GOVERNMENT OF
WESTERN AUSTRALIA

CLEARING PERMIT

Granted under section 51E of the Environmental Protection Act 1986

PERMIT DETAILS

Area Permit Number: CPS 11045/1

File Number: DWERVT18639

Duration of Permit: From 5 September 2025 to 5 September 2027

PERMIT HOLDER

City of Wanneroo

LAND ON WHICH CLEARING IS TO BE DONE

Townsend Road reserve (PIN 11583026 and PIN 11583027), Mariginiup

AUTHORISED ACTIVITY

The permit holder must not clear more than 0.0342 hectares of *native vegetation* within the area cross-hatched yellow in Figure 1 of Schedule 1.

CONDITIONS

1. 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.

2. 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.

3. Wind erosion management

The permit holder must commence road construction and maintenance activities no later than three (3) months after undertaking authorised clearing to reduce the potential for wind erosion.

4. 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); and (e) actions taken to avoid, minimise, and reduce the impacts and extent of clearing in accordance with condition 1; (f) actions taken to minimise the risk of the introduction and spread of *weeds* and *dieback* in accordance with condition 2; and (g) actions taken to mitigate wind erosion in accordance with condition 3

5. Reporting

The permit holder must provide to the *CEO* the records required under condition 4 of this permit when requested by the *CEO*.

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.
EP Act	*Environmental Protection Act 1986* (WA)
fill	means material used to increase the ground level, or to fill a depression.
mulch	means the use of organic matter, wood chips or rocks to slow the movement of water across the soil surface and to reduce evaporation.
native vegetation	has the meaning given under section 3(1) and section 51A of the EP Act.
weeds	means any plant – (a) that is a declared pest under section 22 of the *Biosecurity and Agriculture Management Act 2007*; or (b) published in a Department of Biodiversity, Conservation and Attractions species-led ecological impact and invasiveness ranking summary, regardless of ranking; or (c) not indigenous to the area concerned.

END OF CONDITIONS

Meenu Vitarana
A/Senior Manager
NATIVE VEGETATION REGULATION

Officer delegated under Section 20
of the Environmental Protection Act 1986

13 August 2025

SCHEDULE 1

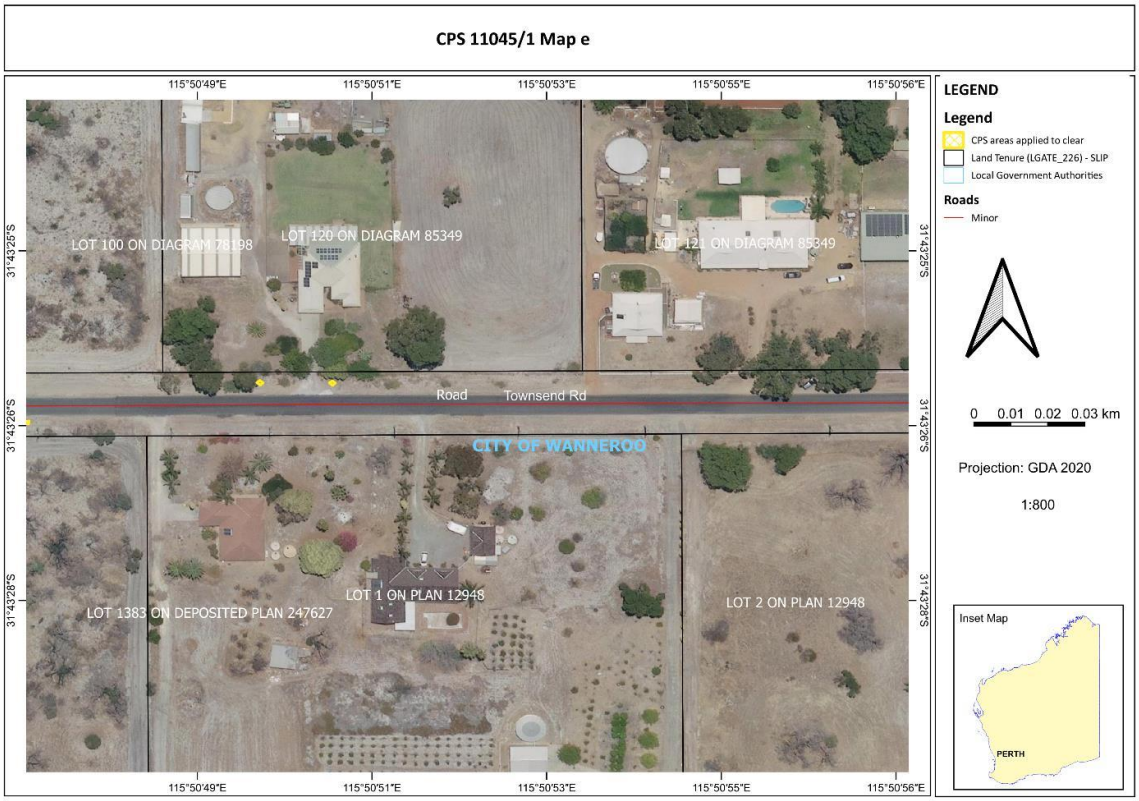
The boundary of the area authorised to be cleared is shown in the maps a-f below (Figure 1).

CPS 11045/1 Map a

CPS 11045/1 Map b

CPS 11045/1 Map c

CPS 11045/1 Map d



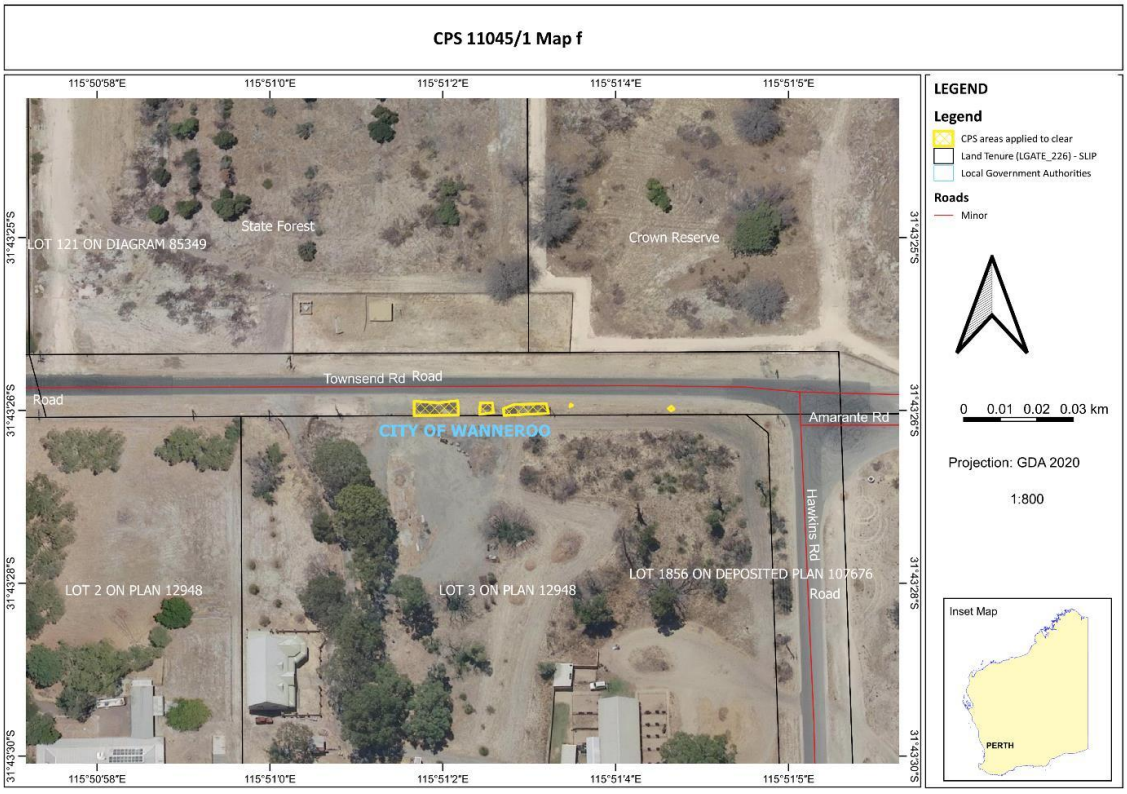


Figure 1: Maps (a-f) of the boundary of the area within which clearing may occur

Government of Western Australia
Department of Water and Environmental Regulation

Clearing Permit Decision Report

1 Application details and outcome

1.1. Permit application details

Permit number:	CPS 11045/1
Permit type:	Area permit
Applicant name:	City of Wanneroo
Application received:	29 April 2025
Application area:	0.034 hectares of native vegetation
Purpose of clearing:	Road upgrades
Method of clearing:	Mechanical
Property:	Townsend Road reserve (PIN 11583026 and PIN 11583027)
Location (LGA area/s):	City of Wanneroo
Localities (suburb/s):	Mariginiup

1.2. Description of clearing activities

The vegetation proposed to be cleared is spread across few separate areas along the Townsend road reserve (see Figure 1, Section 1.5).The clearing is to facilitate the road widening of Townsend road from 6 meters to 9 meters and rehabilitate the pavement structure to address current transport demands and ensure safety, as part of the 2024/2025 Commodity Routes Fund Program (City of Wanneroo, 2025).The original road alignment was cleared previously with few native species in degraded condition along the 1.2 kilometres stretch within Townsend road reserve.

Townsend road has been identified as a critical transport route under the 2024/25 Commodity Routes Fund Program. This route is essential for the year-round transport of bulk aggregates, decorative and architectural aggregates, road base materials, sands, and specialty products, supporting the infrastructure, building, and construction industries (City of Wanneroo, 2025).

This section of Townsend road is straight and narrow but in poor condition due to subjecting of significantly increased volumes of heavy vehicles due to the rising demand for construction materials. As a direct access route to two quarries that supply construction materials, Townsend road is critical for the ongoing development of infrastructure projects. Currently, the road's existing 6-meter seal is deteriorating across its entire width and lacks shoulders, further compounding safety risks. The increased traffic from heavy vehicles has raised significant public safety concerns, highlighting the urgent need for road widening and pavement rehabilitation to improve safety, operational efficiency, and durability (City of Wanneroo, 2025).

1.3. Decision on application

Decision:	Granted
Decision date:	13 August 2025
Decision area:	0.034 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 A), relevant datasets (see Appendix E.1), the findings of a field visit by the applicant, 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). The Delegated Officer also took into consideration that the road widening, and pavement rehabilitation is to improve safety, operational efficiency, and durability of the Townsend road under the 2024/25 Commodity Routes Fund Program.

The assessment identified that the proposed clearing will result in:

- the potential introduction and spread of weeds into adjacent vegetation, which could impact on the quality of the adjacent vegetation and its habitat values and
- potential land degradation in the form of wind erosion.

After consideration of the available information, as well as the applicant's minimisation and mitigation measures (see Section 3.1), the Delegated Officer determined the proposed clearing is unlikely to lead to appreciable long-term adverse impacts on environmental values and can be minimised and managed to unlikely lead to an unacceptable risk to environmental values.

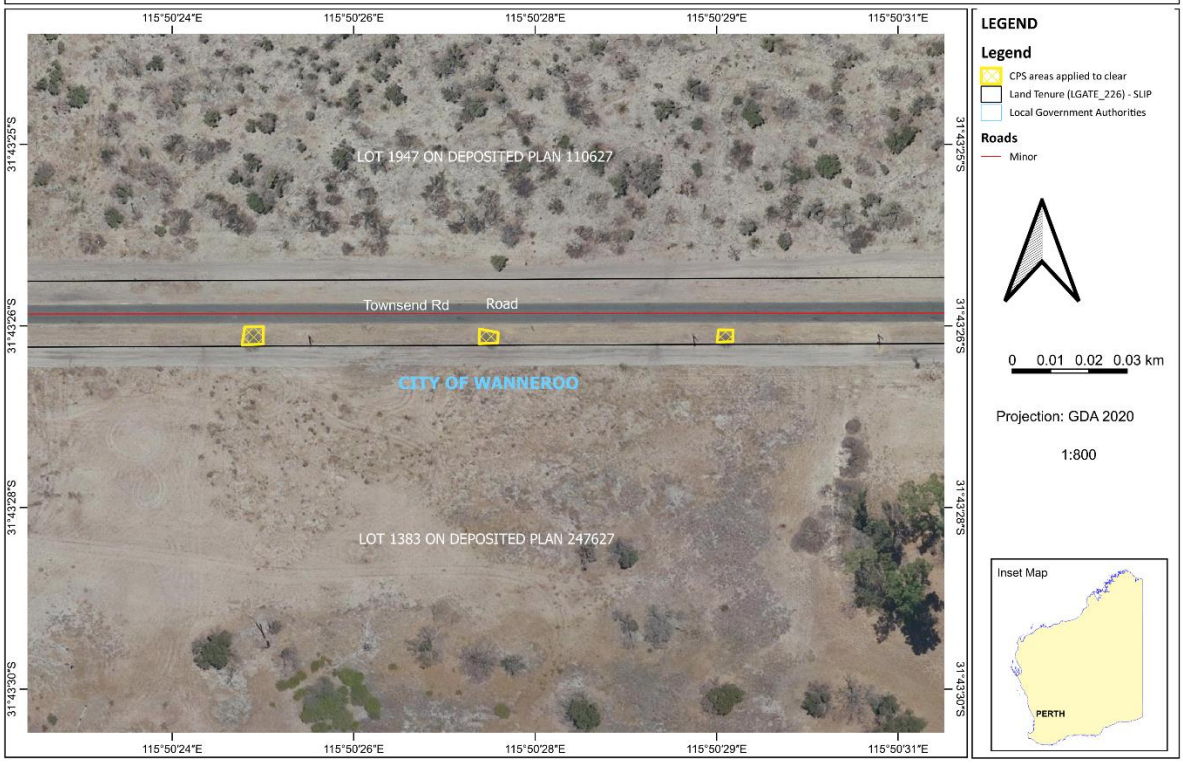
The Delegated Officer decided to grant a clearing permit subject to conditions to:

- avoid, minimise to reduce the impacts and extent of clearing
- Take hygiene steps to minimise the risk of the introduction and spread of weeds
- commence construction and approved activities within three months of authorised clearing being conducted to minimise wind erosion impacts.

1.5. Site maps

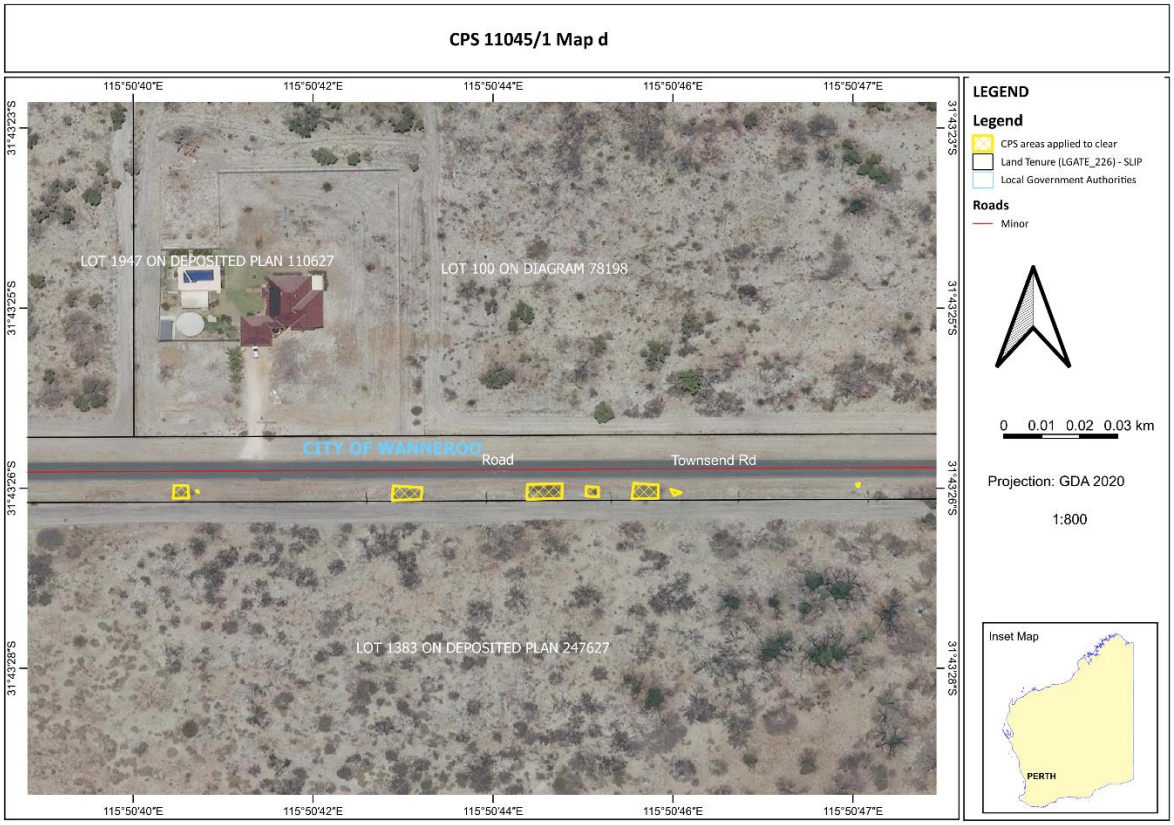
CPS 11045/1 Map a

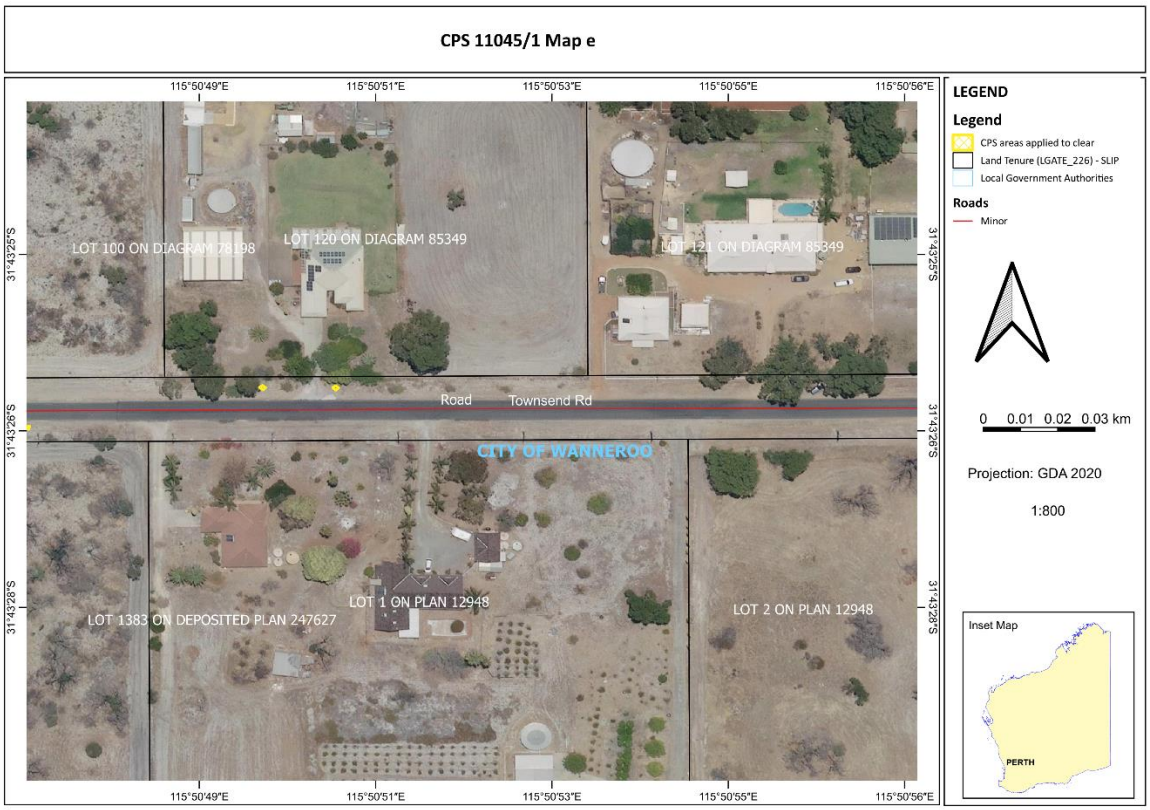
CPS 11045/1 Map b



CPS 11045/1 Map c

CPS 11045/1 Map d





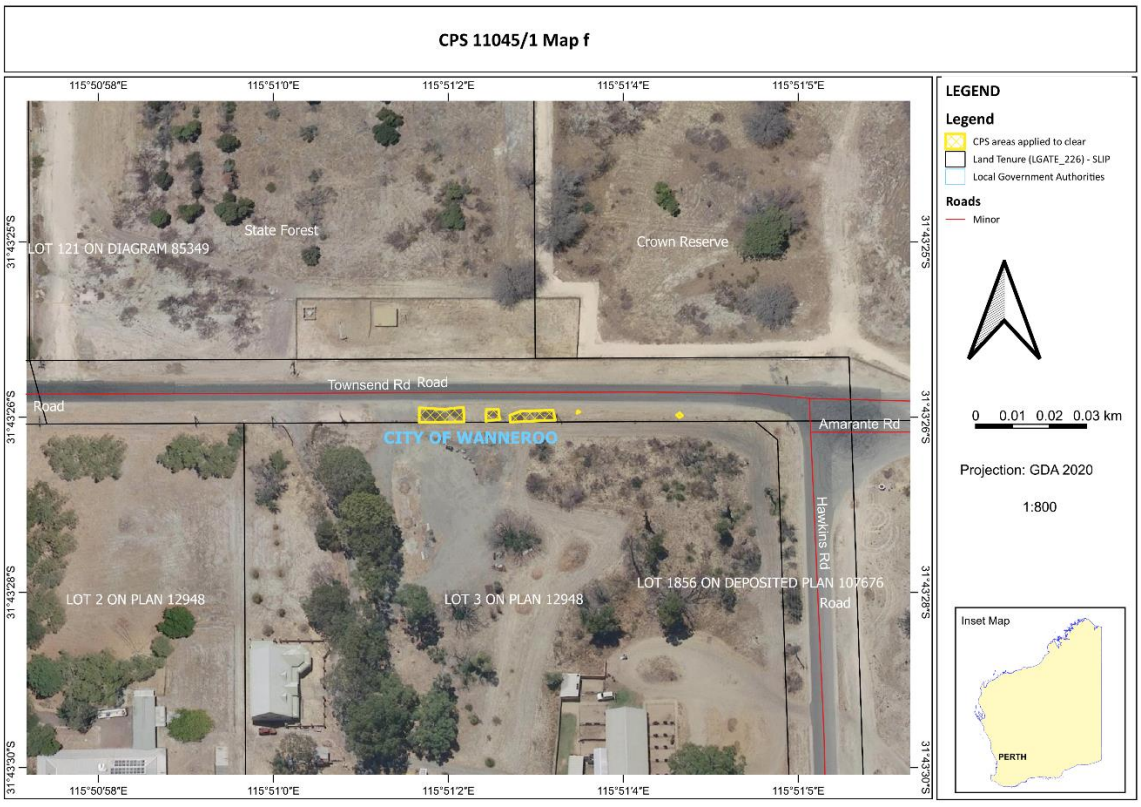


Figure 1 Maps (a-f) of the application area

The areas crosshatched yellow indicate the areas authorised to be cleared under the granted clearing permit.

2 Legislative context

The clearing of native vegetation in Western Australia is regulated under the EP Act and the *Environmental Protection (Clearing of Native Vegetation) Regulations 2004* (Clearing Regulations).

In addition to the matters considered in accordance with section 51O of the EP Act (see Section 1.4), the Delegated Officer has also had regard to the objects and principles under section 4A of the EP Act, particularly:

- the precautionary principle
- the principle of intergenerational equity
- the 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)
- *Environment Protection and Biodiversity Conservation Act 1999* (Cth) (EPBC 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)

3 Detailed assessment of application

3.1. Avoidance and mitigation measures

Evidence was submitted by the applicant, demonstrating that clearing has been restricted to the minimum extent required for the construction and operation of a heavy vehicle transport route. Following actions will be taken to avoid and minimise the impacts from the proposed clearing:

- All works will be limited to the marked clearing footprint within the existing road reserve
- Vegetation that can be avoided will remain.
- The work area is clearly delineated by the existing road reserve fence line.
- Trees outside the work area or that do not require to be removed will be clearly marked to ensure retention.
- To prevent the spread of weeds; equipment will be washed down prior to arrival on site and again before departure.
- Native vegetation will be mulched on site and mulch will be used to stabilise exposed soil where practicable (City of Wanneroo, 2025).

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 A) 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 B) identified that the impacts of the proposed clearing present a risk to biological values (fauna) and conservation areas. The consideration of these impacts, and the extent to which they can be managed through conditions applied in line with sections 51H and 51I of the EP Act, is set out below.

3.2.1. Biological values (fauna) resources - Clearing Principles (b)

Assessment

The initial assessment determined that the proposed clearing may contain suitable foraging habitat for Carnaby's cockatoo and may comprise habitat for quenda (see Appendix B.3).

According to the available database searches, 16,650 records of Carnaby's cockatoo and 5150 records of quenda have been recorded within the 10-kilometre radius of the local area, with the closest record being within 260 metres and 1.38 kilometres respectively from the application area. According to the City of Wanneroo's (the City) site assessment and the photographs of the application area, the proposed clearing includes only 10 native flora species with most of the application area bare ground with weed and non-native species. The proposed clearing only includes one species (*Acacia saligna*) that is considered as a primary foraging habitat for Carnaby's cockatoo (Bancroft and Bamford, 2023). No evidence of feeding or sightings were observed during the site visit. It is unlikely that Carnaby's

cockatoo would be feeding on the acacia shrub within the project area due to its degraded to completely degraded condition, the proximity to a major road (Townsend Road) and lack of food sources due to a recent fire.

No evidence of fauna presence was recorded within the extent of proposed clearing area during the site inspection undertaken on the 21 Novembre 2024 by the City. No evidence of quenda habitat, including no foraging pits, no droppings and no sightings were observed, due to the lack of vegetation suitable for quenda.

Due to the degraded to completely degraded condition of the vegetation and high volume of traffic on the existing transport route, it is highly unlikely that above species will be impacted from the proposed clearing within the Townsend road reserve. Further, the City has proposed to implement fauna management measures during the construction of this project (City of Wanneroo, 2025).

Conclusion
Based on the above assessment, the proposed clearing is not likely to impact fauna species, including Carnaby's cockatoo and quenda.

3.2.2. Significant Remnant Vegetation - Clearing Principles (e)

Assessment

The national objectives and targets for biodiversity conservation in Australia has a target to prevent clearance of ecological communities with an extent below 30 per cent of that present pre-1750, below which species loss appears to accelerate exponentially at an ecosystem level (Commonwealth of Australia, 2001). The Environmental Protection Authority (EPA) recognises the Perth Metropolitan Region to be a constrained area, within which a minimum 10 per cent representation threshold for ecological communities is recommended (EPA, 2008).

The mapped vegetation community over the application area is the Pinjar Complex (System 54), which is described as the vegetation ranges from woodland of *Eucalyptus marginata* (Jarrah) - Banksia species to a fringing woodland of *Eucalyptus rudis* (Flooded Gum) - *Melaleuca preissiana* (Moonah) and sedgelands (Government of Western Australia, 2019). This community remains at 35.47 per cent (Table B.2.).

The local area (10-kilometre radius from the centre of the area proposed to be cleared) has been extensively cleared with 7.16 per cent native vegetation remaining. The application area is in Degraded to Completely Degraded (Keighery, 1994) condition, with vegetation within and around the Townsend Road had burnt out from a recent fire event on 22 November 2023 (City of Wanneroo, 2025). Noting this and that the application area does not comprise significant environmental values, it is not considered a significant remnant within the local area.

The application area occurs within the Perth Regional Ecological linkage and the Gnangara Ecological Linkage. However, noting the condition of the vegetation it is not considered as a part of or necessary for maintaining these linkage.

Conclusion

The proposed clearing is not considered significant as a remnant of native vegetation.

3.2.3. Conservation areas - Clearing Principles (h)

Assessment

The proposed clearing area is located within Bush Forever site 324. Noting the proposed clearing is confined to the road reserve, impacts on the environmental values of this Bush Forever site will be the potential introduction/spread of weeds and dieback. Weed and dieback management practices will assist in minimising these impacts.

The Land Use Planning Policy (LUPP) team at Department of Planning, Lands and Heritage (DPLH) advised that proposed clearing is consistent with the State Planning Policy 2.8- Bush forever Policy for the Perth Metropolitan Region. LUPP acknowledges that the proposal has attempted to mitigate its impact by confining the proposed clearing to within the existing road reserve only (DPLH, 2025).

To ensure the integrity of Bush Forever area 324 is not compromised, LUPP recommends:

- Other than the native vegetation proposed to be cleared within the road reserve, no other disturbance or clearing of any other native vegetation within Bush Forever area 324 is to occur.

- No construction materials, vegetation, earth spoil, or other debris to be disposed of within Bush Forever area 324.
- Noting there is no fence along the northern side of the site to separate the road reserve from WAPC freehold Lot 1947 (part of Bush Forever 324), all machinery and equipment is to be contained within the road reserve at all times.
- The proposed upgrades to the Townsend Road shall not result in additional drainage into Bush Forever area 324.
- The City of Wanneroo is encouraged to undertake revegetation with endemic native species within the road reserve where possible to balance the identified loss of native species (DPLH, 2025).

The City of Wanneroo has proposed mitigation measures including limiting all works to the marked clearing footprint within the existing road reserve, and clearly marking trees outside the work area or that do not require to be removed to ensure retention (City of Wanneroo, 2025).

Conclusion

Based on the above assessment, the proposed clearing is unlikely to result in a significant impact on environmental values within Bush Forever site 324. However the proposed clearing has the potential to introduce weeds and pathogens into the area, which could impact on the quality of the adjacent vegetation and its habitat values. To address the above impacts, the following management measures will be required.

Condition

- 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

3.3. Relevant planning instruments and other matters

Given that sections of the application area are within the Gnangara Underground Water Pollution Control Area, mapped within a Priority 1 and Priority 2 Public Drinking Water Source Area (PDWSA), and noting a section of the application is within a Wellhead Protection Zone, City of Wanneroo is advised to follow guidance on land uses and activities within PDWSAs to protect drinking water quality and public health (DWER, 2021).

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

Characteristic	Details
Local context	The area proposed to be cleared is part of a 0.034-hectare linear strip of native vegetation in the intensive land use zone of Western Australia. It is along the Townsend Road reserve and most of the proposed clearing areas lie within the Bush forever site 324. Spatial data indicates the local area (10-kilometre radius from the centre of the area proposed to be cleared) retains approximately 7.16 per cent of the original native vegetation cover.
Ecological linkage	The application area is within the formally mapped Perth regional ecological linkage and Gnangara Ecological Linkage.
Conservation areas	Most of the proposed clearing is within the Bush forever site 324. Application area is also adjacent to the Gnangara-Moore River State Forest and 1.19 kilometres north from the Jandabup Nature Reserve.
Vegetation description	Photographs and City's site inspection in December 2024 indicate the vegetation within the proposed clearing area consists of low woodland or open low woodland. Representative photos are available in Appendix D. This is inconsistent with the mapped vegetation type of Pinjar complex, which is described as Vegetation ranges from woodland of *Eucalyptus marginata* (Jarrah) - Banksia species to a fringing woodland of *Eucalyptus rudis* (Flooded Gum) - *Melaleuca preissiana* (Moonah) and sedgelands. (Shepherd et al, 2001) The mapped vegetation type retains approximately 35.47 per cent of the original extent (Government of Western Australia, 2019).
Vegetation condition	Photographs and City's site inspection indicate the vegetation within the proposed clearing area is in Degraded to Completely Degraded (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 highest mean maximum temperature is in February at 33°C, the lowest is in August at 16.6°C. The average annual rainfall is 677mm in 2024
Soil description and land degradation risk	The soil is mapped as Bassendean, Jandakot Phase (212Bs__Ja), described as Jandakot low dunes. Slopes less than 10 per cent and generally more than 5 metres relief. Grey sand over pale yellow sands generally underlain by humic and iron podsols; Banksia spp. low open woodland with a dense shrub layer. The mapped soil type has a low risk of land degradation resulting from water erosion, salinity, flooding and water logging whereas high risk of wind erosion, surface acidification and Phosphorus export risk. Further, application area has medium to low Acid Sulphate Soil (ASS) disturbance risk (DPIRD, 2019). Groundwater salinity is less than 500 total dissolved solids.
Waterbodies and Hydrogeography	The desktop assessment and aerial imagery indicated that application area is surrounded by the geomorphic wetlands in Swan Coastal Plain categorised as lake, sumpland and dampland. The proposed clearing is 118 meters north to the Jandabup

Characteristic	Details
	Lake whereas 120 meters south to the Sumpland. Also, the proposed clearing is 150 meters north to conservation category wetland Hawkins Road Swamp. The application area is adjacent to the Mariginiup terrestrial groundwater dependant ecosystem (Terrestrial GDE) and surrounded by groundwater dependant aquatic ecosystems. The application area is mapped within the Wanneroo Groundwater Area and adjacent to the Gnangara Groundwater area proclaimed under *the Rights in Water and Irrigation Act 1914* (the RIWI Act). Also, the application area is mapped within Priority 1 and 2 areas of a Public Drinking water Source Area (PDWSA) Gnangara Underground Water Pollution Control Area proclaimed under the *Metropolitan Water Supply Sewerage and Drainage Act 1909*. Also, it is within a Wellhead Protection Zone of the PDWSA. Spatial data indicates that North and South of the application area has moderate to high flood risk.
Flora	The desktop assessment identified a total of 34 conservation significant flora species that had previously been recorded within the local area. These include 9 threaten flora and 25 priority flora species (Western Australian Herbarium, 1998-). None of these existing records occur within the application area, with the closest records being *Darwinia carnea* (T), *Darwinia meeboldii* (T) and *Darwinia oxylepis* (T) and *Darwinia macrostegia* (P4) recorded approximately 1.68 kilometres from the application area.
Ecological communities	There are no threatened or priority ecological communities (TEC/PEC) mapped within the application area. The closest PEC is the Banksia Woodlands of the Swan Coastal Plain ecological community (Priority 3), located around 330 meters southeast to the application area.
Fauna	The desktop assessment identified a total of 39 conservation significant fauna species that had previously recorded within the local area. These include 28 bird species, four mammals, two reptiles and five invertebrates. The closest record is an occurrence of a Carnaby cockatoo (*Zanda latirostris*), approximately 0.26 kilometres away 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					
Pinjar Complex	4,892.64	1,735.34	35.47	239.77	-
Local area					
10km radius	32357.60	2317.62	7.16	-	-

*Government of Western Australia (2019)

A.3. Fauna analysis table

Species name	Conservation status	Suitable habitat features? [Y/N]	Suitable vegetation type? [Y/N]	Distance of closest record to application area (km)	Number of known records (total)	Are surveys adequate to identify? [Y, N, N/A]
Zanda latirostris	EN	Y	N	0.26	16650	N/A
Isoodon fusciventer	P4	Y	Y	1.38	5150	N/A

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

A.4. Land degradation risk table

Risk categories	***Land Unit 1***
Wind erosion	H1: 50-70% of map unit has a high to extreme wind erosion risk
Water erosion	L1: <3% of map unit has a high to extreme water erosion risk
Salinity	L1: <3% of map unit has a moderate to high salinity risk or is presently saline
Subsurface Acidification	H2: >70% of map unit has a high subsurface acidification risk or is presently acid
Flood risk	L1: <3% of the map unit has a moderate to high hazard
Water logging	L1: <3% of map unit has a moderate to very high waterlogging risk
Phosphorus export risk	H2: >70% of map unit has a high to extreme phosphorus export risk

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: The area proposed to be cleared does not contain regionally significant flora, fauna, habitats or assemblages of plants. The application predominantly involves the clearing of degraded to completely degraded native vegetation within already disturbed areas which is not likely to comprise a high level of biodiversity.	Not likely to be at variance	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: Given the extent of the proposed clearing within degraded to completely degraded vegetation within a road reserve, it is unlikely that the clearing will result in the loss of significant habitat for fauna.	Not likely to be at variance	Yes *Refer to Section 3.2.1, above.*
Principle (c): *"Native vegetation should not be cleared if it includes, or is necessary for the continued existence of, threatened flora."* Assessment: The area proposed to be cleared is unlikely to contain habitat for threatened flora species listed under the BC Act. City of Wanneroo has conducted a site visit on 3 December 2024, and no threatened flora were discovered.	Not likely to be at variance	No

Assessment against the clearing principles	Variance level	Is further consideration required?
Principle (d): *"Native vegetation should not be cleared if it comprises the whole or a part of, or is necessary for the maintenance of, a threatened ecological community."* Assessment: The area proposed to be cleared does not contain species that are representative of a threatened ecological community.	Not likely to be at variance	No
Environmental value: significant remnant vegetation and conservation areas		
Principle (e): *"Native vegetation should not be cleared if it is significant as a remnant of native vegetation in an area that has been extensively cleared."* Assessment: The extent of native vegetation in the local area is less than the EPA's modified objective of 10 per cent vegetation retention within a constrained area. The vegetation proposed to be cleared is not considered to be part of a significant ecological linkage in the local area and does not contain significant environmental values.	May be at variance	Yes *Refer to Section 3.2.2, above.*
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: Most of the proposed clearing is within the Bush Forever site 324 and the application area is also adjacent to the Gnangara-Moore River State Forest. Given that the proposed clearing is confined to road reserve in degraded to completely degraded condition within already cleared landscape for road construction and noting the small extent of clearing, it is not likely to have an impact on the environmental values of within and adjacent conservation areas.	Not likely to be at variance	Yes *Refer to Section 3.2.3, 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 that no watercourses or wetlands are recorded within the application area, the proposed clearing is not considered to be growing in, or in association with, 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 soil is highly susceptible to erosion in the form of wind erosion, surface acidification and phosphorus export risk. Noting the small extent of the clearing and the purpose of the clearing is to upgrade an existing road to the required width by clearing a linear strip of degraded to completely degraded vegetation, the proposed clearing is not likely to have an appreciable impact on land degradation. Additionally, wind erosion management condition on the permit will help to reduce the wind erosion after the removal of the groundcover vegetation within the application area.	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: The application area is surrounded by geomorphic wetlands in Swan Coastal Plain.	Not likely to be at variance	No

Assessment against the clearing principles	Variance level	Is further consideration required?
Noting the small extent of clearing within degraded to completely degraded vegetation within the road reserve, the clearing is unlikely to cause deterioration in the quality of surface or underground water within the area.		
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 soil within the application area does not indicate the proposed clearing is likely to contribute to increased incidence or intensity of flooding.	Not likely to be at variance	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. Biological survey information excerpts / photographs of the vegetation

Figure 1: Looking South along Townsend Road

Figure 2: Looking South along Townsend Road

Figure 3: Looking North along Townsend Road

Figure 4: Looking North along Townsend Road

Appendix E. Sources of information

E.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)

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