GOVERNMENT OF
WESTERN AUSTRALIA

CLEARING PERMIT

Granted under section 51E of the Environmental Protection Act 1986

Purpose Permit number:	CPS 10868/2
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 and installation of utilities.

2. Land on which clearing is to be done

Lot 522 on Deposited Plan 406005, Yanchep
Lot 50 on Deposited Plan 189279, Yanchep
Two Rocks Road Reserve (PIN 12225492), Yanchep
Yanchep Beach Road Reserve (PIN 12225580), Yanchep
Brazier Road Reserve (PINs, 11750190 and 12186401), Yanchep
Unnamed Beach Road Reserve (PIN 12225581)

3. Clearing authorised

The permit holder must not clear more than 0.156 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

No.	Relevant matter	Specifications
		hygiene protocols and weed control; (f) a copy of the *environmental 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)

Term	Definition
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.
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 10868/2 – proposed Pathway, Parking Bays, and Utilities – Brazier Road: Revegetation and Rehabilitation plan – November 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

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Caitlin Conway |
MANAGER
NATIVE VEGETATION REGULATION

Officer delegated under Section 20
of the Environmental Protection Act 1986

29 January 2026

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

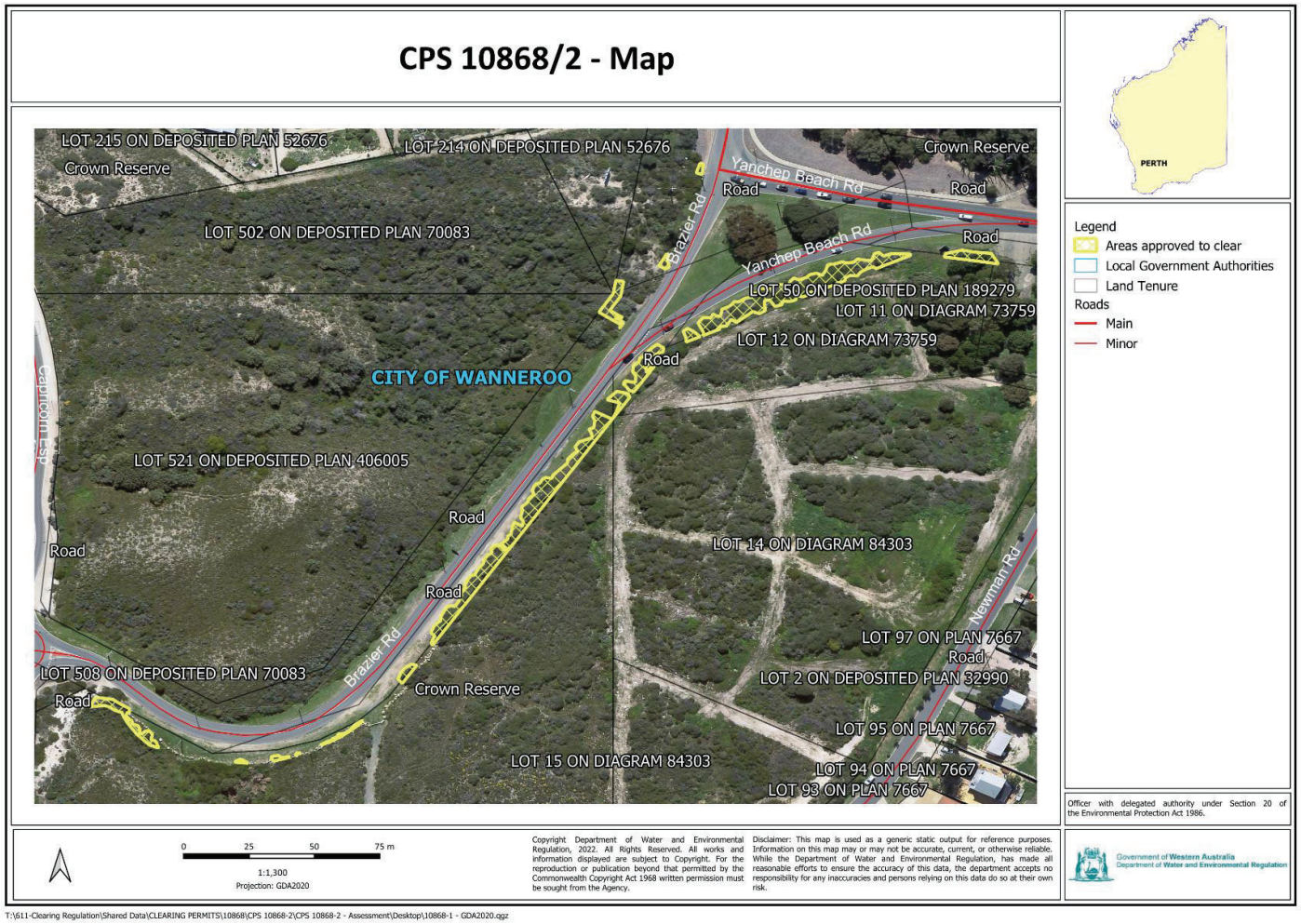

Figure 1: Map of the boundary of the area within which clearing may occur.

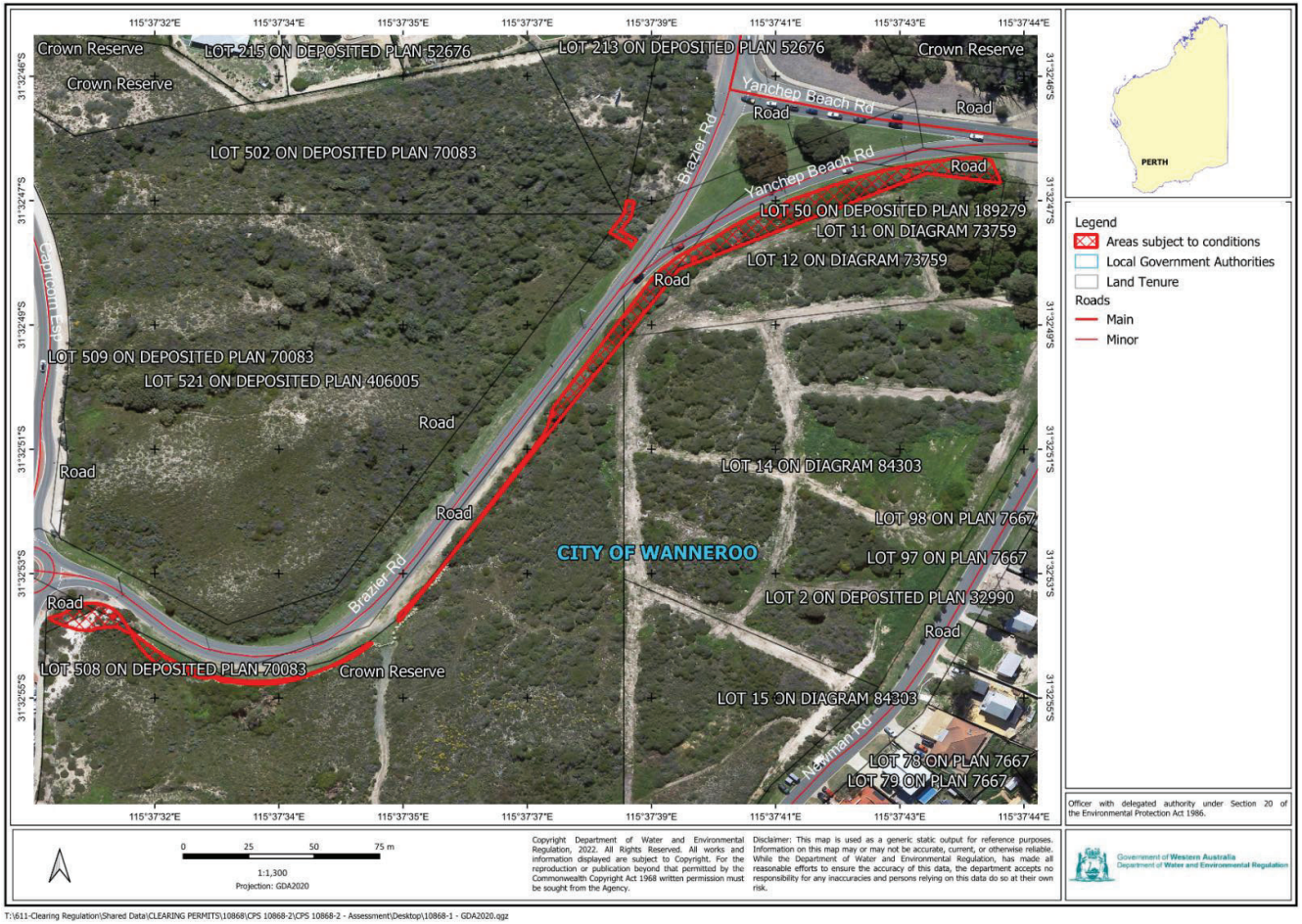

Figure 2: Map of the boundary of the area subject to revegetation in accordance with condition 8 of this permit.

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
Total species richness	Native species richness is 18.	Minimum of 56% of native species returned.	Minimum of 10 native species are present in the *revegetation* areas.
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.
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.
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.
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 10868/2
Permit type:	Area permit
Applicant name:	City of Wanneroo
Application received:	14 October 2025
Application area:	0.156-hectare of native vegetation
Purpose of clearing:	Construction of a footpath, parallel parking bays, and installation of utilities
Method of clearing:	Mechanical
Property:	Lot 522 on Deposited Plan 406005 Lot 50 on Deposited Plan 189279 Brazier Road Reserve (PINs 11750190 and 12186401) Two Rocks Road Reserve (PIN 12225492) Yanchep Beach Road Reserve (PIN 12225580) Unnamed Beach Road Reserve (PIN 12225581)
Location (LGA area/s):	City of Wanneroo
Localities (suburb/s):	Yanchep

1.2. Description of clearing activities

The purpose of this amendment is to modify the location of the clearing area, increase the amount of onsite revegetation, and increase the area of clearing by 0.021 hectares to a total of 0.156 hectares. The amendment will facilitate the construction of a footpath, parallel parking bays, installation of utilities, and account for the growth of vegetation since the granting of CPS 10868/1 (see Figure 1, Section 1.5). To date, no clearing has been undertaken under CPS 10868/1 (City of Wanneroo, 2025), although a portion of the area approved under CPS 10868/1 was cleared outside of the authority of CPS 10868/1.

1.3. Decision on application

Decision:	Granted
Decision date:	29 January 2026
Decision area:	0.156-hectare 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 CPS 10868/1 Decision report, site characteristics (see Appendix A.1), relevant datasets (see Appendix F.1), the findings of a biological survey (see Appendix D), the clearing principles set out in Schedule 5 of the EP Act (see Appendix B), relevant planning instruments and any other matters considered relevant to the assessment (see Section 3), and the findings of an Environmental Crime investigation (See Section 3.3). 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 0.0725 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 0.118 hectares of temporarily cleared area in accordance with the applicant's revegetation and rehabilitation plan; and
- revegetate 0.094 hectares of area that is completely degraded within the clearing land tenure.

1.5. Site maps

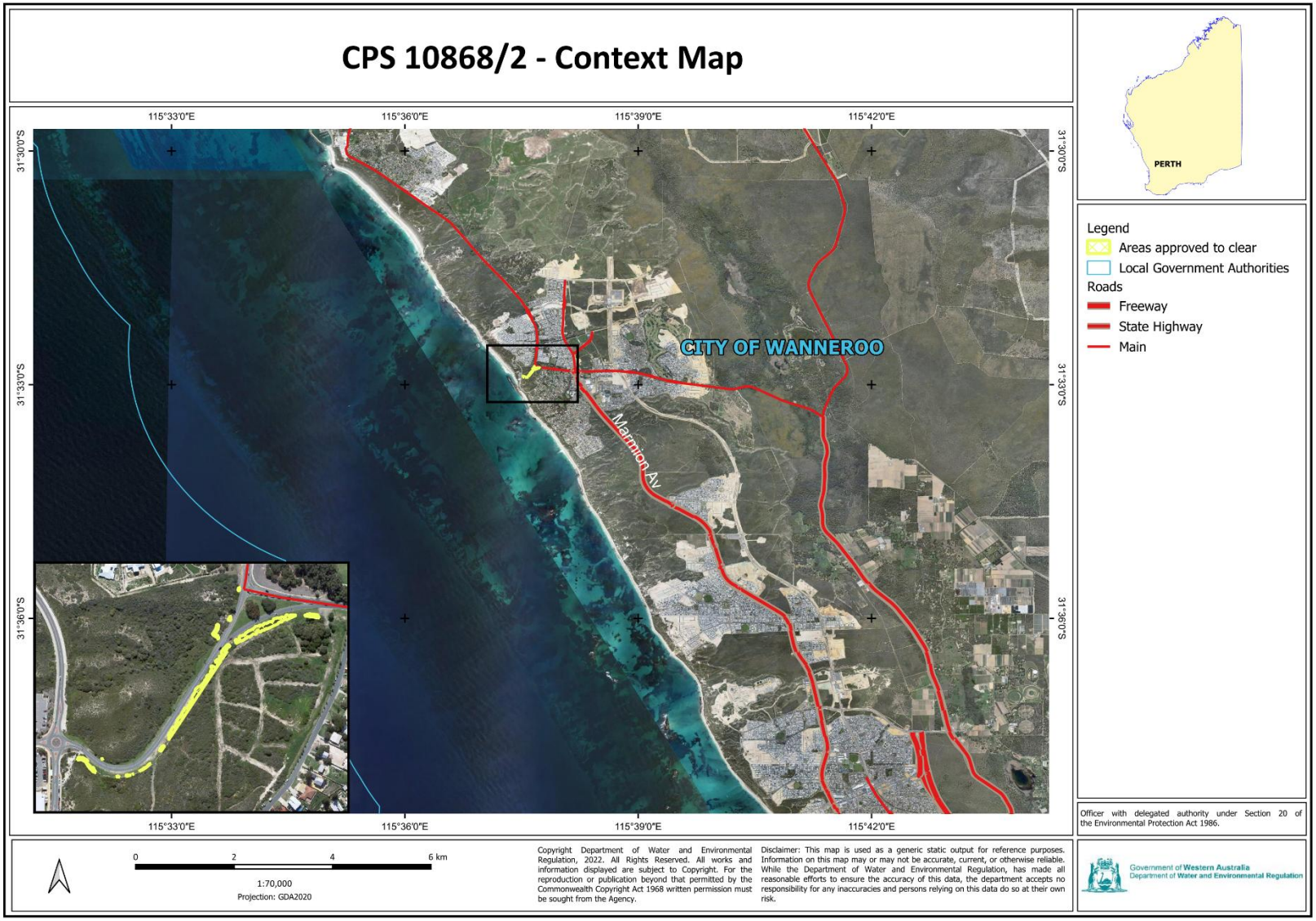

Figure 1: Context map of the application area the area crosshatched yellow indicates the area authorised to be cleared under the granted clearing permit.

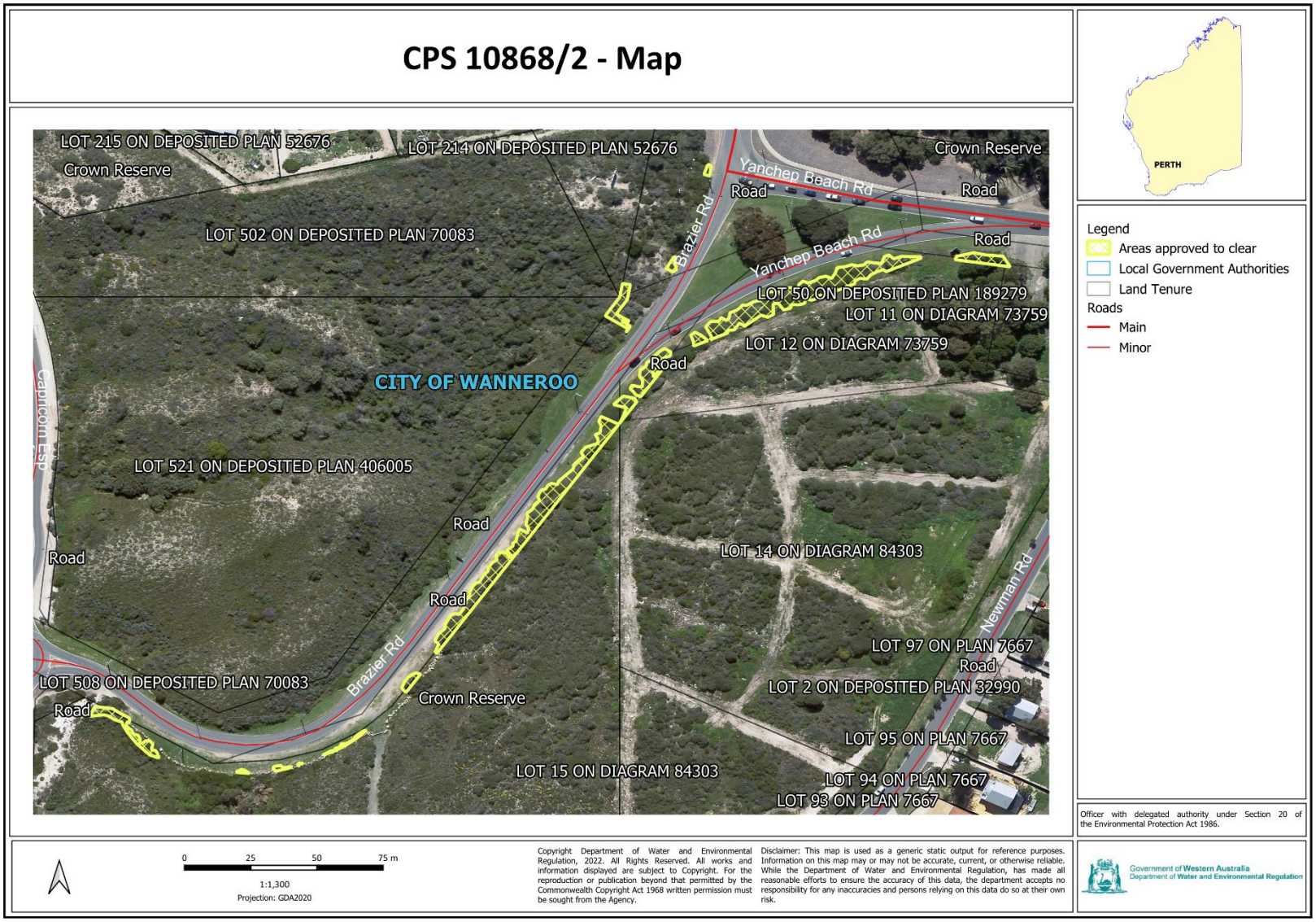

Figure 2: Map of the application area the area crosshatched yellow indicates the area authorised to be cleared under the granted clearing permit.

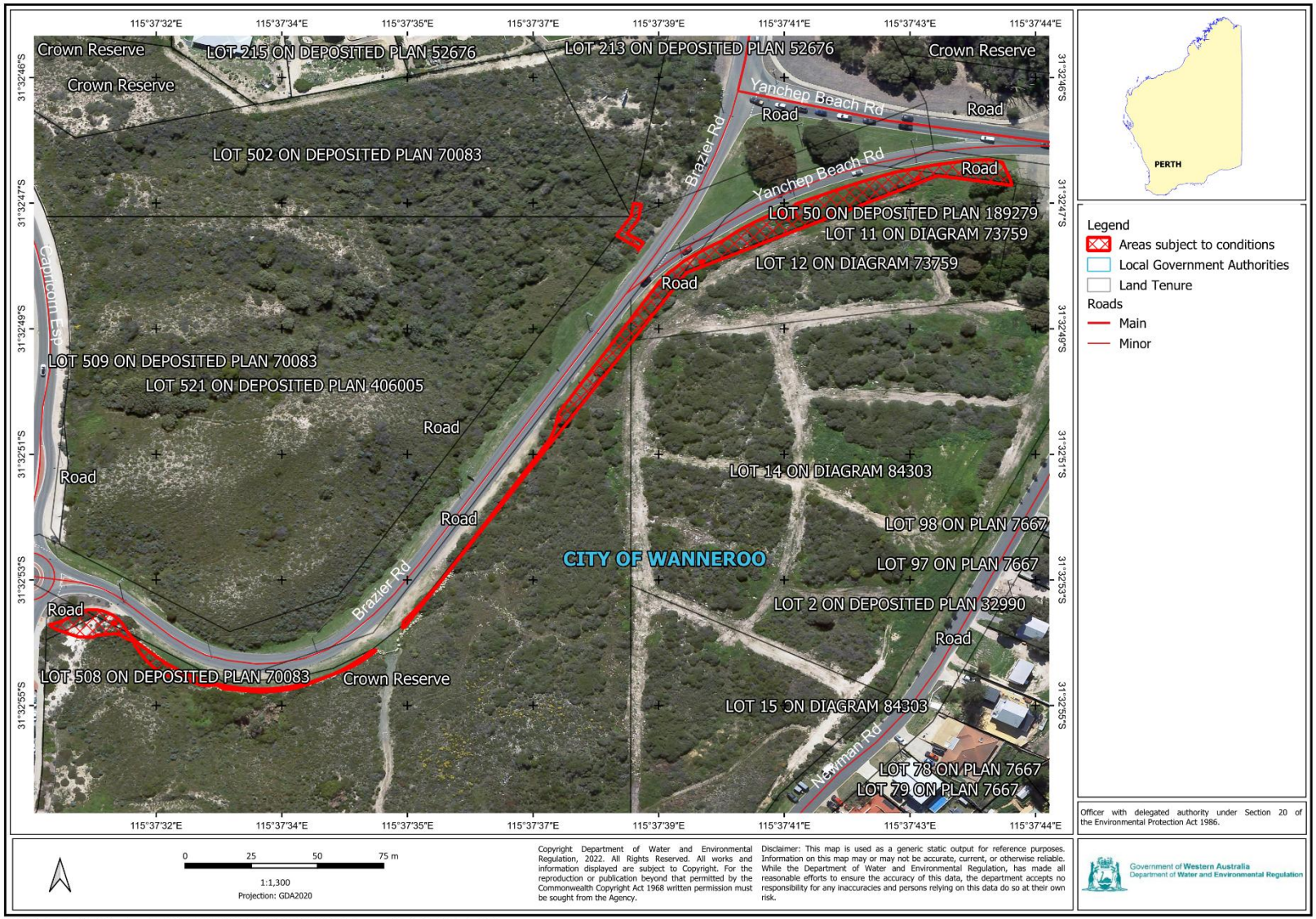

Figure 3: Map of the revegetation are. The area crosshatched red indicates the area within wish the revegetation will be undertaken.

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 principle of the conservation of biological diversity and ecological integrity.

Other legislation of relevance for this assessment include:

- *Biodiversity Conservation Act 2016* (WA) (BC Act)
- *Conservation and Land Management Act 1984* (WA) (CALM Act)
- *Environment Protection and Biodiversity Conservation Act 1999* (Cth) (EPBC Act)
- *Planning and Development Act 2005* (WA) (P&D Act)

Relevant policies considered during the assessment include:

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 majority of the avoidance and minimisation measures proposed by the City of Wanneroo have not changed and can be found in the Decision Report for CPS 10868/1. Additional avoidance information provided by the City of Wanneroo (City of Wanneroo 2025b) states:

- the location of the additional clearing works infrastructure has been designed to follow along the existing road as much as possible and utilise cleared areas or areas that have a lower quality of vegetation condition (good to degraded) while avoiding as much of Bush Forever Area 397.
- the total clearing area is 0.156 hectares, with only 0.038 hectares required to be permanently cleared (see Table 1 below).

Mitigation

The City of Wanneroo has committed to undertake the following mitigation measures (City of Wanneroo, 2025b, 2025c and 2025d):

- 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).
- a conservation fence to deter people from walking on the footpath into the A Class Reserve will be installed post construction completion, in order to provide the Reserve more protection from the public.
- undertake the revegetation of temporarily cleared area (0.118 hectares) in accordance with the revegetation and rehabilitation plan once the construction of the footpath and car park is completed.
- undertake the revegetation of areas that are completely degraded within the clearing land tenure (0.094 hectares) in accordance with the revegetation and rehabilitation plan once the construction of the footpath and car park is completed.
- 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, 2025d).

Table 1: Changes between CPS 10868/1 Clearing Area and Amendment application.

Activity	CPS 10868/1	CPS 10868/2	Difference
Total clearing Area	0.135 hectares	0.156 hectares	Increase of 0.021 hectares
Temporary Clearing Area	0.106 hectares	0.103 hectares	decrease of 0.003 hectares
Permanent Clearing Area	0.029 hectares	0.0526 hectares	Increase of 0.009 hectares
Revegetation Area	0.106 hectares	0.212 hectares	Increase of 0.106 hectares

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

A review of current environmental information (Appendix A) reveals that the assessment against the clearing principles (see Appendix B) has not changed significantly from the Clearing Permit Decision Report CPS 10868/1, except for changes to the assessment of impacts to conservation areas, although the variance level with principle (h) has not changed since CPS 10686/1 (i.e. the clearing is still considered to be at variance with principle (h)). 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. Environmental value (Conservation area) - Clearing Principles (h)

Assessment

The amendment application area is partially located within Bush Forever Site 367. The extent of clearing within Bush Forever Site 367 has increased from 0.068 hectares to 0.0725 hectares.

During the assessment of CPS 10868/1, advice from the Department of Planning, Lands and Heritage (DPLH) was sought, which resulted in the clearing area north of Brazier Road not being supported due to the vegetation condition being predominantly in Good (Keighery, 1994) condition or better and containing two records of a Priority 4 flora species: *Conostylis candicans* subsp. *calcicola* intergrade *C. pauciflora* subsp. *euryrhipis*. Additionally, DPLH noted that the proposed clearing could contribute to increased edge effects on Bush Forever Site 397 (DPLH, 2025a). As a result, the City of Wanneroo modified the clearing footprint by removing vegetation on the northern side of Brazier Road.

Further advice was sought from DPLH's Bush Forever office due to the amendment application area making changes to the location and size of the clearing, in addition to a footprint being added within the previously removed northern area of Brazier Road. Additional information from DPLH supported the increase of revegetation and advised that the previous advice provided for CPS 10868/1 remains applicable with no further comment (DPLH, 2025c).

Of the 0.0725 hectares of vegetation proposed to be cleared within the Bush Forever site, 0.039 hectares will be temporarily cleared and 0.033 hectares will be permanently cleared, which is considered a relatively small amount of permanent clearing (DPLH, 2025b; DPLH, 2025c). Of the 0.212 hectares the City of Wanneroo have committed to revegetating, 0.078 hectares is within Bush Forever Site 397. Noting that the majority of the vegetation proposed to be cleared within Bush Forever Site 397 is in degraded condition, that more than half of this clearing is temporary and the revegetation efforts planned, including within the Bush Forever site, the impacts of the proposed clearing to Bush Forever Site 397 can be considered minor and do not trigger an offset.

Table 2: Mitigation and revegetation quantities within the application area, differentiated between Bush Forever Area 397 and non-Bush Forever areas.

Activity	Area (hectares)
Total Revegetation	0.212
Total Temporary clearing	0.103
Revegetation in Bush Forever area	0.078
Temporary clearing in Bush Forever area	0.039

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

- other than the native vegetation proposed to be cleared in the footprint of CPS 10868/2, no other disturbance or clearing of any other native vegetation within Bush Forever Site 397 is to occur.
- prior to commencement of works, conservation fencing to be constructed between the boundary of the Bush Forever area and the development site.
- no construction materials, vegetation, earth spoil, drainage, or other debris to be disposed of within Bush Forever 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 remaining.

There are several weed species observed within the application area (City of Wanneroo, 2024b). 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 Bush Forever 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;
- revegetate temporarily cleared areas within area proposed to be cleared; and
- revegetate areas within Lot 522 on deposited plan 406005, Lot 50 on deposited plan 189279, Brazier Road reserve (PINs 11750190 and 12186401), Two Rocks Road reserve (PIN 12225492), Yanchep Beach Road reserve (PIN 12225580), Unnamed Beach Road reserve (PIN 12225581).

3.3. Relevant planning instruments and other matters

Clearing within CPS 10868/1 footprint

Prior to the City of Wanneroo conducting any clearing authorised by CPS 10868/1 and applying for this amendment, clearing occurred within the northeastern portion of CPS 10868/1's clearing footprint, which was not undertaken in accordance with CPS 10868/1. DWER investigated this clearing (ICMS 100674) and have found that the City of Wanneroo did not undertake any illegal clearing, (DWER, 2025).

Management Order

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).

Aboriginal Sites

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. Site Characteristics

A.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 the department at the time of this assessment. This information was used to inform the assessment of the clearing against the Clearing Principles, contained in Appendix B.

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 clearing within a narrow strip of vegetation along an existing road providing approach to nearby beaches, and the clearing within three locations to facilitate utilities construction. The closest beach is approximately 170 metres from the application area. Spatial data indicates the local area (10-kilometre radius from the centre of the area proposed to be cleared) retains approximately 68.40 per 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 the vegetation within the proposed clearing area consists of three 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 Mela*leuca 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 Aca*cia 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. 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 September 2025 (City of Wanneroo, 2025b) indicates that the application area comprises high weed cover within the application area, all species of flora within the application area is available in Appendix D. The surveyed vegetation types are consistent with the mapped vegetation type: • **Quindalup Complex 55** 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 60.49 per cent of the original extent (Government of Western Australia, 2019).

Characteristic	Details
Vegetation condition	Flora and vegetation survey (One Tree Botanical, 2020) indicates the vegetation within the proposed clearing area is in a 'Completely Degraded' to 'Good' Keighery (1994) condition. The full Keighery (1994) condition rating scale is provided in Appendix C. Representative photos are available in Appendix D.
Climate and landform	The climate experienced in the application is Mediterranean, characterized by hot and dry summers and cool and wet winters. The average annual rainfall within the application area is approximately 628.7 millimetres with the months with the most rain being July and August. The highest mean maximum temperature is from January to February at 33.3°C and lowest in July to August at 6.6°C (Bureau of Meteorology, 2025).
Soil description	The soil type across the application area is mapped as the following: • **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 mapped soils within the application area are 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 and Hydrogeography	The desktop assessment and aerial imagery indicated that no watercourses transect the area proposed to be cleared. The closest waterbody to the application area is the Indian ocean, located approximately 200 metres west of the application area. 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 three Priority 1, five Priority 2, ten Priority 3, four Priority 4, and one threatened 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. The targeted flora and vegetation survey by One Tree Botanical (2020) identified no threatened or priority flora within the clearing footprint.
Ecological communities	According to available database, 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. The flora and vegetation survey for Yanchep Lagoon (One Tree Botanical, 2020), Identified a small portion of the application area 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".
Fauna	According to available database, 35 conservation significant fauna species have been recorded within the local area comprising 10 priority, five vulnerable, 11 migratory, four endangered, four critically endangered, and one conservation dependent 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

Characteristic	Details
	local area and the closest roosting site is approximately two kilometres from the application area.

A.2. Vegetation extent

	Pre-European extent (ha)	Current extent (ha)	Extent remaining (%)	Current extent in all DBCA managed land (ha)	Current proportion (%) of pre-European extent in all DBCA managed land
IBRA bioregion*					
Swan Coastal Plain	1,501,221.93	579,813.47	38.62	222,916.97	14.85
Vegetation complex					
Quindalup Complex Aeolian Deposits (55)	54,573.87	33,011.64	60.49	5,994.64	10.98
Local area					
10km radius	16,462.27	11,259.81	68.40	-	-

*Government of Western Australia (2019a)

**Government of Western Australia (2019b)

A.3. 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:

Risk code	Description
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 B. 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 targeted flora and vegetation survey (One Tree botanical, 2020) and Vertebrate Fauna survey (Terrestrial Ecosystems, 2020) found no threatened flora or fauna within the application area, therefore 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 (as per CPS 10868/1)	No
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 (as per CPS 10868/1)	No
Principle (c): *"Native vegetation should not be cleared if it includes, or is necessary for the continued existence of, threatened flora."* Assessment: Noting the condition of the vegetation, the findings of the targeted flora and vegetation survey (One Tree Botanical, 2020) which identified no threatened flora within the application area, the comprehensive list of flora species proposed for clearing, and the limited scale of the clearing activity, the area proposed to be cleared is unlikely to contain habitat for threatened flora species.	Not likely to be at variance (as per CPS 10868/1)	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 preissii* (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 (as per CPS 10868/1)	No (refer to CPS 10868/1 Decision report)
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 (as per CPS 10868/1)	No

Assessment against the clearing principles	Variance level	Is further consideration required?
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 (as per CPS 10868/1)	Yes Refer to Section 3.2.1, above.
Environmental value: land and water resources		
Principle (f): *"Native vegetation should not be cleared if it is growing in, or in association with, an environment associated with a watercourse or wetland."* Assessment: 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 (as per CPS 10868/1)	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 (as per CPS 10868/1)	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 (as per CPS 10868/1)	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 (as per CPS 10868/1)	No

Appendix C. 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.
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 D. Photographs of the vegetation

Figure 4. Representative photos of the vegetation proposed to be cleared (City of Wanneroo, 2025a).

Figure 5. Representative photos of the vegetation proposed to be cleared (City of Wanneroo, 2025a).

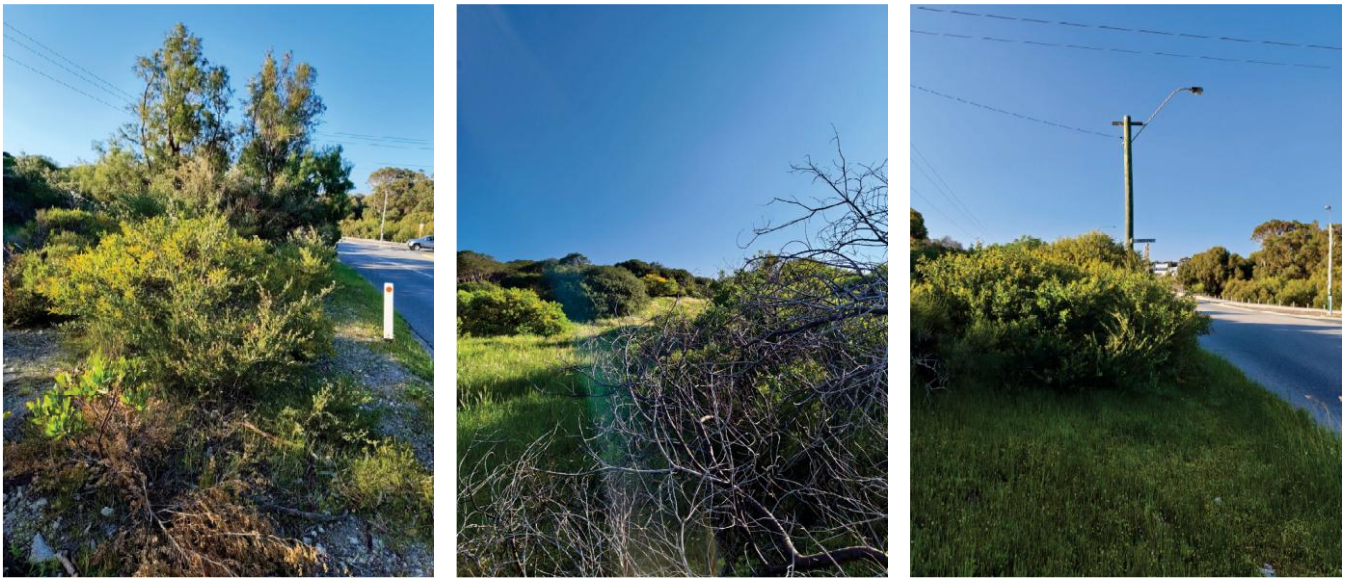

Figure 6. Representative photos of the vegetation proposed to be cleared (City of Wanneroo, 2025a).

Figure 7. Representative photos of clearing conducted not by the City of Wanneroo within the area of CPS 10868/1 application area (City of Wanneroo, 2025a).

Figure 8. Representative photos of clearing conducted not by the City of Wanneroo within the area of CPS 10868/1 application area (City of Wanneroo, 2025a).

Figure 9. Representative photos of clearing conducted not by the City of Wanneroo within the area of CPS 10868/1 application area (City of Wanneroo, 2025a).

Figure 10. Representative photos of clearing conducted not by the City of Wanneroo within the area of CPS 10868/1 application area (City of Wanneroo, 2025a).

Table 3: Flora species identified during the City of Wanneroo Vegetation assessment 17 September 2025 (City of Wanneroo, 2025b).

Native Species	Weed Species
Acacia cyclops	*Arctotheca calendula*
Acacia lasiocarpa var. lasiocarpa	*Avena barbata*
Acacia xanthina	*Bromus diandrus*
Acanthocarpus preissii	*Cynodon dactylon*
Austrostipa flavescens	*Ehrharta longiflora*
Clematis linearifolia	*Eragrostis curvula*
Conostylis sp	*Euphorbia terracina*
Dianella revoluta	*Euphorbia peplus*
Exocarpos sparteus	*Ferraria crispa*
Hardenbergia comptoniana	*Lagurus ovatus*
Kennedia prostrata	*Leptospermum laevigatum*
Leptomeria preissiana	*Lolium perenne*
Leucopogon parviflorus	*Medicago polymorpha*
Lomandra maritima	*Oxalis pes-caprae*
Melaleuca cardiophylla	*Pelargonium capitatum*
Myoporum insulare	*Schinus terebinthifolia*
Olearia axillaris	*Trachyandra divaricata*
Phyllanthus calycinus	
Rhagodia b. subsp. baccata	
Santalum acuminatum	
Scaevola crassifolia	
Spinifex longifolius	
Spyridium globulosum	

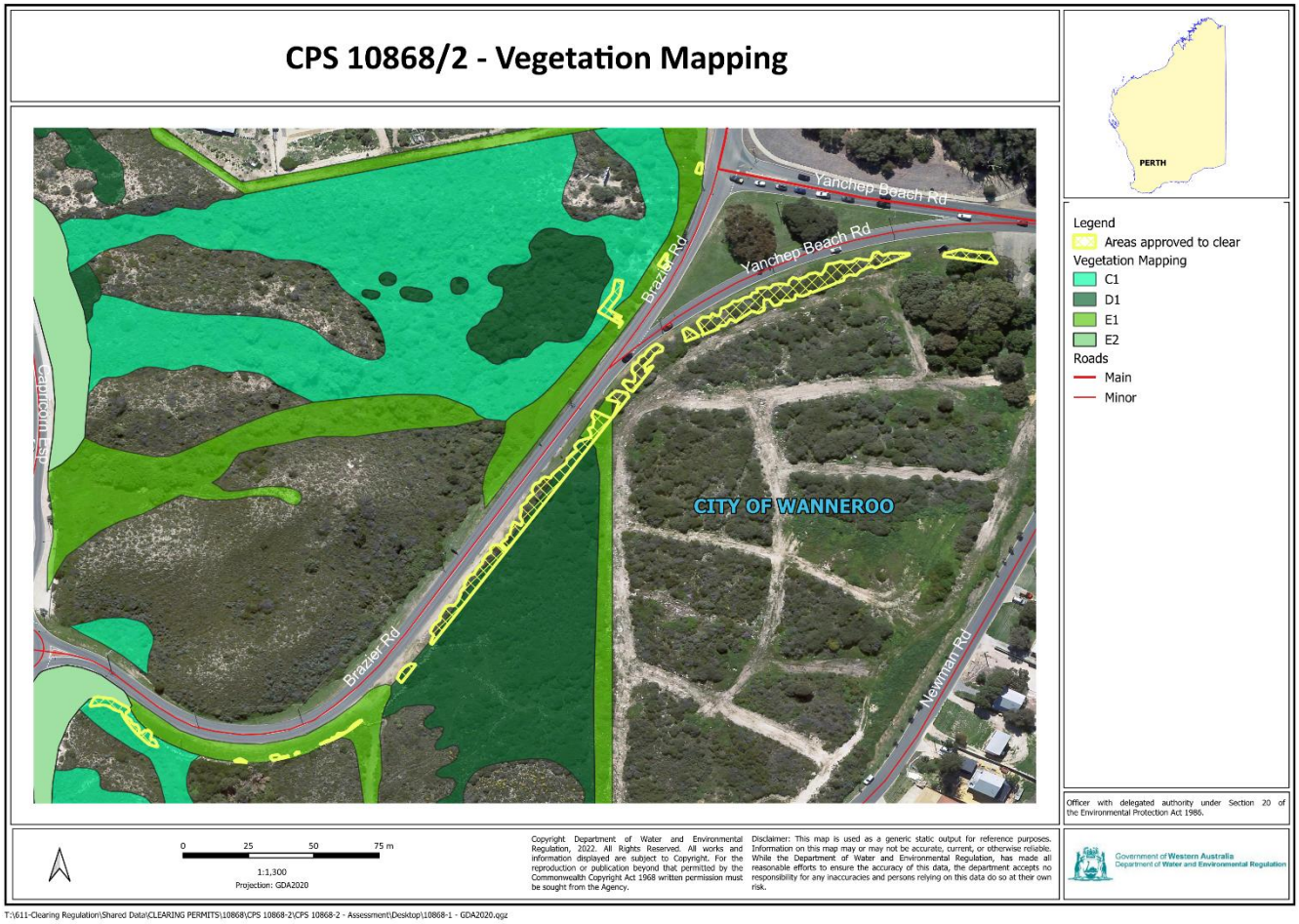

Figure 11. Vegetation type mapping of the vegetation proposed to be cleared (cross-hatched yellow). Obtained by overlaying the application area map with the vegetation type map in a survey undertaken in 2019 for Yanchep Lagoon (One Tree Botanical, 2020).

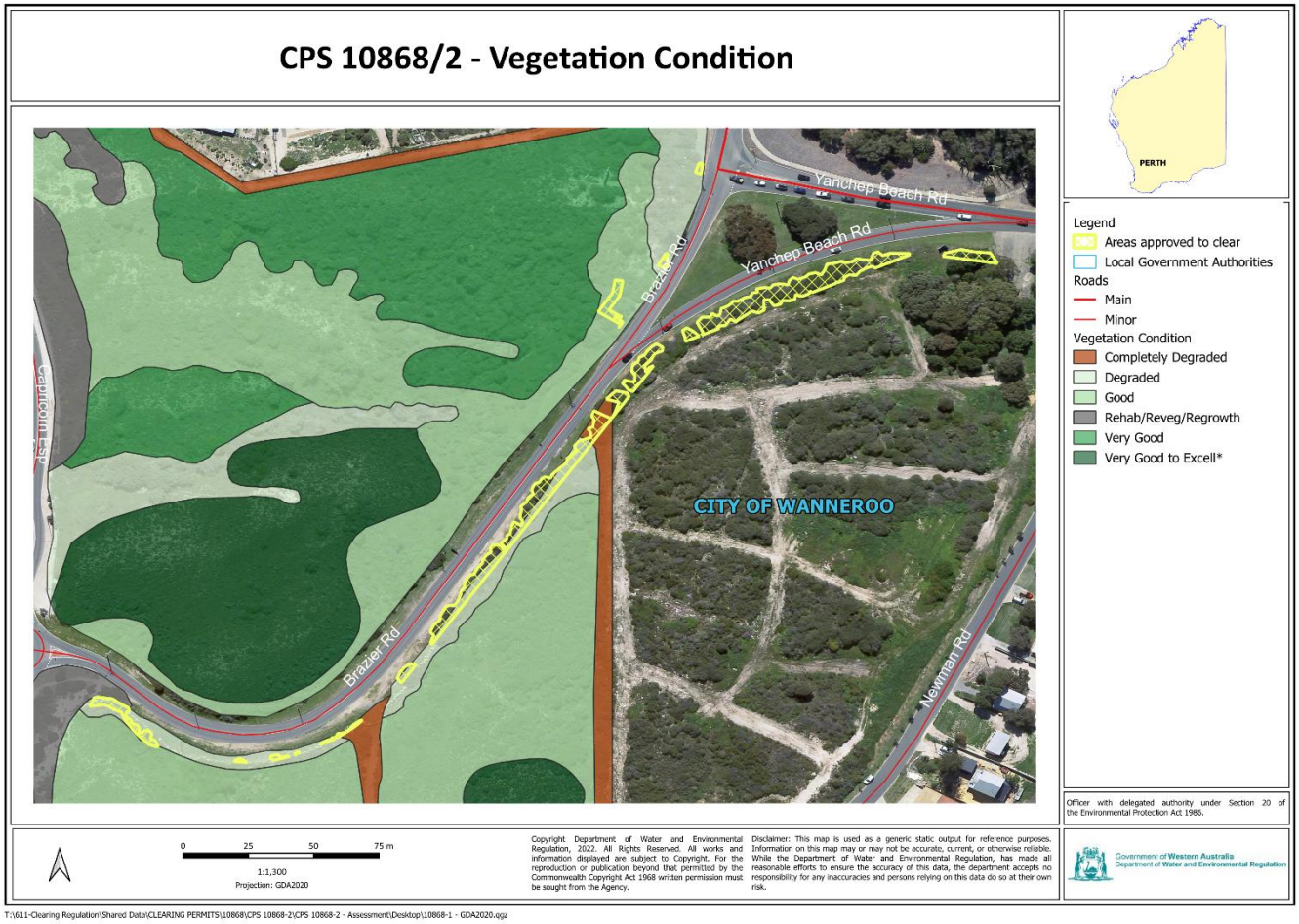

Figure 12. Vegetation condition mapping of the vegetation proposed to be cleared (yellow cross-hatched). Obtained by overlaying the application area map with the vegetation condition map in a survey undertaken in 2019 for Yanchep Lagoon (One Tree Botanical, 2020) .

Appendix E. Sources of information

F.1. GIS databases

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

- 10 Metre Contours (DPIRD-073)
- Aboriginal Heritage Places (DPLH-001)
- Aboriginal Heritage Places (DPLH-001)
- Cadastre (LGATE-218)
- Cadastre Address (LGATE-002)
- Contours (DPIRD-073)
- DBCA – Lands of Interest (DBCA-012)
- DBCA Legislated Lands and Waters (DBCA-011)
- Directory of Important Wetlands in Australia – Western Australia (DBCA-045)
- Environmentally Sensitive Areas (DWER-046)
- Flood Risk (DPIRD-007)
- Groundwater Salinity Statewide (DWER-026)
- Hydrography – Inland Waters – Waterlines
- Hydrological Zones of Western Australia (DPIRD-069)
- IBRA Vegetation Statistics
- Imagery
- Local Planning Scheme – Zones and Reserves (DPLH-071)
- Native Title (ILUA) (LGATE-067)
- Offsets Register – Offsets (DWER-078)

- Pre-European Vegetation Statistics
- Public Drinking Water Source Areas (DWER-033)
- Ramsar Sites (DBCA-010)
- Regional Parks (DBCA-026)
- Remnant Vegetation, All Areas
- RIWI Act, Groundwater Areas (DWER-034)
- RIWI Act, Surface Water Areas and Irrigation Districts (DWER-037)
- Soil Landscape Land Quality – Flood Risk (DPIRD-007)
- Soil Landscape Land Quality – Phosphorus Export Risk (DPIRD-010)
- Soil Landscape Land Quality – Subsurface Acidification Risk (DPIRD-011)
- Soil Landscape Land Quality – Water Erosion Risk (DPIRD-013)
- Soil Landscape Land Quality – Water Repellence Risk (DPIRD-014)
- Soil Landscape Land Quality – Waterlogging Risk (DPIRD-015)
- Soil Landscape Land Quality – Wind Erosion Risk (DPIRD-016)
- Soil Landscape Mapping – Best Available
- Soil Landscape Mapping – Systems
- Wheatbelt Wetlands Stage 1 (DBCA-021)

Restricted GIS Databases used:

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

F.2. References

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