GOVERNMENT OF
WESTERN AUSTRALIA

CLEARING PERMIT

Granted under section 51E of the Environmental Protection Act 1986

PERMIT DETAILS

Area Permit Number: CPS 11150/1

File Number: DWERVT19239

Duration of Permit: From 09/10/2025 to 09/10/2027

PERMIT HOLDER

Department of Transport and Major Infrastructure – Maritime

City of Rockingham

LAND ON WHICH CLEARING IS TO BE DONE

Lot 3 on deposited plan 7928, Peron

Lot 303 on deposited plan 48616 (Crown Reserve 53546), Peron

Lot 2301 on deposited plan 241753 (Crown Reserve 32771), Peron,

Point Peron road reserve (PIN11757171), Peron.

AUTHORISED ACTIVITY

The permit holder must not clear more than 0.86 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. Directional clearing

The permit holder must:

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

(b) undertake clearing at a time and rate which allows a reasonable time for fauna present within the area being cleared to move into adjacent native vegetation ahead of the clearing activity.

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; and (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 manage and mitigate impacts to fauna 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 have the meanings defined.

Table 2: Definitions

Term	Definition
CEO	Chief Executive Officer of the department responsible for the administration of the clearing provisions under the *Environmental Protection Act 1986*.
clearing	has the meaning given under section 3(1) of the EP Act.
condition	a condition to which this clearing permit is subject under section 51H of the EP Act.
fill	means material used to increase the ground level, or to fill a depression.
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.
dieback	means the effect of Phytophthora species on native vegetation.
EP Act	*Environmental Protection Act 1986* (WA)
mulch	means the use of organic matter, wood chips or rocks to slow the movement of water across the soil surface and to reduce evaporation.
native vegetation	has the meaning given under section 3(1) and section 51A of the EP Act.
weeds	means any plant – (a) that is a declared pest under section 22 of the *Biosecurity and Agriculture Management Act 2007*; or (b) published in a Department of Biodiversity, Conservation and Attractions species-led ecological impact and invasiveness ranking summary, regardless of ranking; or (c) not indigenous to the area concerned.

END OF CONDITIONS

C Robertson
15/09/2025
12.41PM

Caron Robertson
MANAGER
NATIVE VEGETATION REGULATION

Officer delegated under Section 20
of the Environmental Protection Act 1986
15 September 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

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 11150/1
Permit type:	Area permit
Applicant name:	Department of Transport and Major Infrastructure – Maritime, and City of Rockingham (DoTM & The City)
Application received:	25 June 2025
Application area:	0.86 hectares of Native Vegetation
Purpose of clearing:	Weed removal and fire mitigation
Method of clearing:	Mechanical and herbicide application
Property:	Lot 3 on Deposited Plan 7928, Lot 303 on Deposited Plan 48616 (Crown Reserve 53546), Lot 2301on Deposited Plan 241753 (Crown Reserve 32771), and Point Peron Road reserve (PIN11757171),
Location (LGA area/s):	City of Rockingham
Localities (suburb/s):	Peron

1.2. Description of clearing activities

The vegetation proposed to be cleared is contained within a single contiguous area (see Figure 1, Section 1.5). The application is to selectively native and invasive species such as *Acacia rostellifera* Benth and *Schinus terebinthifolia* Raddi. The removal of dense invasive weed species is required to reduce the risk of fire.

1.3. Decision on application

Decision:	Granted
Decision date:	15 September 2025
Decision area:	0.86 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 flora and vegetation survey (see Appendix D) and 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 assessment identified that the proposed clearing will result in:

- potential impacts to conservation significant fauna if present during clearing activities, and
- the potential introduction and spread of weeds into adjacent vegetation, which could impact on 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 proposed clearing is unlikely to lead to long-term adverse impacts on 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, and
- undertake slow, progressive one directional clearing to allow terrestrial fauna to move into adjacent habitat ahead of the clearing activity.

1.5. Site map

Figure 1 Map of the application area

The area crosshatched yellow indicates the area 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.

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

Applicant has committed to:

- retaining approximately 20 per cent native trees
- revegetating the application area with native fire-resistant species
- engaging a qualified contractor to identify and remove weeds.

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 the impacts of the proposed clearing are limited and able to be managed to be environmentally acceptable with standard avoid and minimize, hygiene and directional clearing permit conditions.

3.3. Relevant planning instruments and other matters

City of Rockingham note that the retention of 20 percent of native species, mainly trees, within the application area is consistent with the approved Cape Peron Master Plan prepared by the Department of Biodiversity, Conservation and Attractions (DBCA) dated September 2024, and Mangles Bay Boating Clubs – Concept Master Plan (Overall Precinct) prepared by the Department of Transport for passive recreation; park, playground and BBQs (City of Rockingham, 2025).

One registered Aboriginal site of significance (ACH-00003471) has 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 application area is a 0.86-hectare isolated patch of native vegetation in the intensive land use zone of Western Australia. It is adjacent to a boat storage facility to the west, the beach and ocean to the north and a crown reserve to the east. South of the application area is Point Peron Road. The application area is an isolated remnant on the foreshore and is disconnected by Point Peron road from a larger remnant reserved for conservation. Spatial data indicates the local area (10-kilometre radius from the centre of the area proposed to be cleared) retains approximately 35.55 per cent of the original native vegetation cover.
Ecological linkage	Approximately 24 percent of the application area intersects the Perth Regional Ecological Linkage (77). This formal linkage is an east west linkage connecting Point Peron, north-west of the application area to the north south Perth Regional Ecological Linkage (76)
Conservation areas	The application area is not within a mapped conservation area. The nearest conservation area is situated 15 metres south of the application area – Point Peron reserve (separated by Point Peron road).
Vegetation description	Vegetation survey (JBS&G, 2025) indicates the vegetation within the proposed clearing area consists of mostly *Acacia rostellifera* shrubland consisting of a weed overstory and understory. This is partially consistent with the mapped vegetation type: • Quindalup Complex, which is described as coastal dune complex consisting of - the strand and fore-dune alliance and the mobile and stable dune alliance. Vegetation varies base on location and can include closed scrub of *Acacia rostellifera* (Summer-scented Wattle) (Heddle et al,) *The mapped vegetation type retains approximately 60.5 per cent of the original extent (Government of Western Australia, 2019).*
Vegetation condition	The vegetation survey (JBS&G, 2024) indicates the vegetation within the application area is mostly in degraded (Keighery, 1994) condition with the small portion facing the beach in completely degraded condition, described as: • Degraded: Basic vegetation structure severely impacted by disturbance. Scope for regeneration but not to a state approaching good condition without intensive management. • 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. The full Keighery (1994) condition rating scale is provided in Appendix E.
Climate and landform	The application area is situated on the Swan Coastal Plain which consists of a warm Mediterranean climate with hot, dry summers and cool, wet winters. The average annual rainfall is 634.8mm (BOM, 2025) The application area occupies the coastal foreshore and dunes mostly below 5 metres above sea level. Much of the site is relatively flat (JBS&G, 2024)

Characteristic	Details
Soil description	The soil is mapped as the Quindalup South QF2 Phase which is described as: • Old sand dunes and a gently rolling beach area made up of deep, consistent, lime-rich sands.
Land degradation risk	The application area is moderately susceptible to wind erosion and highly susceptible to water repellence.
Waterbodies	There are no waterbodies which intersect the application area. The application area is adjacent to the WA Coastline.
Hydrogeography	The application area is situated within the Rockingham Groundwater area as proclaimed under the *Rights in Water and Irrigation Act* 1914 (RIWI Act).
Flora	The desktop assessment identified 8 Priority flora species within the local area (10-kilometre radius, excluding the ocean) with the closest record of a Priority 4 *Dodonaea hackettiana* approximately 0.48 kilometres from the application area. No conservation significant flora were identified during the targeted flora survey (JBS&G, 2024).
Ecological communities	The application area is not mapped as a threatened ecological community. The vegetation in the survey area did not meet threshold criteria for inclusion in the protected TEC Tuart (*Eucalyptus gomphocephala)* woodlands and forests of the Swan Coastal Plain. The survey identified that the native vegetation within the application area may be equivalent to the Priority 3 ecological community '*Acacia* shrublands on taller dunes, southern Swan Coastal Plain ('floristic community type 29b')' (see Figure 2). However, noting the degraded condition of vegetation and high density of weed within the application area, sufficient native flora taxa required to definitively identify a floristic Community 29b are not present (JBS&G, 2024).
Fauna	There are 36 conservation significant fauna species mapped within the local area (10-kilometre radius, excluding the ocean), including 12 threatened species, 9 Priority species, and 15 specially protected species. The nearest mapped black cockatoo roost record is approximately 200 metres from the application area. *Isoodon fusciventer* (quenda, Priority 4) is likely to utilise the application area noting the suitable vegetation and habitat features however considering the degraded condition of vegetation within the application area, it is unlikely to be a critical habitat for quenda.

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 significant flora, fauna, habitats, assemblages of plants.	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: The area proposed to be cleared does not contain significant habitat for conservation significant fauna, however fauna may utilise the application area to traverse through the landscape. Slow directional clearing will minimise impacts to individuals present at the time of clearing. Retention of trees within the site will mitigate risks to black cockatoo roosting habitat and functioning of the existing mapped ecological linkage.	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 application area is unlikely to contain habitat suitable for flora species listed under the BC Act.	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 not dominated by species that can indicate a threatened ecological community.	Not 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 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 application area is part of the Perth Regional ecological linkage, however noting the application area is an isolated remnant in degraded condition, and given the purpose of the clearing (weed removal and fire mitigation), it is unlikely the impacts to the linkage will be significant.	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 the nearest conservation area is separated by Point Peron Rod, and noting the purpose of the clearing the proposed clearing is not likely to have an impact on the environmental values of nearby conservation areas.	Not at variance	No .
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:	Not at variance	No

Assessment against the clearing principles	Variance level	Is further consideration required?
Given no water courses or wetlands are recorded within the application area, the proposed clearing is unlikely to impact riparian vegetation.		
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 moderately susceptible to wind erosion, and highly susceptible to water repellence. Noting the purpose of the clearing and the avoidance measures proposed by the applicant, 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 or 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: Given no water courses or/ wetlands are recorded within the application area, the proposed clearing is unlikely to contribute to waterlogging.	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.

Condition	Description
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

Mangles Bay Lease Area Flora and Vegetation Reconnaissance Survey – JBS & G (2024)
The survey was carried out in a broader area. No significant flora were identified by the targeted flora survey. One native vegetation unit was present in the Survey Area (including the application area): *Acacia rostellifera* and *Schinus terebinthifolia* tall closed shrubland over *Ehrharta calycina*. The survey indicates that application area has low diversity and high weed density. The vegetation condition within the application area was mostly degraded due to weed invasion at all structural layers.

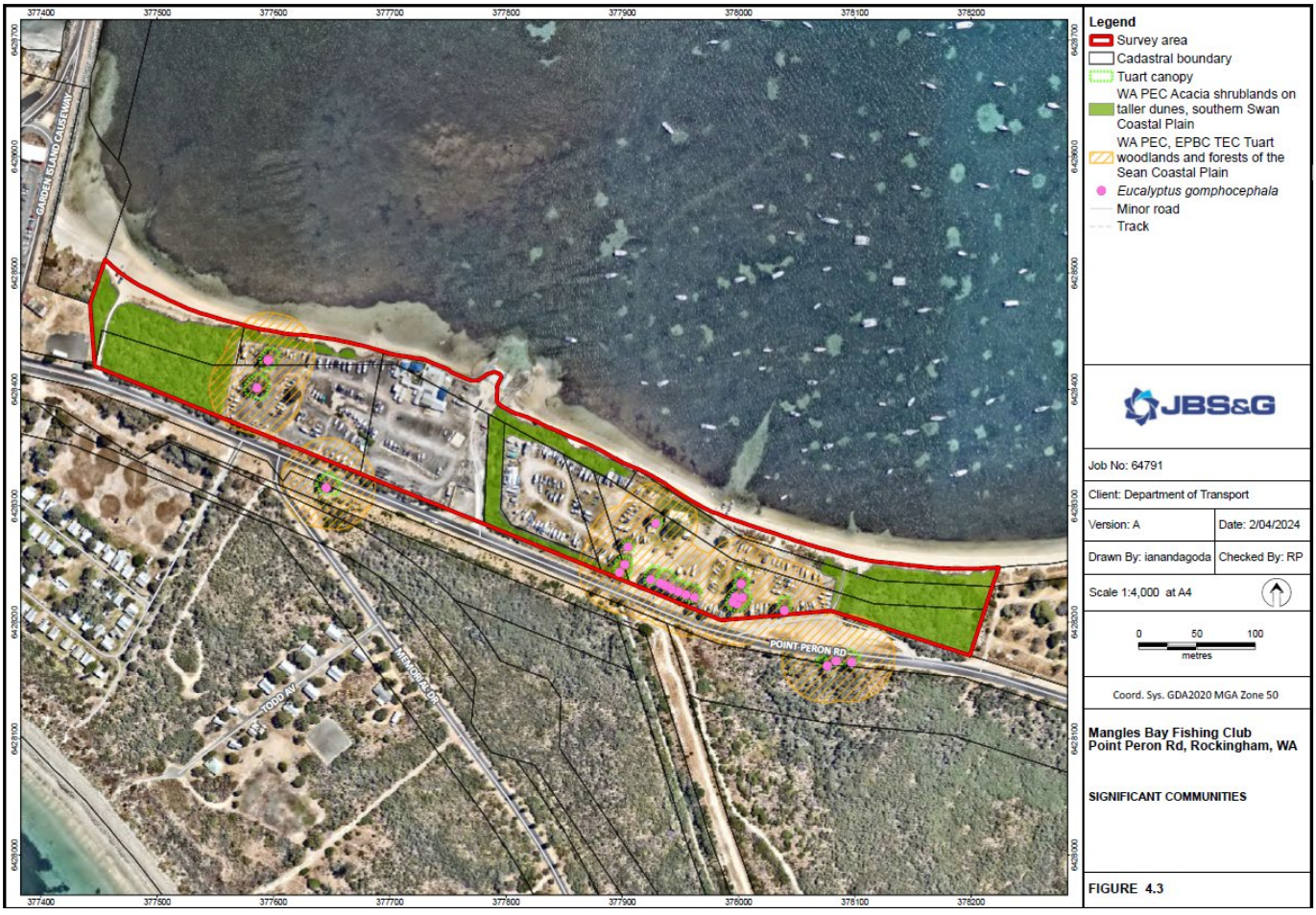

Figure 2: Vegetation communities within the survey area (JBS & G, 2024)

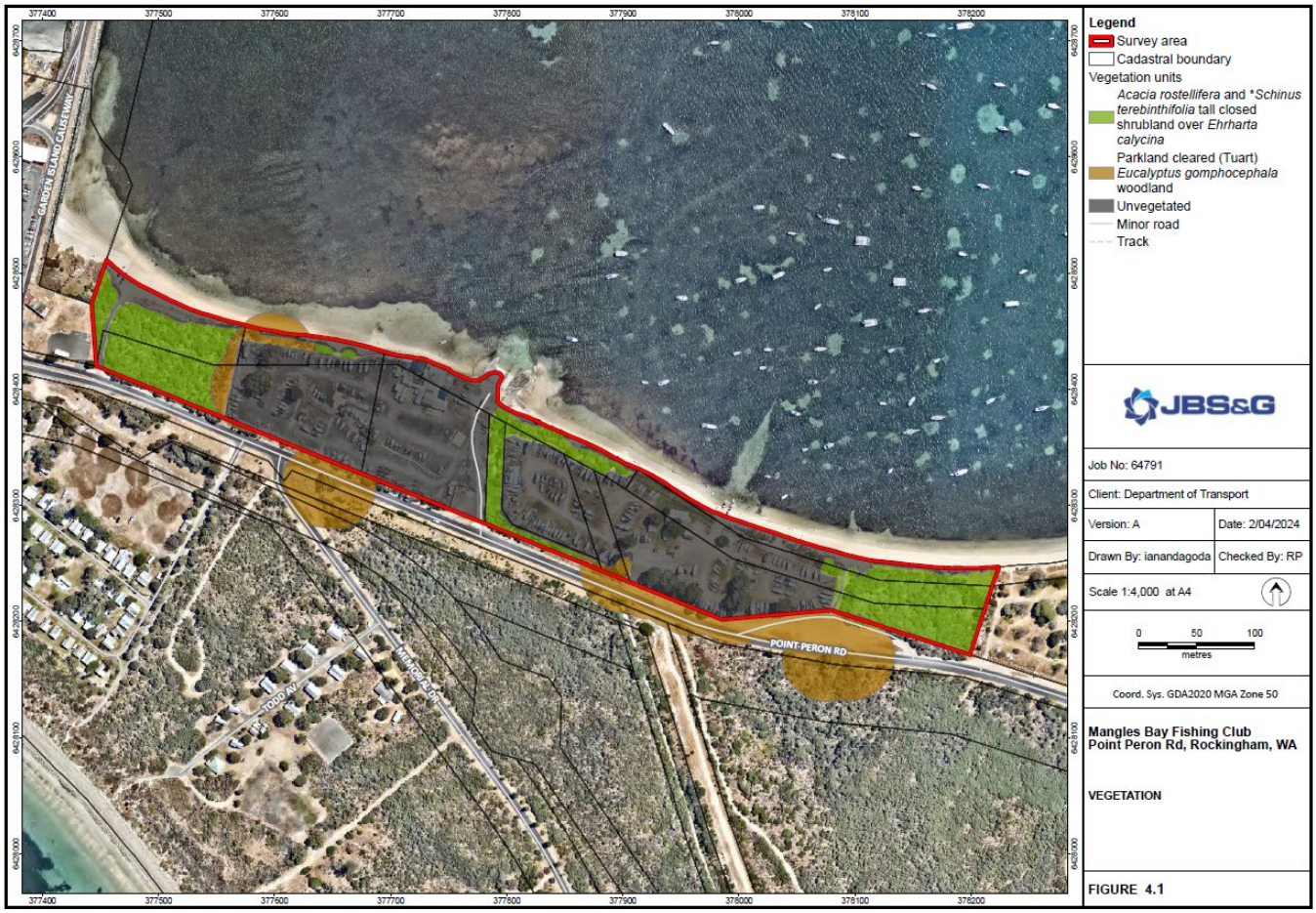

Figure 3: Vegetation within the survey area (JBS & G, 2024)

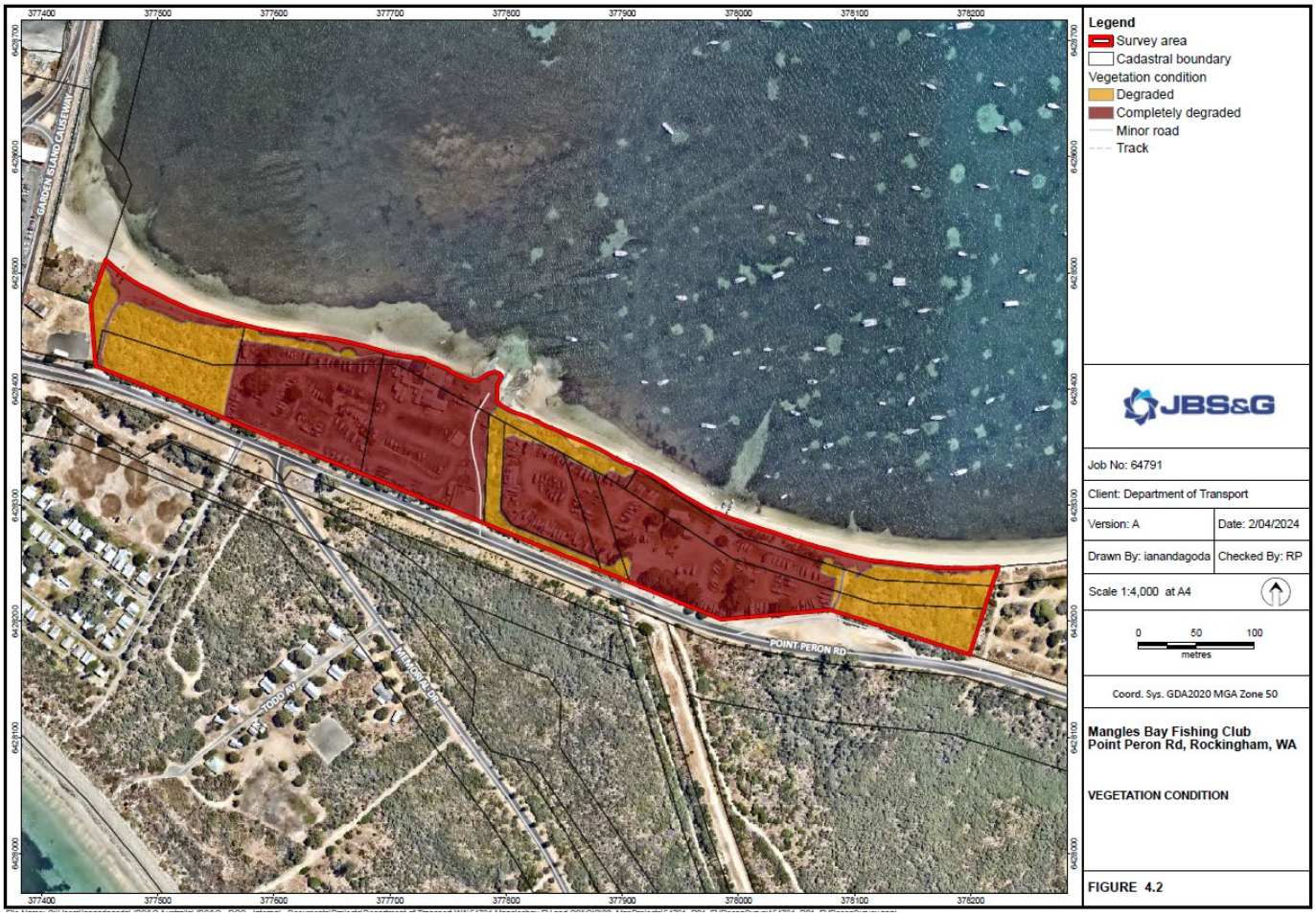

Figure 4: Vegetation condition within the survey area (JBS & G, 2024)

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)
- 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)
- 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)

E.2. References

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