Road and Capricorn Esplanade and a driveway on Yanchep Beach Road (see Plate 1), areas mapped as cultivated and cleared areas or not containing vegetation (One Tree Botanical, 2020) (see Plate 2).

Plate 1 Footpath pram ramp and driveway within CPS 10868/1 Applied to clear



Proposed Pathway, Parking Bays, and Utilities - Brazier Road, Yanchep: EIA - Supporting Documentation

Plate 2 CPS 10868/1 Applied to clear with overlap of One Tree Botanical Vegetation Mapping (2020)



With the increase in scope to include installation of utilities and the time since the previous vegetation assessment, the City conducted a vegetation assessment in September 2025 along the Project Footprint with a surveyor to capture where native vegetation would interact with the proposed works. This included capturing where native vegetation had grown since the vegetation assessment in November 2024 and where the CPS 10868/1 Applied to clear had captured areas not containing native vegetation such as weed dominated road edges,

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landscaped vegetation, and cleared areas such as firebreaks, path, and driveway. See Section 4 for further details.

The reassessment of the site and additional scope work have meant an amendment to increase the Total Clearing Area by 0.021 ha but has also provided the opportunity to double the current permit's Onsite Revegetation Area from 0.106 ha to 0.211 ha, which is 0.055 ha larger than the amendment application Total Clearing Area (see the proposed Revegetation and Rehabilitation Plan – **Attachment 4**. The breakdown of the changes in Clearing Area is shown within Table 2 below.

Table 2 Changes between CPS 10868/1 Clearing Area and Amendment Application

Works	CPS 10868/1	CPS 10868/2 Amendment Application	Difference
Total Clearing Area	0.135 ha	0.156 ha	Increase of 0.021 ha
Temporary Clearing Area	0.106 ha	0.117 ha	Increase of 0.011 ha
Permanent Clearing Area	0.029 ha	0.038 ha	Increase of 0.009 ha
Onsite Revegetation Area	0.106 ha	0.211 ha	Increase of 0.105 ha

3.2.2 Changes in Condition 8 - Revegetation and Rehabilitation

Summary of the changes in Condition 8 - Revegetation and Rehabilitation is described in Table 3 below.

Increase in Onsite Revegetation Area

As described in the Section above, the reassessment of the site and increased scope provided the City the opportunity to revisit the available space for Onsite Revegetation. By capturing areas in the Onsite Revegetation Area which are currently cleared (i.e., weed-filled roadside verges which have been mown to maintain visibility) or are containing only weed species (no native vegetation), the City is proposing to increase the overall native vegetation within the area by 0.094 ha to mitigate impact of the proposed permanent clearing of 0.038 ha.

Increase in Species to be Replanted

As the footprint has shifted further from the road, the revegetation can include species closer to the road reserve boundary with higher growth height while still accommodating traffic safety

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requirements by maintaining low-growing plants to preserve road visibility nearer to the road. The City is proposing the increase of species richness from 16 species to 18 species.

Change to Revegetation Condition Criteria

As the City has increased the total species of flora to be replanted as described in Section 4.1 of the Revegetation and Rehabilitation Plan (**Attachment 4**), the City is proposing the Criteria A(i) Total Species Richness is amended from 16 species to 18 species.

With the significant increase to the Onsite Revegetation Area and this addition to the increase of species richness within the reference area data, the City is proposing the minimum of percentage of native species returned, based on reference site data is amended from 60% to 50% for Criterion A(i) Total Species Richness and B(i) Total Species Density.

Table 3 Summary of Revegetation and Rehabilitation changes

Works	CPS 10868/1	CPS 10868/2 Amendment Application	Difference
Onsite Revegetation Area	0.106 ha	0.211 ha	Increase of 0.105 ha
Flora to be replanted	16 species	18 species	Additional 2 species
Temporary Clearing Area to Onsite Revegetation Area	Equal (0.106 ha to 0.106 ha)	Increase of 0.094 ha (0.117 ha to 0.211 ha)	Overall increase in ration of Onsite Revegetation Area to Temporary Clearing Area
Minimum of percentage of native species returned, based on reference site data	60%	50%	Decrease by 10%

3.2.3 Changes in Clearing Timeframe

The City also notes that within the original permit application the timeframe period in which the clearing was applied had the start date of 01/06/2026. With the increase in scope of utilities, this timeframe has been brought forward to start 12/01/2026 to coincide with providers including Western Power, Atco Gas, and NBN. While the City notes this will not impact Condition 4 of the current permit (CPS 10868/1) as to not clear any native vegetation after 16 July 2027 or the duration of the permit, the change of start date has been included within this supporting document to assist DWER's assessment of this clearing application amendment.

4 Site assessments and studies

Biological Surveys

The City engaged One Tree Botanical (2020) to undertake a targeted Flora and Vegetation survey of the reserve adjacent to the Brazier Road proposed project site in 2020 (**Attachment 9**).

The City engaged Terrestrial Ecosystems to undertake a Vertebrate Fauna Survey (Terrestrial Ecosystems, 2020b). Terrestrial Ecosystems was engaged to compile both the One Tree Botanical (2020) survey and the Terrestrial Ecosystems Fauna survey and produce a Flora, Vegetation and Vertebrate Fauna Environmental Impact Assessment (Terrestrial Ecosystems, 2020) (**Attachment 9**).

Vegetation Assessment - 21 November 2024

On 21 November 2024, the City's Environmental Officer conducted vegetation assessment identifying a total of 28 native flora and 18 weed / non-natives species. The Brazier Road clearing area subject to the CPS 10868/1 application was recorded as predominantly in degraded condition. The site was observed to have high weed cover with the dominant weed species being *Lagurus ovatus* (Hare's Tail Grass), *Bromus diandrus* (Great Brome), *Eragrostis curvula* (African Love Grass) and *Euphorbia terracina* (Geraldton Carnation Weed).

Vegetation Assessment - 17 September 2025

On 17 September 2025, the City's Environmental Officer conducted vegetation assessment identifying a total of 23 native and 17 weed flora species. Accompanied by a City of Wanneroo Surveyor, the native vegetation was mapped out to ensure any additional growth since the previous vegetation assessment was captured and to ensure any areas which were cleared were not being mapped out. Due to weather conditions on the day of the vegetation assessment, the Environmental Officer returned to site 21 September 2025 to capture photographs (**Attachment 5**).

Moreover, the large specimens of **Schinus terebinthifolia* (Japanese Pepper Tree) were excluded from the native vegetation footprint where there were no native species present under the canopy. This exclusion was made with consideration to where native species shared canopy with the weed species to ensure the maximum extent of native vegetation was being marked out. See Plate 3 below demonstrating clearing area capturing interlocking branches of *Spyridium globulosum* (Basket Bush) within a **Schinus terebinthifolia* (Japanese Pepper Tree).

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Plate 3 Interlocking branches of a *Spyridium globulosum* within a **Schinus terebinthifolia* specimen being captured within amended applied clearing area.



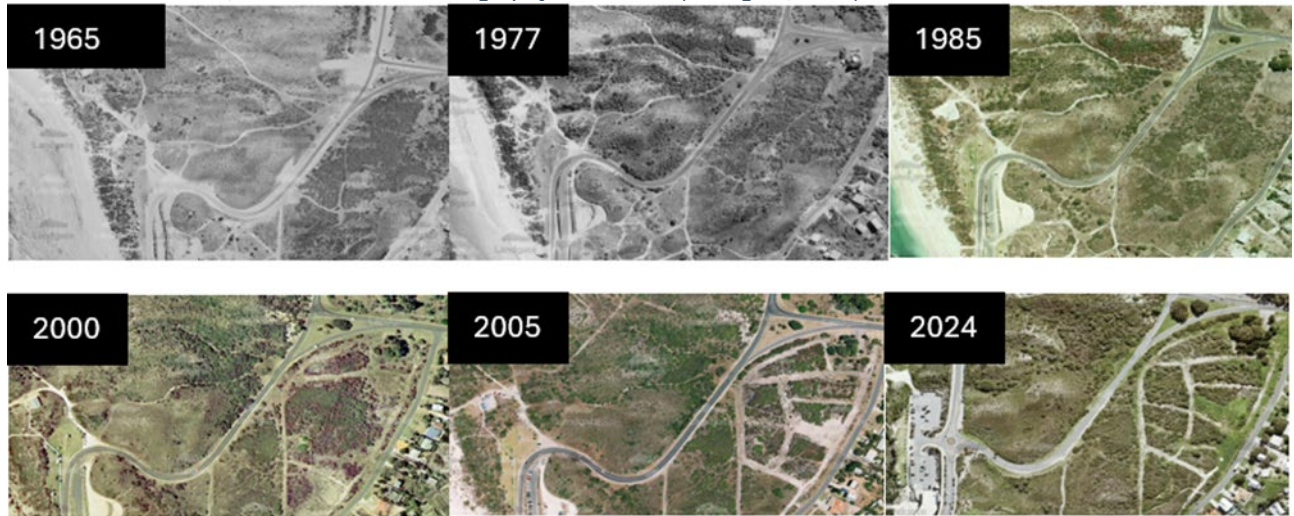
5 Environmental Context

5.1 Land Use and Site History

Brazier Road has been used as a transport route since 1965, the surrounding environment showing minimal impact at the time. However, the vegetation has experienced various forms of human disturbance over the years, including the construction of an access track through the dunes and the development of the lagoon area late 1985 (see Plate 4 below). Due to its proximity to the Yanchep Lagoon, the historic land use of the surrounding has been identified as being complicated (One Tree Botanical, 2020).

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Plate 4 Brazier Road, Historical Aerial Photography 1965-2024 (Landgate, 2025)



The Project Footprint and areas included within the Onsite Revegetation Area has been in a degraded condition since the establishment of the road in 1965. The ongoing degradation is primarily attributed to the presence of the road and periodic clearing activities required to maintain a trafficable road verge in addition to informal parking and traffic (pedestrian or otherwise). An example of both informal parking and traffic occurring in February of 2025 within aerial imagery is depicted in Plate 5 below.

Plate 5 Informal parking and traffic (pedestrian) on Brazier Road February 2025 (Nearmap, 2025)



5.2 Climate

The nearest Bureau of Meteorology (BoM) weather station with climate statistic capabilities is Gingin Aero (weather station site number 009178), located approximately 24 km northeast of the Onsite Revegetation Area (Bureau of Meteorology, 2025).

The station's annual mean maximum temperature is 25.7 Celsius (°C) with the warmest months being January and February. The annual mean minimum temperature is 11.2 °C with the

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coldest months being July and August. The mean annual rainfall is 636.4 millimetres (mm) and the most rainfall is typically recorded within the month of July (Bureau of Meteorology, 2025).

5.3 Geology and Soils

The Project and Onsite Revegetation are located on the Swan Coastal Plain. Department of Primary Industries and Regional Development (DPIRD) Natural Resource Information (WA) mapping indicates the Project and Onsite Revegetation are located within the Quindalup South shallow sand flat phase (mapping unit 211Qu__Qs), Quindalup South oldest dune phase (mapping unit 211Qu__Q1), Quindalup South second dune phase (mapping unit 211Qu__Q2), and Karrakatta Sand Yellow phase (mapping unit 211Sp__Ky) soil landscape mapping units (DPIRD, 2025). The soil landscape descriptions are detailed in Table 4. The topography of the site is generally flat averaging between 20 metres (m) Australian Height Datum (mAHD) (at the south-western end of site) and 6mAHD (at the north-eastern end of the site) (DPIRD, 2025).

Table 4 Soil Landscape Unit descriptions

Soil Landscape Mapping Unit Name	Soil Landscape Map Unit Symbol	Soil Landscape Summary Map Unit Description (from Natural Resource Information (WA))
Quindalup South shallow sand flat phase	211Qu__Qs	Undulating landscapes with shallow calcareous sands over limestone and much rock outcrop.
Quindalup South oldest dune phase	211Qu__Q1	The oldest phase. Dunes or remnants with low relief. Calcareous sands have organic staining to about 30 centimetres (cm), overlying pale brown sand with definite cementation below 1 m.
Quindalup South second dune phase	211Qu__Q2	The second phase. A complex pattern of dunes with moderate relief. Calcareous sands have organic staining to about 20 cm, passing into pale brown sand; some cementation below 1 m.
Karrakatta Sand Yellow phase	211Sp__Ky	Low hilly to gently undulating terrain. Yellow sand over limestone at 1-2 m. <i>Banksia</i> spp. woodland with scattered emergent <i>E. gomphocephala</i> and <i>E. marginata</i> and a dense shrub layer.

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5.4 Hydrology

The depth from ground level to groundwater across the site ranges from a maximum of approximately 6.75 m to 20.15 m and a minimum of approximately 6.93 m to 20.33 m. The groundwater salinity levels range between 500-1000 Total Dissolved Solids (TDS) (DWER, 2025). At its closest point, the Project is approximately 180 m to the coastal waterline (DPIRD, 2025).

5.5 Flora and Vegetation

The One Tree Botanical (2020) and Terrestrial Ecosystems (2020) reports note that Beard (1979) mapped the study area as Vegetation Association 1007 “Coastal heath and thicket on recent dunes”. The reserve adjacent to Brazier Road, Yanchep retains native vegetation representative of the Guilderton Scrub- heath/ Thicket and is mapped within the IBRA region of Swan Coastal Plain, vegetation complex 55 - Quindalup Complex (Heddle, 1980).

The One Tree Botanical report (2020) noted that the surveyed vegetation types within the Project are either ‘historically disturbed areas’ or ‘cultivated or managed areas’ and classified the area as degraded to completely degraded with the adjacent vegetation classified as good to very good condition.

Vegetation to the southwest of the Project Footprint was mapped as ‘Cultivated or Managed Area’ within the One Tree Botanical report (2020). This can be seen within the aerial imagery from June 2017 depicted in Figure 3 below. The City is proposing that the Onsite Revegetation Area includes revegetation of part of this “Cultivated or Managed Areas” (see Figure 3) to ultimately improve the overall vegetation surrounding the Project Footprint.

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Figure 3 - Satellite imagery of 'Cultivated or Managed Area' at the junction of Brazier Road and Capricorn Esplanade. Satellite imagery survey captured from June 18th 2017 (Nearmap, 2025)

The vegetation assessment conducted on 17 September 2025 identified native and non-native species as listed in Table 5 below.

Table 5 Species identified during the vegetation assessment on 17 September 2025

Native Species	Weed Species
<i>Acacia cyclops</i>	<i>Arctotheca calendula</i>
<i>Acacia lasiocarpa</i> var. <i>lasiocarpa</i>	<i>Avena barbata</i>
<i>Acacia xanthina</i>	<i>Bromus diandrus</i>
<i>Acanthocarpus preissii</i>	<i>Cynodon dactylon</i>
<i>Austrostipa flavescens</i>	<i>Ehrharta longiflora</i>
<i>Clematis linearifolia</i>	<i>Eragrostis curvula</i>

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Native Species	Weed Species
<i>Conostylis sp</i>	<i>Euphorbia terracina</i>
<i>Dianella revoluta</i>	<i>Euphorbia peplus</i>
<i>Exocarpos sparteus</i>	<i>Ferraria crispa</i>
<i>Hardenbergia comptoniana</i>	<i>Lagurus ovatus</i>
<i>Kennedia prostrata</i>	<i>Leptospermum laevigatum</i>
<i>Leptomeria preissiana</i>	<i>Lolium perenne</i>
<i>Leucopogon parviflorus</i>	<i>Medicago polymorpha</i>
<i>Lomandra maritima</i>	<i>Oxalis pes-caprae</i>
<i>Melaleuca cardiophylla</i>	<i>Pelargonium capitatum</i>
<i>Myoporum insulare</i>	<i>Schinus terebinthifolia</i>
<i>Olearia axillaris</i>	<i>Trachyandra divaricata</i>
<i>Phyllanthus calycinus</i>	
<i>Rhagodia b. subsp. baccata</i>	
<i>Santalum acuminatum</i>	
<i>Scaevola crassifolia</i>	
<i>Spinifex longifolius</i>	
<i>Spyridium globulosum</i>	

5.6 Fauna

The Terrestrial Ecosystems fauna survey report (2020b) notes the fauna habitat type on either side of Brazier Road as “mixed open and closed shrubland and heath on sand and limestone”.

The City’s Environmental Planning Considerations Report (EPCR) (**Attachment 6**) identified the following within the Project Footprint and surrounding 5 km buffer pertaining to fauna:

- Records of State and Federally listed Threatened fauna species within 5 kms of the Project Footprint but no records within the Project Footprint.

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- Records of State Priority listed fauna species within 5 kms of the Project Footprint but no records within the Project Footprint.
- 'Remnant Vegetation' Carnaby cockatoo (*Zanda latirostris*) and a 'Confirmed feeding habitat', 'Confirmed breeding area buffer' and 'Confirmed roosting area, buffered 6km'.
- Key Biodiversity Area for Birds (Northern Swan Coastal Plain IBA). The IBA is bounded by Moore River to the north, Darling Range to the east, Swan River to the South and Indian Ocean to the West and includes remnant vegetation in Spearwood and Bassendean North Hedde vegetation types.
- Contains vegetation mapped as Potential Quenda (*Isodon obesulus*) Habitat.

Terrestrial Ecosystems (2020b) identified the potential presence of Quenda (Priority 4) and Black-striped Snake (Priority 3) in the area surrounding the proposed project site. However, the works are unlikely to impact fauna, and fauna management measures will be implemented during the project

5.7 Bush Forever

The land tenure of the adjacent land north and south of Brazier Road is mapped as Crown Reserve within Landgate Map Viewer Plus (2025) – see Figure 4 below. These Crown Reserves are a Class A Reserve under the management by the City and is a Bush Forever Site (Bush Forever Site 397). Bush Forever Site 397, Coastal Strip from Wilbinga to Mindarie, is 400 ha in size.

With the proposed permanent native vegetation clearing area being 0.038 ha, the proposed works would impact 0.000095% of the 400 ha of Bush Forever Site 397. Thus, making impact of proposed works very minimal.

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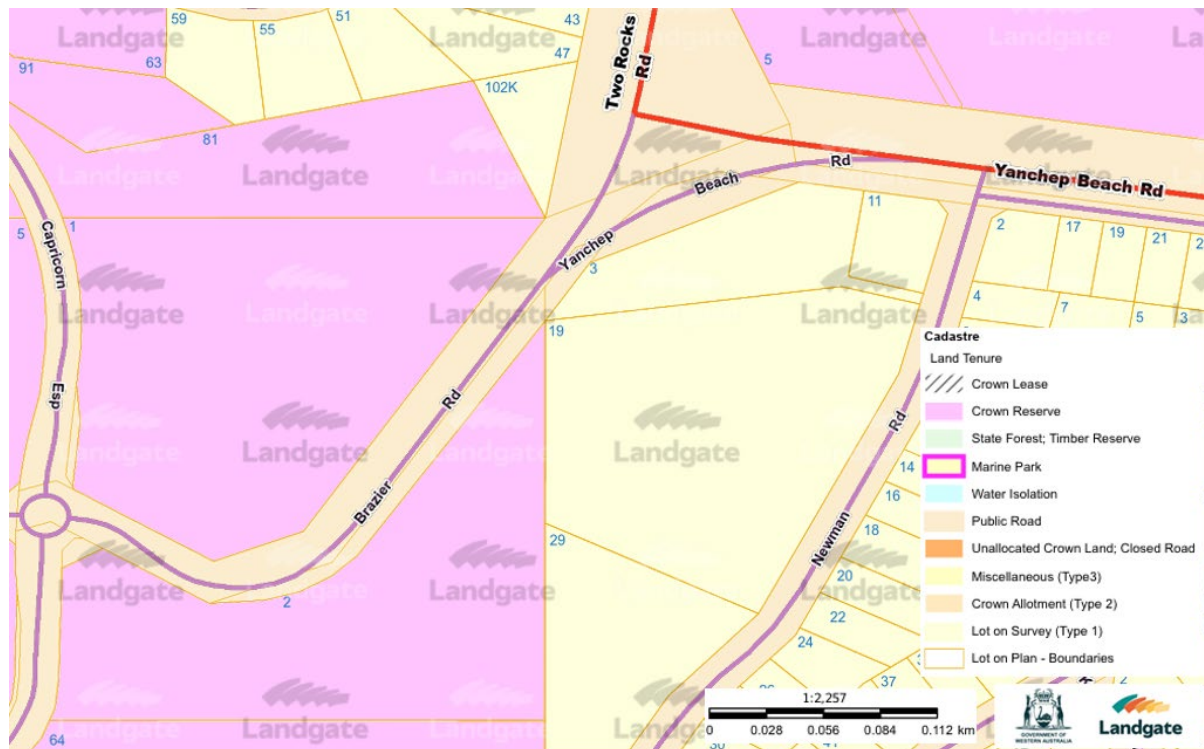


Figure 4 - Land Tenure (Landgate, 2025)

5.8 Environmentally Sensitive Areas (ESA) and Ecological Linkages

Part of the proposed clearing area lies within an Environmentally Sensitive Area (see Figure 5 below) and therefore no possible exemptions may be applied under Part V of the *Environmental Protection Act 1986*.

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Figure 5 - Mapped Environmentally Sensitive Area (ESA) in which the Project is partially located.

6 Mitigation Measures

6.1 Avoidance

The location of the infrastructure requiring permanent clearing (i.e., the principle shared path and parking bays) have been designed to follow along the existing road as much as possible where native vegetation is present and utilise cleared areas from trafficable road verge maintenance and informal parking and traffic (pedestrian or otherwise). The utilisation of cleared areas and degraded vegetation to create infrastructure which seeks to control impacts and degradation which are caused by informal parking and traffic activities.

Furthermore, as the works will primarily be conducted within the road reserve where previous land use has led to degradation of native vegetation, the proposed works seek to avoid ongoing impacts on the adjacent land containing native vegetation mapped within a Bush Forever site.

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6.2 Minimise

Positioning of parking as parallel to the road has been proposed by the City in order to minimise the clearing which would be required for traditional parking bays. Moreover, with the proposed principle shared path connecting the two existing pathways on Yanchep Beach Road and the junction of Brazier Road and Capricorn Esplanade, utilises existing cleared spaces as much as applicable along the existing roads and proposed parking bays.

Installation of utilities is situated along the boundaries of lots to the alignment as per the respective service authorities' specification. While this alignment specification does not lend to opportunities to mitigate, the proposed native vegetation clearance associated with this scope of works is predominantly temporary and being revegetated with the City proposing further revegetation to mitigate the impact of the temporary clearing (see Section 6.3 and **Attachment 4** for further details).

By selecting areas with the least native vegetation the City seeks to minimise disturbance to native vegetation as much as possible while still improving safety and connectivity, meet community demand, and align strategically with future development plans.

6.3 Rehabilitate

To mitigate the impacts of construction works, the City proposes to **revegetate a total of 0.211 ha** upon project completion. The 0.211 ha encapsulates the temporary cleared area and areas currently in a degraded condition and/or dominated by weeds. The proposed onsite revegetation area (Onsite Revegetation Area) is displayed within Figure 6. The installation of bollards to permanently deter people from walking or parking in the revegetation has been proposed within the Revegetation and Rehabilitation Plan (**Attachment 4**). This seeks to minimise ongoing disturbance to native vegetation as much as possible adjacent to the proposed path and parking bays.

Additionally, within the Revegetation and Rehabilitation Plan, the City has proposed that before works commence for the Project, applicable individuals of *Conostylis candicans* subsp. *calicicola* intergrade *Conostylis pauciflora* subsp. *euryrhipis* identified within the modified vegetation area identified by One Tree Botanical (2020) are salvaged for replanting where possible once works have been completed.



Legend

- Onsite Revegetation Area
- Project Footprint Outline

**Amendment
Application - Clearing
Permit CPS 10868/2
Proposed Pathway,
Parking Bays, and
Utilities - Brazier Road**

Figure 3: Onsite Revegetation

7 Clearing Principles

The City's Mapping program IntraMaps was used to generate an EPCR (**Attachment 6**). The EPCR and the IntraMaps Desktop Assessment Native Vegetation Clearing program were reviewed in addition to databases provided by various state and federal departments (including the Protected Matters Search Tool (PMST) (**Attachment 7**) (Department of Climate Change, Energy, the Environment and Water, 2025)) to determine the level of impact and the level of variance to the clearing principles. Table 6 below summarises potential environmental impacts and the level of variance against the 10 clearing principles.

Table 6 Assessment of the proposed Brazier Road clearing permit amendment application against the 10 Clearing Principles

Clearing Principle and Impacts (Flag colour)	Proposed Project Impacts
Principle (a) – Native vegetation should not be cleared if it comprises a high level of biological diversity	<p>The CPS 10868/2 amendment application area may be at variance with clearing principle (a).</p> <p>A survey by One Tree Botanical (2020) of the adjacent reserve to the proposed Brazier Road site, found that the vegetation is in a good or better (Keighery 1994) condition and there is flora, fauna, PEC, and TEC records within 5km of the application area.</p> <p>However, the vegetation assessment conducted on 21/11/2024 and 17/09/2025 identified vegetation within the proposed project site as mainly degraded.</p> <p>The City's EPC identified the following flora and fauna attributes within and surrounding the Project Footprint:</p> <ul style="list-style-type: none"> • Records of State and Federally listed Threatened flora and fauna species within 5 kms of the Project Footprint but no records within the Project Footprint. • Records of State Priority listed flora and fauna species within 5 kms of the Project Footprint but no records within the Project Footprint. • Records of State and Federally listed Threatened ecological communities within 5 kms of the Project Footprint but no records within the Project Footprint. • 'Remnant Vegetation' Carnaby cockatoo (<i>Zanda latirostris</i>) and a 'Confirmed feeding habitat', 'Confirmed breeding area buffer' and 'Confirmed roosting area, buffered 6km'. • Key Biodiversity Area for Birds (Northern Swan Coastal Plain IBA). The IBA is bounded by Moore River to the north, Darling Range to the east, Swan River to the South and Indian Ocean to the West and includes remnant vegetation in Spearwood and Bassendean North Heddle vegetation types. • Contains vegetation mapped as Potential Quenda (<i>Isoodon obesulus</i>) Habitat.

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	<p>In comparison to the surrounding environment, there is minimal impact to native vegetation due to the proposed clearing zone being within the road reserve and the condition of vegetation being degraded with low comparable diversity, therefore, the CPS 10868/2 amendment application area may be at variance with clearing Principle (a).</p>
<p>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</p>	<p>The proposed clearing will likely not be at variance with Principle (b).</p> <p>The City's EPC Report identified the area being within an important birding area (Northern Swan Coastal Plain IBA) and containing mapped layer of Carnaby's Cockatoo foraging habitat and within confirmed 'feeding' and 'breeding' area buffers as well. The EPC identified mapped Potential Quenda habitat within the search area.</p> <p>A survey conducted by Terrestrial Ecosystems (2020b) found that the vegetation condition ranged from a high-quality fauna habitat to a highly degraded fauna habitat included areas of significant disturbance. Highly degraded areas included bitumen roads, cleared native vegetation and sealed carparks. The survey found there are few suitable feeding resources for Carnaby's and Forest Redtail Black-Cockatoos, so they are unlikely to be significantly impacted by vegetation clearing. Hollows were not found in the area at the time of assessment; however, Cockatoos are known for breeding in Yanchep National Park (within 5km). There is a low probability that the Peregrine Falcon, Osprey and Fork-tailed Swift would be seen flying over the project area.</p> <p>Considering the project will be within current road reserve and the condition is degraded, better quality habitat for fauna is present in surrounding areas and nearby Yanchep National Park, therefore, the proposed clearing will likely not be at variance with Principle (b).</p>
<p>Principle (c) – Native vegetation should not be cleared if it includes or is necessary for the continued existence of, rare flora.</p>	<p>The proposed clearing may be at variance with clearing Principle (c).</p> <p>One potential juvenile Priority 4 species, <i>Conostylis candicans</i> subsp. <i>calcicola</i> intergrade <i>Conostylis pauciflora</i> subsp. <i>euryrhipis</i>, was identified within the modified vegetation area identified by One Tree Botanical (2020). Moreover, the flora and vegetation survey conducted by One Tree Botanical</p>

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	<p>(2020) recorded multiple <i>Conostylis candicans</i> subsp. <i>calvicola</i> intergrade <i>Conostylis pauciflora</i> subsp. <i>euryrhipis</i> in areas adjacent to the proposed clearing.</p> <p>The City has proposed that before works commence for the Project, applicable individual(s) of <i>Conostylis candicans</i> subsp. <i>calvicola</i> intergrade <i>Conostylis pauciflora</i> subsp. <i>euryrhipis</i> identified are salvaged for replanting where possible once works have been completed.</p> <p>With the proposed salvaging, the proposed clearing may be at variance with clearing Principle (c).</p>
<p>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.</p>	<p>Proposed clearing is unlikely to be at variance with Principal (d).</p> <p>The City's EPC report identified four (4) records of State Listed Threatened Ecological Communities (TECs) and 71 records of Priority Ecological Communities (PECs) within 5 km of the Project Footprint. The PMST report identified the five (5) TECs as potentially occurring within 5 km of the Project Footprint.</p> <p>A potential 'type or sub-type' of a TEC (TEC SCP30a <i>Callitris preissii</i> (or <i>Melaleuca lanceolata</i>) forests and woodlands, Swan Coastal Plain) protected under the <i>Biodiversity Conservation Act 2016</i> was identified as potentially being present within the One Tree Botanical survey area. However, it was noted that the TEC was not identified in the DBCA database search and the survey area was significantly outside the formally documented range with the TEC only having been documented further south (One Tree Botanical, 2020). A total of 0.015 ha of vegetation type C1 is mapped within the proposed clearing. Noting that the vegetation mapped as C1 within the proposed clearing is degraded and does not contain representative species of the TEC SCP30a, the impacts of the proposed clearing on this TEC is unlikely.</p> <p>Adjacent to the Project Footprint, a record of Tuart Woodlands and Forests of the Swan Coastal Plain TEC protected under the <i>Environment Protection and Biodiversity Conservation (EPBC) Act 1999</i> was identified. The City engaged One Tree Botanical to complete a Post-2019 Burn Assessment of the site in 2025 (One Tree Botanical, 2025) which determined the TEC to be located</p>

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as depicted by the green polygons in Figure 4 below with the proposed clearing in this amendment application indicated in blue.

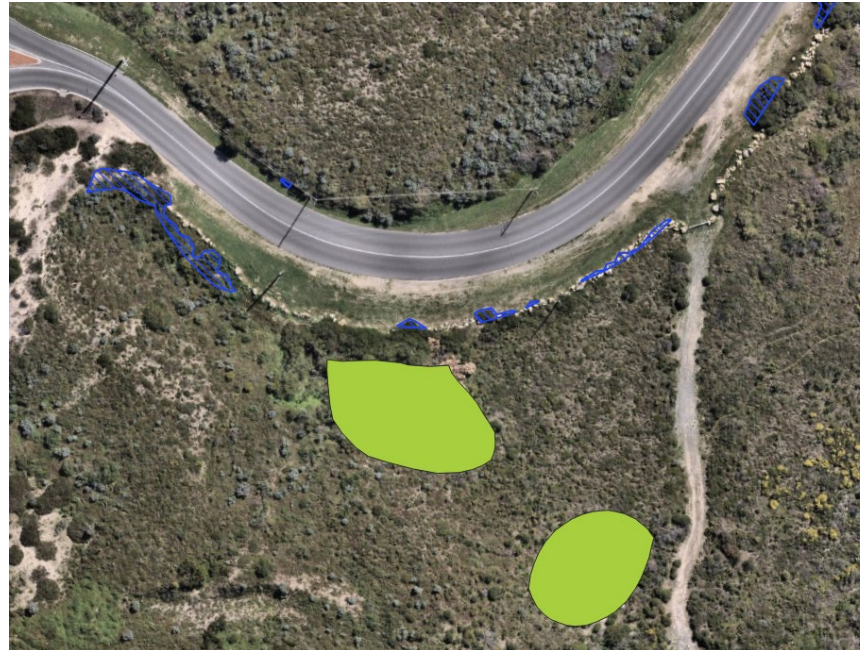


Figure 7 - Tuart (*Eucalyptus gomphocephala*) Woodlands and Forests of the SCP TEC (One Tree Botanical, 2025) with proposed clearing in blue.

As the proposed clearance is within the road reserve and does not contain Tuart Woodlands and Forests of the Swan Coastal Plain TEC, impacts to this TEC is unlikely. **Therefore, it's unlikely to contradict Principle (d).**

Principle (e) - Native vegetation should not be cleared if it is significant as a remnant of

Proposed clearing is unlikely to be at variance with principal (e). The amendment application area is mapped in the Swan Coastal Plain complex, Quindalup Complex and Guilderton remnant vegetation. The native vegetation statistics as described by the Department of Biodiversity,

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<p>native vegetation in an area that has been significantly cleared.</p>	<p>Conservation and Attractions in 2019 detailed the Pre-European Extent to be 96,791.41 ha and the Current Extent 82,491.30 ha, equalling a remaining extent of 85.23%.</p> <p>Given the proposed clearing area is degraded and in road reserve and that the temporarily cleared area will be revegetated, it is unlikely to contradict Principle (e).</p>
<p>Principle (f) - Native vegetation should not be cleared if it is growing in, or in association with, an environment associated with a watercourse or a wetland</p>	<p>Proposed clearing is unlikely to be at variance with Principle (f).</p> <p>No watercourses or wetlands were identified within the proposed clearing area.</p> <p>Unlikely to be at variance with Principle (f).</p>
<p>Principle (g) Native vegetation should not be cleared if the clearing of the vegetation is likely to cause appreciable land degradation.</p>	<p>Proposed clearing is not likely to be at variance with Principle (g).</p> <p>The Department of Primary Industry and Regional Development's (DPIRD) Natural Resource Information (WA) mapping tool maps the proposed clearing zones as containing the following soil landscapes:</p> <ul style="list-style-type: none"> • Quindalup South shallow sand flat phase • Quindalup South oldest dune phase • Quindalup South second dune phase • Karrakatta Sand Yellow phase <p>DWER's Perth Groundwater Map identifies the surface geology within the footprint area as: Safety Bay Sand, predominantly Aeolian and beach lime sand (DWER, 2025). The Groundwater Salinity (Total Dissolved Solids) within the proposed clearing area footprint has a salinity range of between 500-1000mg/L (DWER, 2025). The proposed area is not located in an Acid Sulphate Soil risk area (City of Wanneroo, 2025) and the mean annual rainfall is 636.4 millimetres (mm) (Bureau of Meteorology, 2025).</p>

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	<p>This is a coastal area with unconsolidated sand dunes which may be fragile and vulnerable to weed invasion once disturbed (Terrestrial Ecosystems, 2020).</p> <p>The land degradation hazards as described by DPIRD (2025) are as listed below:</p> <ul style="list-style-type: none"> • Wind erosion - A large proportion of Brazier Road, 80% of map unit has a high to extreme hazard of wind erosion. • Water erosion - 45% of map unit has a very high to extreme hazard water erosion risk. • Water repellence - 100% of the map unit has a high susceptibility to water repellence. • Salinity hazard - <3% of map unit has moderate salinity hazard. • Subsurface acidification - <3% of map unit has moderate subsurface acidification susceptibility. • Subsurface compaction - <3% of map unit has moderate subsurface compaction susceptibility. • Flood hazard - <3% of map unit has moderate to high flood risk hazard. • Water logging and inundation risk - 3-10% of map unit has moderate to high water logging and inundation hazard risk. <p>Because of the current conditions including the proposed site being within a road reserve and the vegetation is degraded in nature, it is not likely for the clearing to result in appreciable land degradation and, therefore, is not likely to be at variance to Principle (g).</p>
<p>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.</p>	<p>The proposed clearing area is unlikely to be at variance with Principle (h).</p> <p>The proposed clearing partially intercepts the Bush Forever 397 Site: “Coastal strip from Wilbinga to Mindarie” (Government of Western Australia, 2000).</p> <p>There are three (3) Bush Forever Site (BF) within 5km of Brazier Road project area: BF 397 (within 0km), BF 289 (1.7km), BF 288 (3.1km).</p> <p>The proposed clearing is unlikely to cause fragmentation of the vegetation or impeded the movement of fauna throughout the reserve as the proposed clearing area is adjacent to the reserve</p>

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	and within the road reserve. The proposed clearing area is unlikely to be at variance with Principle (h).
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.	Wetlands or watercourses are not located within the Brazier Road amended clearing permit area. The proposed clearing is not likely to be at variance with Principle (i)
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.	According to DPIRD (2025) <3% of map unit has moderate to high flood risk hazard. The proposed clearing is not likely to cause or exacerbate the incidence or intensity of flooding. The proposed clearing is not likely to be at variance with Principle (j)

***Red** – Likely to be at variance, **Orange** – May be at variance, **Green** – Not likely to be or not at variance

8 Conclusion

The City of Wanneroo has assessed the proposed permanent clearing area of 0.038 ha and temporary clearing area of 0.117 ha of native vegetation within the Project Footprint against the ten clearing principles and has found that the clearing is may be at variance to clearing principle (a) and clearing principle (c).

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