GOVERNMENT OF
WESTERN AUSTRALIA

CLEARING PERMIT

Granted under section 51E of the Environmental Protection Act 1986

Purpose Permit number:	CPS 10868/1
Permit Holder:	City of Wanneroo
Duration of Permit:	From 16 July 2025 to 16 July 2033

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 construction of footpath and parallel parking bays.

2. Land on which clearing is to be done

Lots 508 on Deposited Plan 70083, Yanchep

Lot 522 on Deposited Plan 406005, Yanchep

Lot 50 on Deposited Plan 189279, Yanchep

Yanchep Beach Road Reserve (PIN 12225580), Yanchep

Brazier Road Reserve (PINs 12186404, 11750190 and 12186401), Yanchep

3. Clearing authorised

The permit holder must not clear more than 0.135 hectares of *native vegetation* within the area cross-hatched yellow in Figure 1 of Schedule 1.

4. Period during which clearing is authorised

The permit holder must not clear any *native vegetation* after 16 July 2027.

PART II – MANAGEMENT CONDITIONS

5. 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.

6. 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.

7. Directional clearing

The permit holder must:

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

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

8. Revegetation and rehabilitation

Within 12 months of the completion of construction and no later than 16 July 2028, at an *optimal time*, the permit holder must implement and adhere to the *Revegetation and Rehabilitation Plan*, including but not limited to the following actions:

(a) Commence *revegetating* and *rehabilitating* the area cross-hatched red on Figure 2 of Schedule 1, by way of:

  (i) deliberately *planting* tube stock and spreading of native seeds that will result in the minimum completion criteria detailed in Table 1 of Schedule 2; and

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

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

(c) Undertake *weed* control activities prior to *planting*, and annually thereafter for the duration of this permit;

(d) Undertake watering of the *planted* vegetation between November and March post-*planting* as required, for the duration of this permit;

(e) Establish no less than two 2 x 2 metre quadrat monitoring sites within the *revegetated* and *rehabilitated* area;

(f) Engage an *environmental specialist* to undertake annual monitoring within the quadrats specified in condition 8(e) from year 3 of the revegetation program, for a minimum of three years and until the completion criteria detailed in Table 1 of Schedule 2 are met; and

(g) Undertake *remedial action* where monitoring undertaken in accordance with condition 8(e) indicated that *revegetation* has not met the completion criteria detailed in Table 1 of Schedule 2, including:

  (i) repeating the *revegetation* actions required under conditions 8(a)-(d);

(ii) annual monitoring of the additional *revegetated* and *rehabilitated* areas by an *environmental specialist*, until the completion criteria detailed in Table 1 of Schedule 2 are met; and

(iii) where an *environmental specialist* has determined that the completion criteria detailed in Table 1 of Schedule 2 have been met, that determination must be submitted to the *CEO* within three months of the determination being made by the *environmental specialist*.

PART III - RECORD KEEPING AND REPORTING

9. Records that must be kept

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

Table 1: Records that must be kept

No.	Relevant matter	Specifications
1.	In relation to the authorised clearing activities generally	(a) the species composition, structure, and density of the cleared area; (b) the location where the clearing occurred, recorded using a Global Positioning System (GPS) unit set to GDA2020, 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 5; (f) actions taken to minimise the risk of the introduction and spread of *weeds* and *dieback* in accordance with condition 6; and (g) actions taken in accordance with condition 7.
2.	In relation to *revegetation* and *rehabilitation* of areas pursuant to condition 8.	(a) size of the areas *revegetated* and *rehabilitated*; (b) the date(s) on which the *revegetation* and *rehabilitation* was undertaken; (c) the boundaries of the areas *revegetated* and *rehabilitated* (recorded digitally as a shapefile set to GDA2020); (d) a list of species, including quantities, used for *revegetation* and *rehabilitation;* (e) description of the *revegetation* and *rehabilitation* activities undertaken, including actions taken to implement hygiene protocols and weed control; (f) a copy of the *environmental*

No.	Relevant matter	Specifications
		specialist's monitoring report(s); (g) any remedial actions required to be undertaken; (h) the date completion criteria are considered to have been met by the *environmental specialist*; and (i) any other actions taken in accordance with condition 8.

10. Reporting

(a) The permit holder must provide to the *CEO*, on or before 30 June of each calendar year, a written report containing:

(i) the records required to be kept under condition 9; and

(ii) records of activities done by the permit holder under this permit between 1 January and 31 December of the preceding calendar year.

(b) If no clearing authorised under this permit has been undertaken, a written report confirming that no clearing under this permit has been undertaken, must be provided to the *CEO* on or before 30 June of each calendar year.

(c) The permit holder must provide to the *CEO*, no later than 90 calendar days prior to the expiry date of the permit, a written report of records required under condition 9, where these records have not already been provided under condition 10(a).

DEFINITIONS

In this permit, the terms in Table 2 have the meanings defined.

Table 2: Definitions

Term	Definition
CEO	Chief Executive Officer of the department responsible for the administration of the clearing provisions under the *Environmental Protection Act 1986*.
clearing	has the meaning given under section 3(1) of the EP Act.
condition	a condition to which this clearing permit is subject under section 51H of the EP Act.
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.
environmental specialist	means a person who holds a tertiary qualification in environmental science or equivalent, and has a minimum of two (2) years work experience relevant to the type of environmental advice that an environmental specialist is required to provide under this permit, or who is approved by the CEO as a suitable environmental specialist.
EP Act	*Environmental Protection Act 1986* (WA)
fill	means material used to increase the ground level, or to fill a depression.
local provenance	means native vegetation seeds and propagating material from natural sources within 25 kilometres and the same IBRA subregion of the area cleared.

Term	Definition
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.
optimal time	means the period between April and July.
planting/ed	means the re-establishment of vegetation by creating soil conditions and planting seedlings of the desired species
Revegetation and Rehabilitation Plan	Means the plan developed by the permit holder for the onsite *revegetation* and *rehabilitation* in accordance with condition 8 of this permit: *"CPS 10868/1 -Brazier Road and Parking Bay Construction 2025 – Revegetation and Rehabilitation Plan – May 2025 (City of Wanneroo, 2025)."*
remedial action/s	means, for the purpose of this permit, any activity that is required to ensure successful re-establishment of understorey to its pre-clearing composition, structure and density, and may include a combination of soil treatments and revegetation.
rehabilitate/ed/ing/ion	means the re-establishment of a cover of local provenance native vegetation in an area using methods such as natural regeneration, direct seeding and/or planting, so that the species composition, structure and density is similar to pre-clearing vegetation types in that area.
revegetate/ed/ing/ion	means actively managing an area containing native vegetation in order to improve the ecological function of that area.
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

J Burton

Jessica Burton
MANAGER
NATIVE VEGETATION REGULATION

Officer delegated under Section 20
of the Environmental Protection Act 1986

23 June 2025

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

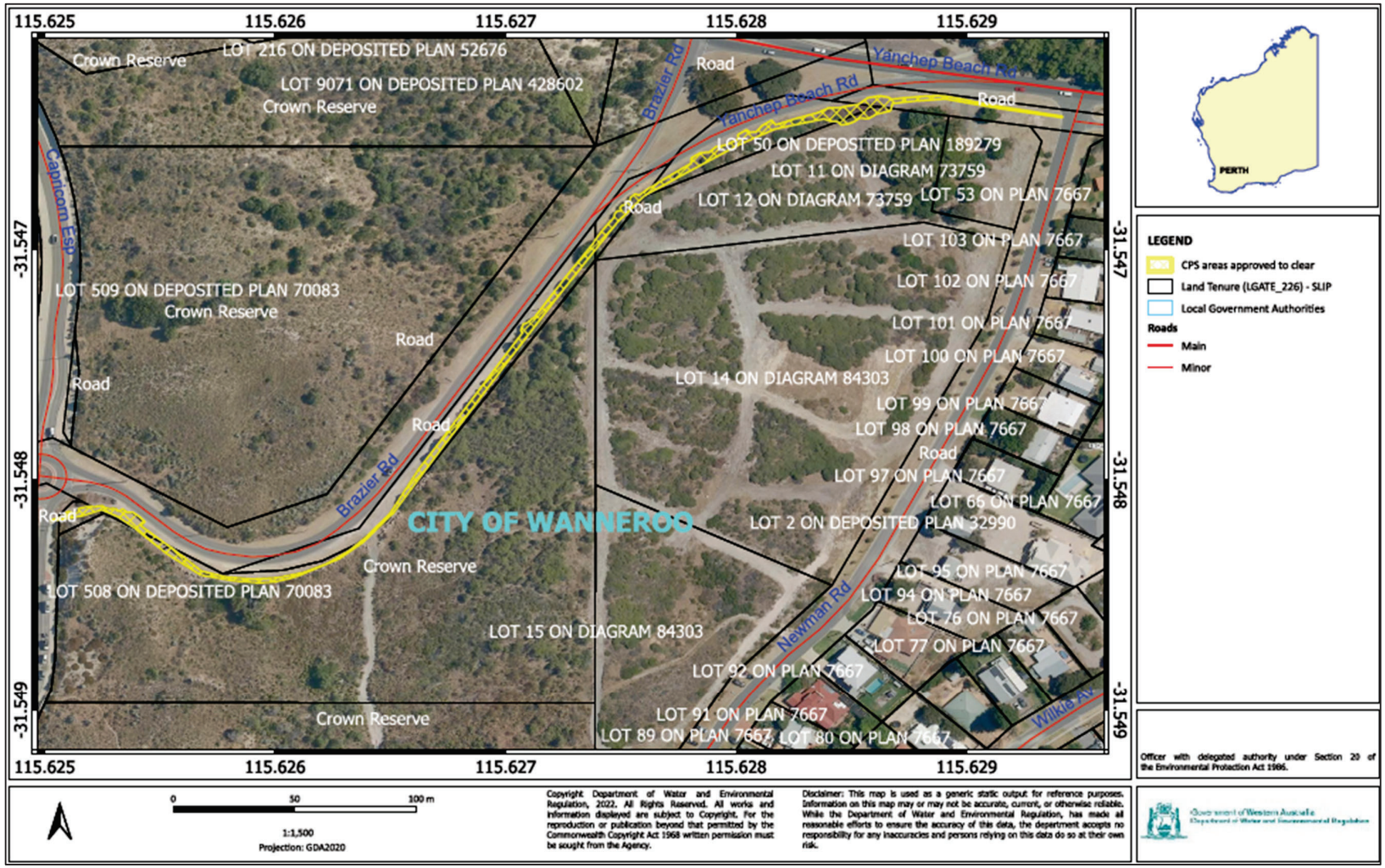

Figure 1: Map of the boundary of the area within which clearing may occur

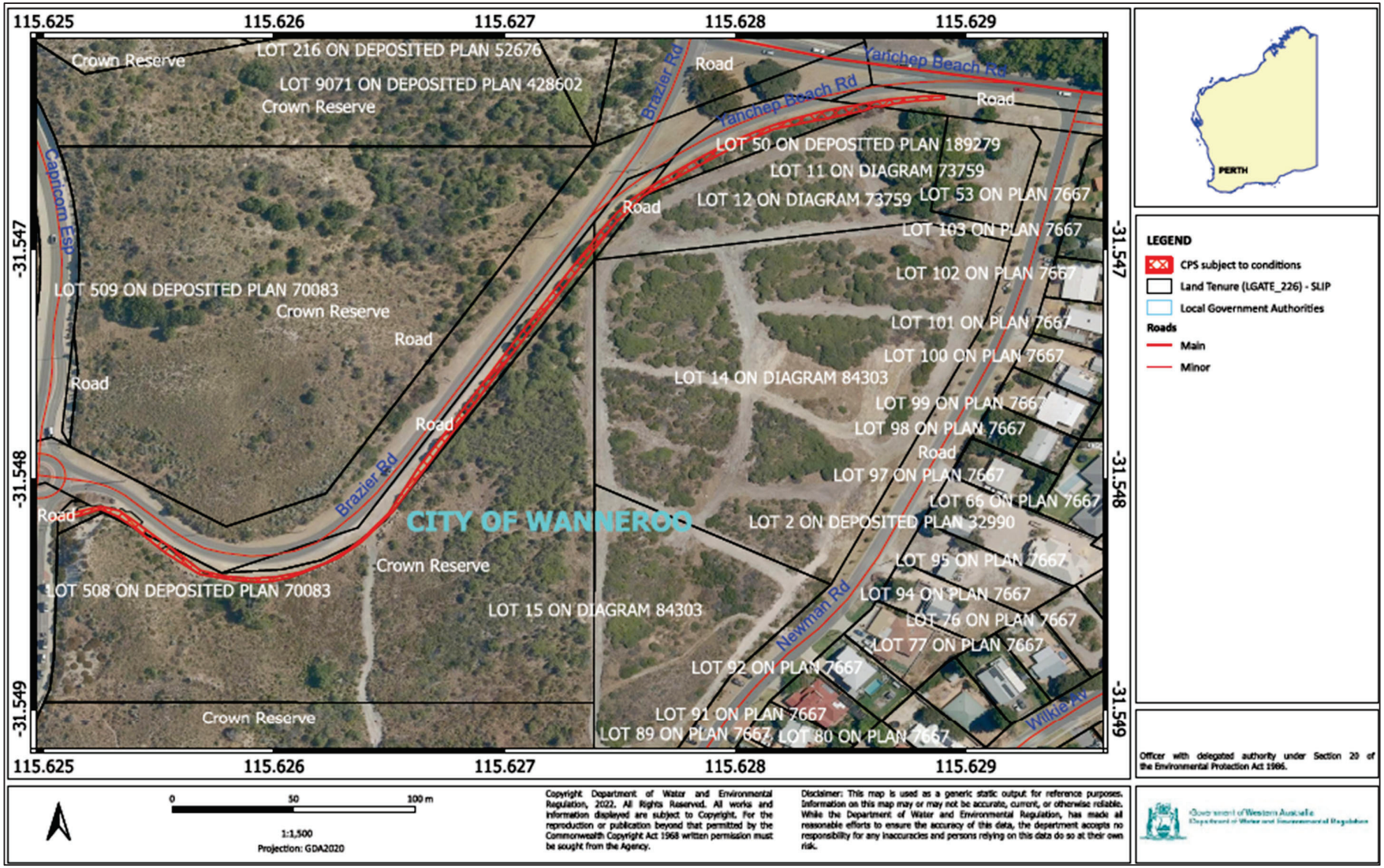

Figure 2: Map of the boundary of the area subject to revegetation in accordance with condition 8 of this permit

Schedule 2 - The revegetation and rehabilitation completion criteria are shown in the table below.

Table 1 - Revegetation and rehabilitation completion criteria in accordance with condition 8 of this permit

Criterion	Reference area data	Completion Targets	Completion Criteria
1 - Total species richness	Native species richness is 16.	Minimum of 60% of native species returned	Minimum of 10 native species to be present in the revegetation areas.
2 - Total species density		An average plant density of 2 stems/m^2 in dryland environments is used as a baseline measure	Minimum of 2 stems/m^2 within the revegetation area by the end of the 5-year monitoring period.
3 - Weed cover	Weed cover recorded within quadrats was very low, <20% observed	Weed cover to be ≤10%	Weed cover is ≤10% by the end of the 5-year monitoring period
4 – Declared weeds	No declared weeds or Weeds of National Significance identified	No declared weeds to be present within the revegetation area	0% declared weed cover within the vegetation areas by the end of the 5-year monitoring period.
5 – Survival rate to be achieved		If after year 2 and 3 of planting, a survival rate of at least 50% is not achieved, all planted tubestocks that have not survived must be replanted within 12 months and monitored for a further 2 years.	A survival rate for plants of at least 50% is achieved after five years and replant any plants within 12 months of dying.

Government of Western Australia
Department of Water and Environmental Regulation

Clearing Permit Decision Report

1 Application details and outcome

1.1. Permit application details

Permit number:	CPS 10868/1
Permit type:	Area permit
Applicant name:	City of Wanneroo
Application received:	2 December 2024
Application area:	0.135 hectares (as revised) of native vegetation
Purpose of clearing:	Construction of footpath and parallel parking bays
Method of clearing:	Mechanical
Property:	Lots 508 on Deposited Plan 70083 Lot 522 on Deposited Plan 406005 Lot 50 on Deposited Plan 189279 Yanchep Beach Road Reserve (PIN 12225580) Brazier Road Reserve (PINs 12186404, 11750190 and 12186401)
Location (LGA area/s):	City of Wanneroo
Localities (suburb/s):	Yanchep

1.2. Description of clearing activities

The vegetation proposed to be cleared is distributed across two separate areas. The application area involves two narrow strips of vegetation along an existing road, Brazier Road (see Figure 1, Section 1.5).

The application is to facilitate the construction of footpath and parallel parking bays to link the existing footpath on Yanchep Road to the beachfront (City of Wanneroo, 2024). The purpose of this construction is to enhance pedestrian safety, to provide additional parking for visitors to the shore, and to improve overall connectivity for the Yanchep community (City of Wanneroo, 2024).
The proposed clearing includes two components:

- Permanent clearing of approximately 0.029 hectares to facilitate the installation of parallel parking bays and a footpath. The construction process will include the following items: locating underground services, excavation and filling, subgrade preparation with compaction, laying and compacting a 200-millimetre limestone sub-base, installing drainage lintels, asphalt works, pram ramps, and the final installation of the parallel car park and footpath.
- Temporary clearing of approximately 0.106 hectares to accommodate construction activities. This area will be fully revegetated upon the construction completion (City of Wanneroo, 2024 and 2025b).

1.3. Decision on application

Decision:	Granted
Decision date:	23 June 2025
Decision area:	0.135 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 (DWER) 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), the findings of biological surveys (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 Delegated Officer also took into consideration that the purpose of clearing is to enhance public safety and services.

The assessment identified that the proposed clearing will result in:

- the loss of 0.068 hectares of degraded condition vegetation within Bush Forever Site 397; and
- the potential introduction and spread of weeds into adjacent vegetation, which could impact the quality of the adjacent vegetation and its habitat values.

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 loss of vegetation within Bush Forever Site 397 can be mitigated by revegetating the temporarily cleared area and the risks of weeds and dieback introduction or spreading can be managed to be unlikely to lead to an unacceptable risk to environmental values through permit conditioning.

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 and dieback;
- undertake slow, progressive one directional clearing to allow terrestrial fauna to move into adjacent habitat ahead of the clearing activity;
- revegetate 0.106 hectares of temporarily cleared area in accordance with the applicant's revegetation and rehabilitation plan.

1.5. Site maps

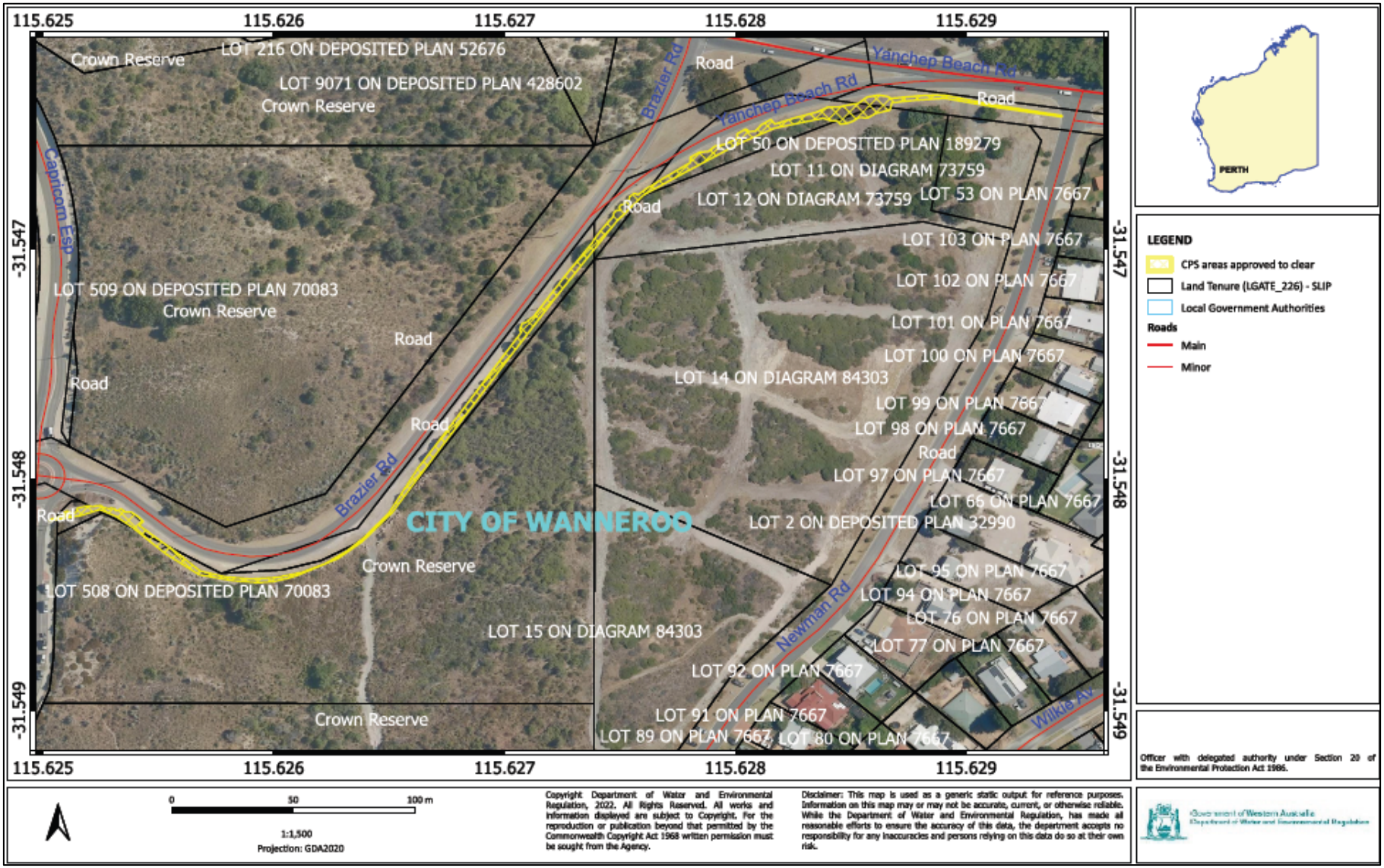

Figure 1 Map of the application area

The area crosshatched yellow indicates the area authorised to be cleared under the granted clearing permit.

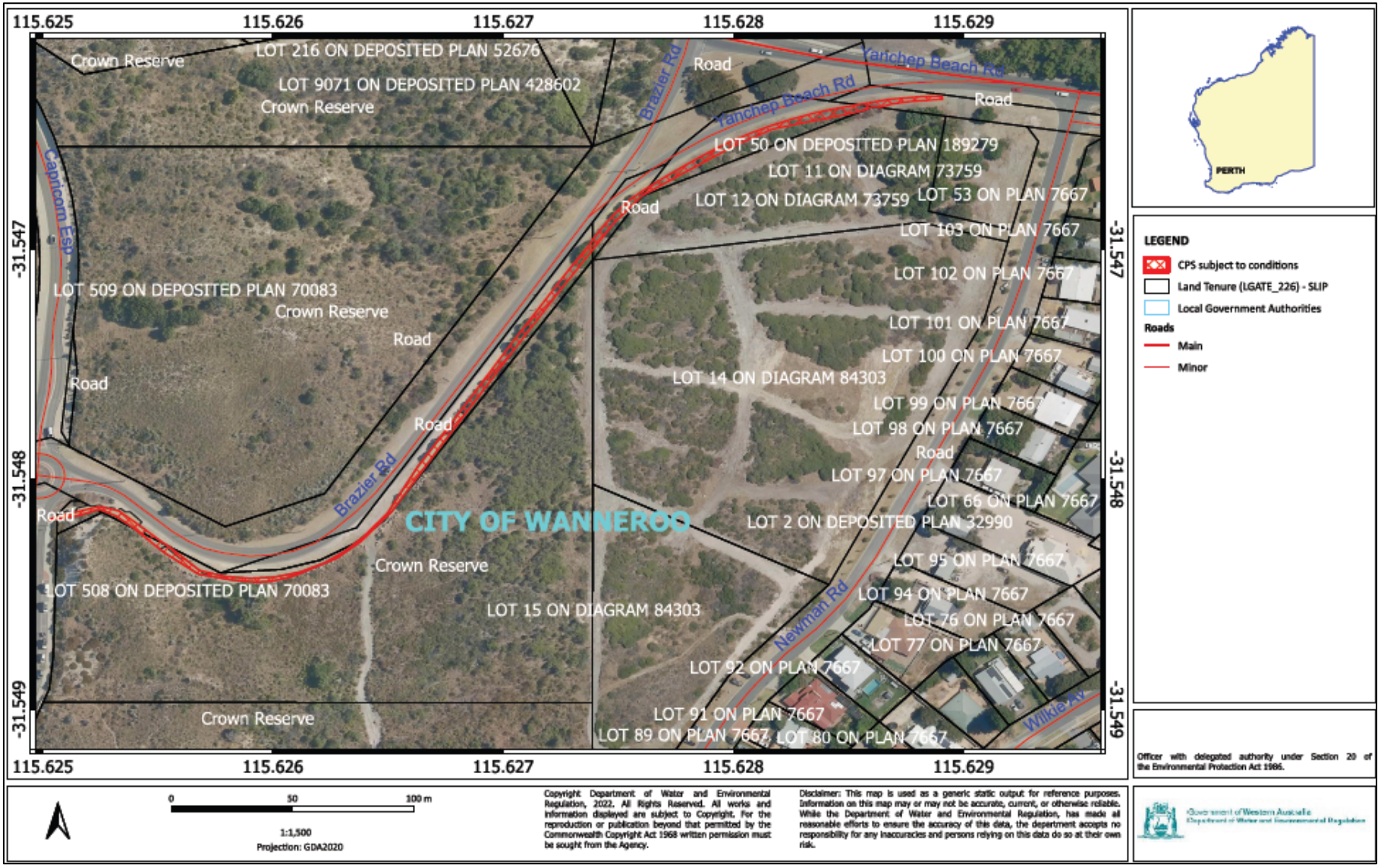

Figure 2 Map of the revegetation area

The area cross-hatched red indicates area within which the revegetation will be undertaken

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)
- *Rights in Water and Irrigation Act 1914* (RIWI Act)

The key guidance documents which inform this assessment are:

- *A guide to the assessment of applications to clear native vegetation* (DER, December 2013)
- *Procedure: Native vegetation clearing permits* (DWER, October 2019)
- Technical guidance – *Flora and Vegetation Surveys for Environmental Impact Assessment* (EPA, 2016)

3 Detailed assessment of application

3.1. Avoidance and mitigation measures

Avoidance

The City of Wanneroo (the City) has undertaken following avoidance measures (City of Wanneroo, 2024 and 2025b):

- This location was chosen to improve safety and connectivity, meet community demand, and align strategically with future development plans while minimizing environmental impact by preferentially selecting areas with the least native vegetation to minimise disturbance to native vegetation.
- Primarily works will be conducted within the road reserve to eliminate impacts on the adjacent land which contains native vegetation mapped within a Bush Forever site.
- During the assessment process, the applicant has revised the application area to remove the proposed clearing on the northern side of Brazier Road. This revision resulted in:
    - the reduction of the application area from 0.190 hectares to 0.135 hectares.
    - avoidance of two records of the Priority 4 flora species *Conostylis candicans* subsp. *calcicola* intergrade *C. pauciflora* subsp. *euryrhipis*.

Mitigation

The City has committed to undertake following mitigation measures (City of Wanneroo, 2024, 2025a and 2025c):

- Ensure that, prior to any clearing, all vehicles and personnel adhere to appropriate dieback management protocols in accordance with the City and the Department of Biodiversity Conservation and Attractions (DBCA) Phytophthora Dieback Management Manual (2020).
- The clearing of native vegetation will be minimized by conducting works exclusively in already degraded or cleared areas along Brazier Road. The foreshore area that is classed as A Class Reserve will not be encroached.
- A conservation fence to deter people from walking on the footpath into the A Class Reserve will be installed when the construction is completed in order to provide the Reserve more protection from the public.
- Undertake the revegetation of temporarily cleared area (0.106 hectares) in accordance with the revegetation and rehabilitation plan once the construction of the footpath and car park is completed. The City has committed to revegetate the area with native species to obtain similar structure and content with naturally occurring vegetation near or adjacent to the area proposed to be cleared (City of Wanneroo, 2025c).

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 value (threatened ecological community) and conservation area. 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 value (threatened ecological community) - Clearing Principles (d)

Assessment

The flora and vegetation survey (One Tree Botanical, 2020) identified two vegetation types within or adjacent to the application area commensurate with threatened ecological communities (TEC), specifically:

- Vegetation type C1 has been identified as a 'type or sub-type' of a TEC listed under BC Act SCP30a "*Callitris preisii* (or *Melaleuca lanceolata*) forest and woodlands, Swan Coastal Plain". A total of 3.46 hectares of vegetation type C1 has been mapped in the surrounding area (Yanchep Lagoon) (One Tree Botanical, 2020). Small portions of the application area (approximately 20 square metres) are mapped within this vegetation type. Noting that the vegetation proposed to be cleared in these portions is in Degraded (Keighery, 1994) condition and does not contain representative species of the TEC SCP30a (One Tree Botanical, 2020; City of Wanneroo, 2024), the impacts of the proposed clearing on this TEC is considered minor and negligible.
- Vegetation type C3 has been identified as a TEC protected by EPBC Act "Tuart Woodlands and Forests of the Swan Coastal Plain". This TEC is mapped adjacent to the application area. The applicant has committed that the proposed clearing will not impact this mapped TEC (City of Wanneroo, 2025a).

In addition, approximately 60 square metres of the application area are also mapped within the vegetation type D1 which has been identified as highly likely to represent the priority ecological community (PEC) FCT29b "Acacia shrublands on taller dunes" (Priority 3 protected under BC Act) (One Tree Botanical, 2020). A total of 1.56 hectares of vegetation type D1 has been mapped in the surrounding area (Yanchep Lagoon) (One Tree Botanical, 2020). Noting the small area of this vegetation type proposed to be cleared, the extent of this vegetation type in the surrounding area, and the degraded condition of the vegetation, the proposed clearing is not considered likely to significantly impact PEC FCT29b.

The proposed clearing may impact the adjacent ecological communities by increasing the risks of introduction and spreading weeds and dieback.

Conclusion

Based on the above assessment, the proposed clearing is unlikely to significantly impact threatened, and priority listed ecological communities. However, it may spread or introduce weeds and dieback into the surrounding remnant vegetation which can be managed to be environmentally acceptable through permit conditions.

Conditions

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

- Avoid and minimise clearing
- Weeds and dieback management.

3.2.2. Environmental value (conservation area) - Clearing Principles (h)

Assessment

Considering that the application area is partially located within Bush Forever (BF) Site 397, advice from the Department of Planning, Lands and Heritage's (DPLH's) Bush Forever office was sought during the assessment of the application.

The application area was initially located on both sides of the Brazier Road. Noting the application area on the northern side involves vegetation mostly identified in Good (Keighery, 1994) condition or better and two records of a Priority 4 flora species *Conostylis candicans* subsp. *calcicola* intergrade *C. pauciflora* subsp. *Euryrhipis;* DPLH considered the proposed clearing may contribute to greater edge effects to BF Site 397 and did not support the clearing on this side of the road (DPLH, 2025a).

Considering the DPLH's advice, DWER requested the applicant to revise the application area to remove the area on the northern side of the road. In response, the applicant amended the application area to remove the proposed clearing on the northern side of the road (City of Wanneroo, 2025b). The revised application area comprises only vegetation on the southern road of the Brazier Road in a degraded condition.

Of the 0.135 hectares of the revised application area, an area of 0.068 hectares is mapped within the BF Site 397, in which 0.063 hectares will be revegetated after construction activities have ceased (see section 3.1). The area within BF Site 397 to be permanently cleared is therefore minor (DPLH, 2025b). Noting that the majority of the application area within BF Site 397 is in degraded condition and will be revegetated, the impacts of the proposed clearing to BF Site 397 can be considered minor and do not trigger an offset.

To mitigate the impacts of the proposed clearing and subsequent construction activities to BF Site 397, the applicant has committed to undertake following measures as requested by the DPLH (City of Wanneroo, 2025a):

- Other than the native vegetation proposed to be cleared south of Brazier Road, no other disturbance or clearing of any other native vegetation within BF Site 397 is to occur.
- Prior to commencement of works, conservation fencing to be constructed between the boundary of the BF area and the development site.
- No construction materials, vegetation, earth spoil, drainage, or other debris to be disposed of within BF Site 397.
- Revegetation is to be undertaken by the applicant using the native species listed in the proposed revegetation and rehabilitation plan.
- The area between the proposed development footprint and existing vegetation is replanted with local native species to ensure no bare soil.

There are several weed species observed within the application area (City of Wanneroo, 2024). The proposed clearing, therefore, has the potential to introduce weeds and other pathogens into the area, which could impact the quality of the adjacent vegetation with Bush Forever Site 397 and its habitat values.

Conclusion

Based on the above assessment, the proposed clearing is unlikely to significantly impact the BF Site 397, noting the majority area to be cleared will be revegetated. There is potential that the clearing activities could result in the introduction or spread of weeds and dieback into adjacent vegetation. It is considered that impacts to adjacent vegetation can be managed by requiring the applicant to undertake weed and dieback management.

Conditions

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

- avoid and minimise clearing, to minimise the direct impacts to native vegetation;
- take hygiene steps to minimise the risk of the introduction and spread of weeds and dieback; and
- revegetate temporarily cleared areas within area proposed to be cleared.

3.3. Relevant planning instruments and other matters

The applicant currently holds a management order over Lot 522 (within application area) for the purpose of recreation. The remaining properties are dedicated road reserves. The purpose of the proposed clearing is considered consistent with these purposes.

DPLH advised that a portion of the proposed clearing is mapped within Lot 522 on Deposited Plan 406005, which forms a part of and A Class Reserve 12439 (DPLH, 2025a). If the clearing is to occur within Lot 522, the applicant is requested to seek advice from DPLH's Land Use Management - Metropolitan and Peel team regarding potential tenure implications for locating the proposed footpath and car parking within A Class Reserve 12439 prior to construction (DPLH, 2025a).

No Aboriginal sites of significance have been mapped within the application area. It is the permit holder's responsibility to comply with the *Aboriginal Heritage Act 1972* (WA) and ensure that no Aboriginal Sites of Significance are damaged through the clearing process.

End

Appendix A. Additional information provided by applicant

Summary of information	Consideration of provided information
Revision of the application area	The application area has been revised accordingly. See Section 3.1 for details.

Summary of information	Consideration of provided information
Revegetation and rehabilitation plan	This is considered as a mitigation measure and presented in Section 3.1 of this Report.

Appendix B. Site characteristics

B.1. Site characteristics

The information provided below describes the key characteristics of the area proposed to be cleared and is based on the best information available to DWER at the time of this assessment. This information was used to inform the assessment of the clearing against the clearing principles, contained in Appendix C.

Characteristic	Details
Local context	The area proposed to be cleared is part of an expansive tract of native vegetation in the intensive land use zone of Western Australia. It includes two narrow strips of vegetation along an existing road providing approach to nearby beaches. The closest beach is approximately 170 metres from the application area. The proposed clearing area is mapped within a Bush Forever site. Spatial data indicates the local area (10-kilometre radius from the centre of the area proposed to be cleared) retains approximately 67.4per cent of the original native vegetation cover.
Ecological linkage	The application area is mapped within several linkages including Gnangara Ecological Linkages, Perth Regional Ecological Linkages, and under the Spatial Index of Ecological Linkages – EPA (Perth Biodiversity Project).
Conservation areas	The application area is partially mapped within Bush Forever Site 397.
Vegetation description	Flora and vegetation survey (One Tree Botanical, 2020) indicates a part of vegetation within the proposed clearing area consists of four following vegetation types. • **Dune Slopes and Swales (C1):** Taller Shrubland (1-2m) *Acacia cyclops, Spyridium globulosum, Olearia axillaris, Templetonia retusa* and *Rhagodia baccata* subsp. *baccata* over lower Shrubland *Melaleuca systena,* Forbland *Lomandra maritima,* Sparse Tussock Grassland *Poa porphyroclados* and *Austrostipa flavescens*, Sparse Sedgeland *Lepidosperma calcicola* and Sparse Rushland *Desmocladus asper*. FCT29a, FCT29b, FCT24, S11. • **Slopes with Sparse Limestone Outcrop (D1):** Sparse to Closed Shrubland *Melaleuca cardiophylla* with other typical shrubs *Acacia xanthina, Spyridium globulosum, Rhagodia baccata* subsp. *baccata*. Sparse Shrubland is more open with diverse understorey of forbs, sedges, rushes and grasses. Often weedy underneath Closed Shrubland with Forbland dominated by **Galium murale, *Minuartia mediterranea, *Stellaria media* and grass **Ehrharta longiflora.* FCT29a, FCT29b, S11. • **Historically Disturbed Areas (E1):** informal and formal walking paths, vehicular tracks, infrastructure, firebreaks, historical pastoral activity. Study area with complex disturbance history. Degraded to Completely Degraded vegetation. Too disturbed for FCT analysis. • **Cultivated or Managed Areas (E2):** Includes various actively rehabilitated, replanted areas along the foreshore and adjacent to roads. Some areas that appear to have been planted with trees by former landholders. Landscaping using more or less local species e.g. sumps, park surrounds. Too disturbed for FCT analysis. Vegetation mapping is available in Appendix G. It is noted that the proposed clearing is located on the edges of the identified vegetation types. The environmental impact assessment undertaken by the City of Wanneroo in November 2024 (City of Wanneroo, 2024) indicates that the application area comprises 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). This is partially consistent with the mapped vegetation types:

Characteristic	Details
	• Quindalup Complex 55, which is described as Coastal dune complex consisting mainly of two alliances - the strand and fore-dune alliance and the mobile and stable dune alliance. Local variations include the low closed forest of *Melaleuca lanceolata* (Rottnest Teatree) - *Callitris preissii* (Rottnest Island Pine), the closed scrub of *Acacia rostellifera* (Summer-scented Wattle) and the low closed *Agonis flexuosa* (Peppermint) forest of Geographe Bay (Heddle et al., 1980). The mapped vegetation type retains approximately 60.5 per cent of the original extent (Government of Western Australia, 2019).
Vegetation condition	Flora and vegetation survey (One Tree Botanical, 2020) indicates the vegetation within the proposed clearing area is in Good to Completely Degraded (Keighery, 1994) condition. The full Keighery (1994) condition rating scale is provided in Appendix D. Representative photo and mapping are available in Appendix E.
Climate	The closest BOM weather station with available data is located at Gingin Aero, which is approximately 19 kilometres from Yanchep (BOM, 2025). The highest mean maximum temperature is in January and February at 33.3°C, the lowest is in July at 18.5°C. The highest mean minimum temperature is in February at 18.4°C and the lowest is in July and August at 6.6°C. The average annual rainfall is 628.7 mm.
Soil and landform	The soils and landforms are mapped as: • Karrakatta Sand Yellow Phase (211Sp__Ky): described as low hilly to gently undulating terrain. Yellow sand over limestone at 1-2 m. • Quindalup South shallow sand flat Phase (211Qu__Qs): described as undulating landscapes with shallow calcareous sands over limestone and much rock outcrop. • Quindalup South second dune Phase (211Qu__Q2): described as 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.
Land degradation risk	The soils within the application area are mapped susceptible to wind erosion, water erosion and subsurface acidification. The risks from other factors including salinity, flooding, water logging and phosphorus export are moderate or low.
Waterbodies	The desktop assessment and aerial imagery indicated that no watercourses transect the area proposed to be cleared. The application area is located approximately 200 metres from the sea.
Hydrogeography	The application area falls within the Yanchep Groundwater Area proclaimed under the RiWI Act. Groundwater salinity within the application area is mapped as 500 to 1000 milligrams per litre total dissolved solids.
Flora	According to available databases, there are 23 conservation significant flora species within the local area, including one threatened and 22 priority species. The most frequently recorded species is *Leucopogon maritimus* (P1) with 22 records mapped within the local area. The closest recorded species is *Eucalyptus argutifolia* (T) which is mapped approximately 54 metres from the application area.
Ecological communities	According to the databases, the proposed clearing area is not mapped within any threatened or priority conservation ecological communities. The closest conservation significant ecological community is an occurrence of Tuart (*Eucalyptus gomphocephala*) woodlands and forests of the Swan Coastal Plain, located approximately two kilometres from the application area. However, according to the flora and vegetation survey for Yanchep Lagoon, a small portion of the application area is mapped within a vegetation type that has been identified as commensurate with a threatened ecological community listed by BC Act "*Callitris preisii* (or *Melaleuca lanceolata*) forest and woodlands, Swan Coastal Plain" (One Tree Botanical, 2020).

Characteristic	Details
Fauna	According to available databases, 37 conservation significant fauna species have been recorded within the local area, including 13 threatened fauna species, 11 priority fauna species, and 13 specially protected fauna species. The closest record is for Carnaby's black cockatoo (*Zanda latirostris*), approximately 20 metres from the application area. There are eight roosting sites being mapped within the local area and the closest roosting site is approximately two kilometres from the application area.

B.2. Land degradation risk table

Risk categories	Soil type		
	211Sp__Ky	211Qu__Qs	211Qu__Q2
Wind erosion	H2	M2	H1
Water erosion	L1	H1	L2
Salinity	L1	L1	L1
Subsurface Acidification	L2	H1	M1
Flood risk	L1	L1	L1
Water logging	L1	L1	L1
Phosphorus export risk	M2	M2	L2

Note:

L1 <3% of map unit has a moderate/high to high/extreme (or is presently acid/saline for the risk of subsurface acidification/salinity)

L2 3-10% of map unit has a moderate/high to high/extreme (or is presently acid/saline for the risk of subsurface acidification/salinity)

M1 10-30% of map unit has a moderate/high to high/extreme (or is presently acid/saline for the risk of subsurface acidification/salinity)

M2 30-50% of map unit has a moderate/high to high/extreme (or is presently acid/saline for the risk of subsurface acidification/salinity)

H1 50-70% of map unit has a moderate/high to high/extreme (or is presently acid/saline for the risk of subsurface acidification/salinity)

H2 >70% of map unit has a moderate/high to high/extreme (or is presently acid/saline for the risk of subsurface acidification/salinity)

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: Majority of the vegetation proposed to be cleared is in Degraded to Completely Degraded (Keighery, 1994) condition. The application area is unlikely to contain suitable habitat for conservation significant flora and fauna species. Even though a portion of the application area is located within a Bush Forever site and it is mapped overlapping with a mapped TEC, noting the condition of the vegetation and its location of along an existing road, the area proposed to be cleared is unlikely to comprise a high level of biodiversity when compared with its surrounding area.	Not likely to be at variance	No

Assessment against the clearing principles	Variance level	Is further consideration required?
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: Noting the vegetation condition and flora species identified in the application area (City of Wanneroo, 2024), the area proposed to be cleared does not contain significant habitat for conservation significant fauna.	Not likely to be at variance	No
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 threatened flora species.	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 is mapped overlapping the TEC *Callitris preisii* (or *Melaleuca lanceolata*) forest and woodlands, Swan Coastal Plain and adjacent to the TEC Tuart Woodlands and Forests of the Swan Coastal Plain (One Tree Botanical, 2020).	May be at variance	Yes *Refer to Section 3.2.1, above.*
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 national objectives and targets for biodiversity conservation in Australia. The vegetation proposed to be cleared is mapped within several ecological linkages. However, noting that the application area is along an existing road, the proposed clearing is unlikely to exacerbate edge effects within adjacent vegetation and is unlikely to disrupt fauna movement within the linkages. As such, the proposed clearing is unlikely to impact the ecological linkages any further than is already being impacted by the existing road.	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 that the application area is located within the Bush Forever Site 397, the proposed clearing may have an impact on the environmental values of this Bush Forever site.	At variance	Yes *Refer to Section 3.2.2, above.*
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 or wetlands are recorded within the application area, the proposed clearing is unlikely to impact an environment associated with a watercourse or wetland.	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 susceptible to wind and water erosion, and subsurface acidification. However, noting the extent of the application area, the condition of the vegetation, the proposed revegetation of temporary cleared area and the final land use purpose (footpath and car park), the proposed clearing is not likely to have an appreciable impact on land degradation.	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 no water courses, wetlands and Public Drinking Water Sources Areas are recorded within the application area, the proposed clearing is unlikely to impact surface or ground water quality.	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 no] indicate the proposed clearing is likely to contribute to increased incidence or intensity of flooding.* Given no water courses and wetlands are recorded within the application area, the proposed clearing is unlikely to contribute to waterlogging.	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 Keighery, B.J. (1994) *Bushland Plant Survey: A Guide to Plant Community Survey for the Community*. Wildflower Society of WA (Inc). Nedlands, Western Australia.

Measuring vegetation condition for the South West and Interzone Botanical Province (Keighery, 1994)

Condition	Description
Pristine	Pristine or nearly so, no obvious signs of disturbance.
Excellent	Vegetation structure intact, with disturbance affecting individual species; weeds are non-aggressive species.

Condition	Description
Very good	Vegetation structure altered, with obvious signs of disturbance. For example, disturbance to vegetation structure caused by repeated fires, the presence of some more aggressive weeds, dieback, logging and/or grazing.
Good	Vegetation structure significantly altered by very obvious signs of multiple disturbances. Retains basic vegetation structure or ability to regenerate it. For example, disturbance to vegetation structure caused by very frequent fires, the presence of some very aggressive weeds at high density, partial clearing, dieback and/or grazing.
Degraded	Basic vegetation structure severely impacted by disturbance. Scope for regeneration but not to a state approaching good condition without intensive management. For example, disturbance to vegetation structure caused by very frequent fires, the presence of very aggressive weeds, partial clearing, dieback and/or grazing.
Completely degraded	The structure of the vegetation is no longer intact and the area is completely or almost completely without native species. These areas are often described as 'parkland cleared' with the 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. Representative photo of the vegetation proposed to be cleared (City of Wanneroo, 2024).

Figure E.2. Vegetation condition mapping of the vegetation proposed to be cleared (yellow cross-hatched). Obtained by overlaying the application area map with the vegetation condition map in a survey undertaken in 2019 for Yanchep Lagoon (One Tree Botanical, 2020)

Figure E.2. Vegetation type mapping of the vegetation proposed to be cleared (yellow cross-hatched). Obtained by overlaying the application area map with the vegetation type map in a survey undertaken in 2019 for Yanchep Lagoon (One Tree Botanical, 2020). Purple: C1, red: D1, blue: E1 and brown: E2.

Appendix F. Sources of information

F.1. GIS databases

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

- Aboriginal Heritage Places (DPLH-001)
- Cadastre (LGATE-218)
- Contours (DPIRD-073)
- DBCA – Lands of Interest (DBCA-012)
- DBCA Legislated Lands and Waters (DBCA-011)
- Directory of Important Wetlands in Australia – Western Australia (DBCA-045)
- Environmentally Sensitive Areas (DWER-046)
- Flood Risk (DPIRD-007)
- Groundwater Salinity Statewide (DWER-026)
- Hydrography – Inland Waters – Waterlines
- Hydrological Zones of Western Australia (DPIRD-069)
- IBRA Vegetation Statistics
- Imagery
- Local Planning Scheme – Zones and Reserves (DPLH-071)
- Native Title (ILUA) (LGATE-067)
- Offsets Register – Offsets (DWER-078)
- Pre-European Vegetation Statistics
- Public Drinking Water Source Areas (DWER-033)
- Ramsar Sites (DBCA-010)
- Regional Parks (DBCA-026)
- Remnant Vegetation, All Areas
- RIWI Act, Groundwater Areas (DWER-034)
- RIWI Act, Surface Water Areas and Irrigation Districts (DWER-037)
- Soil Landscape Land Quality – Flood Risk (DPIRD-007)
- Soil Landscape Land Quality – Phosphorus Export Risk (DPIRD-010)
- Soil Landscape Land Quality – Subsurface Acidification Risk (DPIRD-011)
- Soil Landscape Land Quality – Water Erosion Risk (DPIRD-013)

- Soil Landscape Land Quality – Water Repellence Risk (DPIRD-014)
- Soil Landscape Land Quality – Waterlogging Risk (DPIRD-015)
- Soil Landscape Land Quality – Wind Erosion Risk (DPIRD-016)
- Soil Landscape Mapping – Best Available
- Soil Landscape Mapping – Systems

Restricted GIS Databases used:

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

F.2. References

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