GOVERNMENT OF
WESTERN AUSTRALIA

# CLEARING PERMIT

*Granted under section 51E of the Environmental Protection Act 1986*

| | |
|---|---|
| **Purpose Permit number:** | CPS 11200/1 |
| **Permit Holder:** | Western Australia Beach and Golf Resort Pty Ltd |
| **Duration of Permit:** | From 8 November 2025 to 8 November 2030 |

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 public jetty construction.

### 2. Land on which clearing is to be done

Lot 209 on Deposited Plan 219441, Port Kennedy

### 3. Clearing authorised

The permit holder must not clear more than 0.16 hectares of *native vegetation* within the area cross-hatched yellow in Figure 1 of Schedule 1.

## PART II – MANAGEMENT CONDITIONS

### 4. 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.

### 5. 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.

**6. Directional clearing**

The permit holder must:

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

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

**7. Wind erosion management**

The permit holder must commence construction no later than two (2) months after undertaking the authorised clearing activities to reduce the potential for wind erosion.

## PART III - RECORD KEEPING AND REPORTING

**8. 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;<br>(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;<br>(c) the date that the area was cleared;<br>(d) the size of the area cleared (in hectares); and<br>(e) actions taken to avoid, minimise, and reduce the impacts and extent of clearing in accordance with condition 4;<br>(f) actions taken to minimise the risk of the introduction and spread of *weeds* and *dieback* in accordance with condition 5;<br>(g) actions taken in accordance with condition 6; and<br>(h) actions taken in accordance with condition 7. |

**9. Reporting**

The permit holder must provide to the *CEO* the records required under condition 9 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. |
| 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) |
| 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 –<br>(a) that is a declared pest under section 22 of the *Biosecurity and Agriculture Management Act 2007*; or<br>(b) published in a Department of Biodiversity, Conservation and Attractions species-led ecological impact and invasiveness ranking summary, regardless of ranking; or<br>(c) not indigenous to the area concerned. |

**END OF CONDITIONS**

J Burton

Jessica Burton
MANAGER
NATIVE VEGETATION REGULATION

*Officer delegated under Section 20*
*of the Environmental Protection Act 1986*

16 October 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 (area cross-hatched yellow)

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 11200/1 |
| **Permit type:** | Purpose permit |
| **Applicant name:** | Western Australia Beach and Golf Resort Pty Ltd |
| **Application received:** | 28 July 2025 |
| **Application area:** | 0.16 hectares of native vegetation |
| **Purpose of clearing:** | Public jetty construction |
| **Method of clearing:** | Mechanical |
| **Property:** | Lot 209 on Deposited Plan 219441 |
| **Location (LGA area/s):** | City of Rockingham |
| **Localities (suburb/s):** | Port Kennedy |

### 1.2. Description of clearing activities

Western Australia Beach and Golf Resort Pty Ltd (WABGR) is proposing to clearing 0.16 hectares of native vegetation within Lot 209 on Plan 219441, Port Kennedy for the purpose of the construction of a public jetty (see Figure 1, Section 1.5). Pathways to the proposed jetty, landscaping and some revegetation is also proposed within the application area.

### 1.3. Decision on application

| | |
|---|---|
| **Decision:** | Granted |
| **Decision date:** | 16 October 2025 |
| **Decision area:** | 0.16 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), 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 public jetty is proposed within the Shoalwater Islands Marine Park as part of the Kennedy Bay Sale and Development Agreement (SADA) in place between the project proponent and the State Government (Coterra, 2025).

The assessment identified that the proposed clearing will result in:

- the loss of native vegetation that provides potential suitable habitat for quenda *(Isoodon fusciventer)*,
- 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 including is unlikely to lead to appreciable land degradation and impacts on fauna habitat 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,
- staged clearing to minimise risk of wind erosion, 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

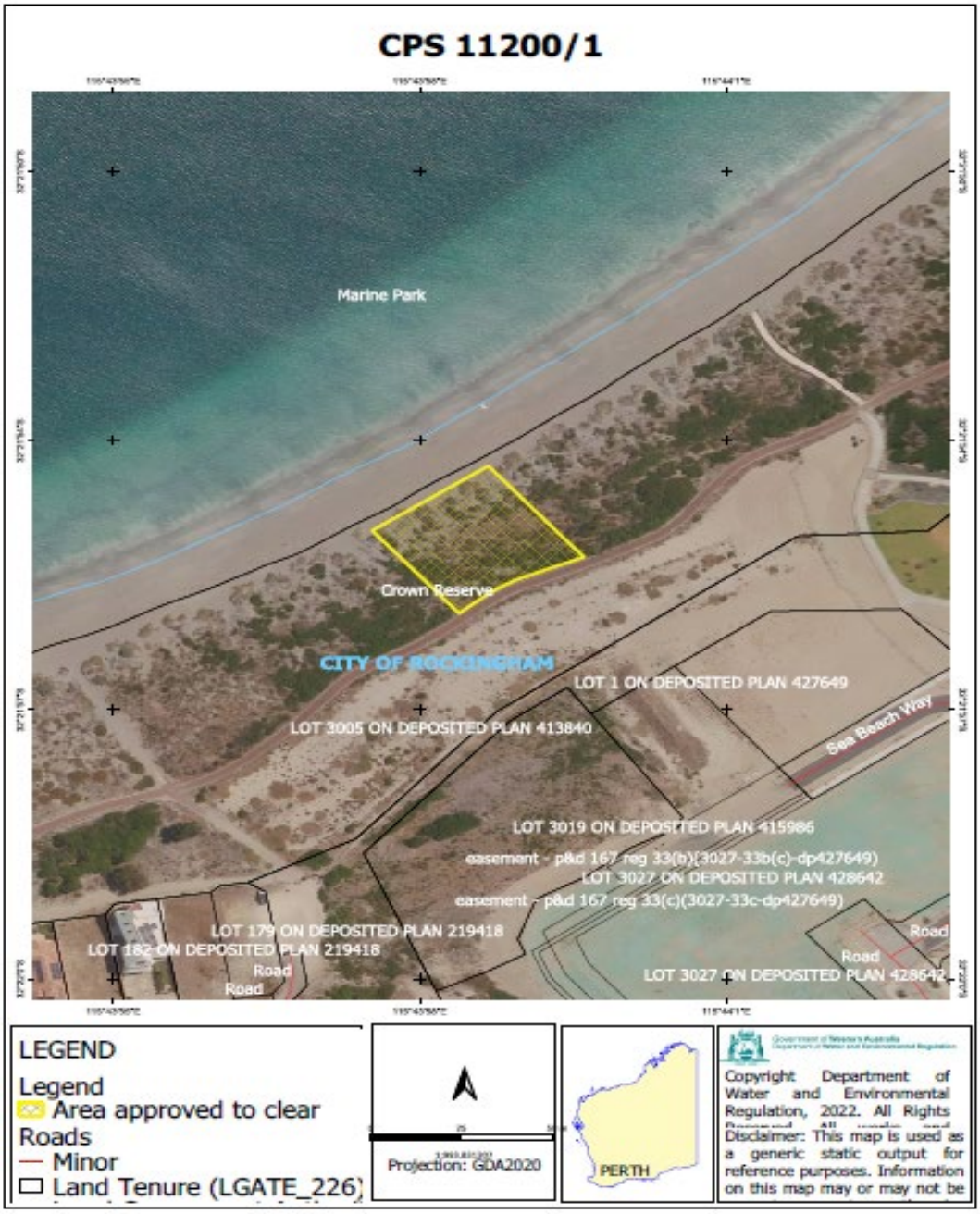


Figure 1: Map of the application area

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.

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)
- *Port Kennedy Development Act 2017* (WA)
- *Jetties Act 1926* (WA)

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)
- *Jetty Development Approval Application* (2025)
- Technical guidance – *Flora and Vegetation Surveys for Environmental Impact Assessment* (EPA, 2016)

## 3 Detailed assessment of application

### 3.1. Avoidance, minimisation and mitigation measures

WABGR have advised the following avoidance, minimisation and mitigation measures (Coterra, 2025):

- The clearing construction footprint has been minimised only to allow for jetty construction works that involve hardstand surfaces.
- The location avoids areas of geomorphic significance and high dunes (i.e. the site is topographically flat, ranging in elevation from 0-3 AHD).
- Construction laydown areas are proposed on Lot 3019 and part Lot 3026 (in adjacent town centre) as these areas are already cleared of vegetation.
- Potential Impacts to surrounding vegetation and soils will be managed through standard construction management measures, as per the Environmental Induction Note including dust and dieback and weed management measures.
- Application area is located in deeper water to facilitate safe vessel access and avoid the need for dredging and will avoid sensitive benthic habitat areas.
- Application area is separate from the Belcher Point whitebait nursery (located ~320 m to the west in the marine park exclusion zone.
- The land-based component of the proposal falls within a C-Class Reserve (Reserve 44886) vested to the DPLH and managed by the City of Rockingham for the purpose of public recreation. This was preferred over the adjacent A-Class Reserve (Reserve 44004) which is vested and managed by DBCA for the purpose of conservation.
- Post-construction, the clearing footprint will be landscaped and revegetated with native species, where possible.
- Prior to clearing, the clearing area will be demarcated with flagging tape to ensure no clearing is undertaken beyond authorised area.
- Suitable fencing (temporary fencing) is to be located around the construction clearing footprint, to ensure no inadvertent damage is caused to vegetation or access to vegetation beyond the approved clearing area occurs.
- An Environmental Induction Note will be provided to contractors outlining dust management measures, fauna management measure including injured fauna protocol, disease and pathogen hygiene requirements and waste management measures to be followed during clearing and construction.
- Clearing works will be supervised by a Fauna Consultant, who will implement fauna management protocols, if required, in accordance with the Environmental Induction Note.

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 **Error! Reference source not found.**) identified that the impacts of the proposed clearing present a risk to biological values (fauna) and land and water resources. 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) - Clearing Principles (a) and (b)*

Assessment
The application is located within the Swan Coastal Plain IBRA bioregion. According to available databases, a total of 56 conservation significant fauna species have been recorded within the local area (10-kilometre radius from the application area). Of the conservation significant fauna species recorded within the local area, the application area may provide suitable habitat for the following conservation significant fauna species:

- *Isoodon fusciventer* (quenda) (listed as Priority 4).

Quenda inhabit areas of dense vegetation including wetland fringes and heathlands. Quenda rarely venture from cover and will feed by digging in leaf litter and soil to find food (DEC, 2012). Given the small extent of the application area, largely degraded to completely degraded (Keighery, 1994) condition of the vegetation and lack of preferred dense understorey, it is unlikely that the application area comprises significant habitat for this species. Quenda may, however, occur within the application area while moving through the landscape, and there is therefore a risk of injury to any such individuals during clearing. The implementation of slow, directional clearing measures will allow any individuals present during clearing to move ahead of the clearing activity and into adjacent suitable habitat.

Conclusion
Significant habitat refers to the resources (breeding, resting and feeding), connectivity or habitat area for a species or community that is critical for its survival. Noting the extent and purpose of the proposed clearing and its location within a broader remnant, it is considered that the proposed clearing is unlikely to have a significant impact on fauna habitat.

Whilst the application area does not comprise of significant habitat for fauna, there is the potential for individuals to be present at the time of clearing. Slow, directional clearing to allow the movement of fauna that may be present at the time of clearing into adjacent vegetation will mitigate any impacts to fauna individuals.

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

- Directional clearing, which requires slow, progressive, one directional clearing to allow terrestrial fauna to disperse ahead of the clearing activity should they occur on site at the time of clearing.
- Hygiene management to reduce the risk of introducing and spreading weeds and dieback into adjacent suitable habitat.

### *3.2.2. Land and water resources (land degradation) - Clearing Principle (g)*

Assessment
The application area is mapped across two soil phases, the Quindalup South Qf4 phase (211Qu_Q4) and the Quindalup South Qf1 phase (211Qu_Q1) which are characterised by irregular dunes with slopes up to 20% and loose calcareous sand. The soils within the application area are highly susceptible to wind erosion.

Given the high risk of wind erosion, the proposed clearing may cause wind erosion in the application area. This is due to the sandy nature of the topsoil across the application area, in combination with the coastal location. However, if appropriate management measures such as ground cover or adequate dust suppression on exposed surfaces are put in place, the environmental impacts caused by wind erosion can be managed. Ensuring works commence within two months of clearing will minimise exposure to bare soils.

The applicant has advised that potential Impacts to surrounding vegetation and soils will be managed through standard construction management measures, as per the Environmental Induction Note provided, including ensuring a water cart is on site to manage soil erosion and dust during clearing (Coterra, 2025).

Conclusion
Based on the above assessment, the Delegated Officer has determined that the proposed clearing may lead to appreciable land degradation, however, impacts can be managed with staged clearing.

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

The permit holder must commence the construction of the public jetty no later than two (2) months after undertaking the authorised clearing activities to reduce the potential for wind erosion.

## 3.3. Relevant planning instruments and other matters

**Referral under Part IV of the EP Act**

In October 2024, the jetty proposal was referred to the Western Australia Environmental Protection Authority (EPA) under section 38G(1) of the EP Act. On 13 May 2025, the EPA (2025) determined not to formally assess the proposal because the EPA considers the likely environmental effects of the proposal are not so significant or unmitigated as to warrant formal assessment under Part IV of the EP Act.

The EPA acknowledged little penguins are at higher risk of boat collision, however, there have been no additional boat launching facilities or vessel moorings proposed. The EPA considered cumulative impacts of the proposal and noting the small and limited scale of impacts, it is unlikely to contribute significantly to impacts in the area.

The EPA's decision has been made based on the applicant implementing the proposal in accordance with the proposal documents provided including the marine fauna observer procedure and the marine construction and operational management frameworks. The EPA's decision has also been made based on the proponent implementing the following commitments:

- Direct impacts to benthic communities and habitat has been avoided, no seagrass will be impacted,
- Construction is not likely to increase contaminants into the water column higher than baseline,
- Implementation of marine fauna management and exclusion zones with dedicated fauna observers, with shutdown procedures to minimise underwater noise,
- No piling works to be undertaken during June to mid-October to avoid:
  - Peak Australian sealion abundance,
  - Peak little penguin guarding,
  - Peak whitebait spawning period,
  - Humpback whale migration,
  - Southern right whale calving period.

**Planning Framework**

The approved Kennedy Bay Local Structure Plan (LSP) outlines the foreshore zone which includes the application area. The LSP includes the proposed jetty within the Shoalwater Islands Marine Park in Warnbro Sound which will provide:

- An elevated main deck
- Low-level short-stay vessel berths
- Central jetty 'node' to include a diving platform, terracing, stairs, swimming platform, ladders; and
- Demarcated swimming area.

**Development Approval (DA)- Western Australian Planning Commission (WAPC)**

The City of Rockingham advised DWER that local government approvals are required. On 17 September 2025, development approval (DA) from the WAPC was obtained under the *Planning and Development Act 2005.* The DA is valid for four years from the date of approval, until 17 September 2029. The conditions of this approval include submission of an Environmental Management Plan that includes the commitments made by the applicant to the EPA which informed the EPA's decision to not formally assessed the proposal under Part IV of the EP Act and to also include the following:

- construction methodology;
- roles and responsibilities;
- temporary construction fencing;

- construction traffic management;
- road condition survey, haulage vehicles and road reserve repair;
- construction noise management;
- temporary laydown area and construction fencing;
- vibration management and dilapidation surveys of potentially impacted structures;
- dust management;
- turbidity management;
- terrestrial fauna management, including fauna relocation strategies;
- marine fauna management;
- native vegetation clearing management and permits;
- construction drainage management;
- compliance with Australian Standard 4970-2009 Protection of trees on development sites;
- fuel, chemical and waste management;
- construction stormwater management;
- interception with groundwater, and
- complaints management procedures.

**Additional approvals required for proposed jetty**

The *Conservation and Land Management Act 1984* (CALM Act) allows for the provision of jetties (as public utility works) within Class A marine reserves (Section 13AA). The CALM Regulations (Part 2, Division 4, Regulation 34) specify that jetties are not able to be erected or placed on CALM managed land or within CALM marine areas, without a Lawful Authority (Part 1, Regulation 3) being obtained. The applicant is required to obtain approval for the jetty construction from Department of Biodiversity, Conservation and Attractions (DBCA) and to obtain Lawful Authority for the construction of the jetty. The Lawful Authority would be issued to manage short-term impacts and conditions associated with the construction of the jetty. These conditions could potentially include:

- Marine fauna management measures, including requirements for Marine Fauna Observers and actions to be undertaken should marine fauna come within proximity to the construction area
- Restriction on when piling could occur
- Requirement for the preparation and approval of a Construction Environmental Management Plan

Subsequent to the Lawful Authority approval, a Deed of Licence for the operation of the jetty will also be required from DBCA. A Deed of Licence would be issued in relation to the operation of the jetty and will provide DBCA with a mechanism to approve management of jetty infrastructure within the Shoalwater Islands Marine Park.

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 application area and is based on the best information available to DWER at the time of this assessment. This information was used to inform the assessment of the clearing against the Clearing Principles, contained in Appendix B.

| Characteristic | Details |
|---|---|
| Local context | The application area is part of a 0.16-hectare isolated patch of native vegetation in the intensive land use zone of Western Australia. It is adjacent to coastal dunes and Shoalwater Islands Marine Park.<br><br>The local area (10-kilometre radius from the centre of the application area) retains approximately 31 per cent of the original native vegetation cover. |
| Ecological linkage | The application area does not intersect any formal ecological linkages. |
| Conservation areas | The application area is adjacent to Shoalwater Islands Marine Park, and is located approximately 0.36 kilometres from Rockingham Lakes Conservation Area. |
| Vegetation description | Photographs supplied by the applicant and a Flora and Vegetation survey (Coterra, 2025) indicate the vegetation within the application area consists of *Acacia rostellifera* tall closed shrubland and mixed coastal shrubland.<br><br>Representative photos are available in Appendix D.<br><br>This is consistent with the mapped vegetation type:<br>• Quindalup Complex, which is described as Coastal dune complex consisting mainly of two alliances - the strand and fore-dune alliance and the mobile and stable dune alliance. Local variations include the low closed forest of *Melaleuca lanceolata* (Rottnest Teatree) - *Callitris preissii* (Rottnest Island Pine), the closed scrub of *Acacia rostellifera* (Summer-scented Wattle) and the low closed *Agonis flexuosa* (Peppermint) forest of Geographe Bay.<br><br>The mapped vegetation type retain approximately 60.48 per cent of the original extent (Government of Western Australia, 2019). |
| Vegetation condition | Photographs supplied by the applicant and a Flora and Vegetation survey (Coterra, 2025) indicates the vegetation within the application area is in Good to Degraded (Keighery, 1994 –) condition.<br><br>The full Keighery (1994) condition rating scale is provided in Appendix C.<br><br>Representative photos are available in Appendix D. |
| Climate and landform | The application area occurs on gently undulating to flat topography and has a mean annual rainfall of 760 millilitres. |
| Soil description | The soils within the application area are mapped as:<br>• Quindalup South Qf4 Phase (211Qu_Qf4) which is described as Relict foredunes forming a plain which is topographically lower than Qf2 and Qf3 with prominent ridges and swales. Swamps frequently occupy the swales. Deep calcareous sands with variable organic matter,<br>• Quindalup South Qf1 Phase (211Qu_Qf1) which is described as foredune/blowout complexes (semi-erosional) with very low relief ridge and swale topography with deep uniform calcareous sands. |

| Characteristic | Details |
|---|---|
| Land degradation risk | The soils within the application area are mapped as having a high wind erosion risk and a moderate water erosion risk (DPIRD, 2025). |
| Waterbodies and hydrogeography | The desktop assessment and aerial imagery indicated that the closest waterbody is a man-made lake which is located approximately 629 meters from the application area.<br><br>The application area is located within Rockingham Groundwater Area which is proclaimed under the RIWI Act.<br><br>Groundwater salinity within the application area is mapped at 500-1000 milligrams per total dissolved solids. |
| Flora | The desktop assessment identified that 15 conservation significant flora species have been recorded within the local area, comprising of all priority flora species (Western Australian Herbarium, 1998-). None of these existing records occur within the application area, with the closest record being an occurrence of *Calandrinia oraria* approximately 1.8 kilometres south of the application area.<br><br>With consideration for the relevant datasets (see Appendix E.1), the habitat preferences and conservation statuses of the aforementioned species, the distribution and extent of existing records, and biological survey information (Coterra, 2025), the application area is unlikely to provide significant habitat for conservation significant flora species.<br><br>No threatened or priority flora were recorded within the application area during a Flora and Vegetation Survey (Coterra, 2025). |
| Ecological communities | The desktop assessment identified that that there are no conservation significant ecological communities within the application area. The closest mapped Threatened Ecological Community (TEC) is the Sedgelands in Holocene dune swales of the southern Swan Coastal Plain (floristic community type 19 as originally described in Gibson et al. 1994) which is located approximately 0.43 kilometres south of the application area.<br><br>With consideration for the site characteristics and relevant datasets (see Appendix E.1), the application area is not considered likely to contain vegetation representative of a TEC or Priority Ecological Community (PEC).<br><br>No TEC's or PEC's were identified within the application area during a Flora and Vegetation Survey (Coterra, 2025). |
| Fauna | The desktop assessment identified that 56 conservation significant fauna species have been recorded within the local area including 23 threatened fauna species, 10 priority fauna species, 22 migratory fauna species and one specially protected fauna species. None of these existing records occur within the application area, with the closest being an occurrence of *Isoodon fusciventer* approximately 0.12 kilometres from the application area.<br><br>With consideration of the site characteristics set out above, relevant datasets (see Appendix E.1) and the habitat preferences of the aforementioned species, the application area may provide suitable habitat for conservation significant fauna species and impacts to these fauna species required further consideration (see Section 3.2.1). |

## 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 | 1501221.93 | 579813.47 | 38.62 | 222916.97 | 14.85 |
| Vegetation complex | | | | | |
| Quindalup Complex * | 55573.87 | 33011.64 | 60.48 | 5994.64 | 10.98 |
| Local area | | | | | |
| 10km radius | 31574.53 | 15736.06 | 31 | - | - |

*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] |
|---|---|---|---|---|---|---|
| *Isoodon fusciventer* (quenda) | P4 | Y | Y | 0.12 | 359 | N/A |

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

## 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."*<br><br>Assessment: The application area does not contain regionally significant flora, fauna or assemblages of plants. However, the application area may provide habitat for conservation significant fauna. | Not likely to be at variance | Yes<br><br>*Refer to Section 3.2.1, above.* |
| 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."*<br><br>Assessment: The application area is considered to contain suitable potential habitat for Quenda, a conservation significant fauna species. However given the small extent of the proposed clearing area and the degraded condition of the vegetation, it is not considered for significant habitat for fauna to occur within the application area. | Not likely to be at variance | Yes<br><br>*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."*<br><br>Assessment:<br><br>A spring flora and vegetation survey (Del Botanics, 2024) of the application area did not identify any threatened or priority flora listed species (under BC Act and EPBC Act) within the application area. Given this, it is not considered for the proposed clearing to impact on habitat for threatened flora. | 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."*<br><br>Assessment:<br><br>A spring flora and vegetation survey (Del Botanics, 2024) of the application area did not identify vegetation communities within the application area that indicate a threatened ecological community. Given this, is not considered likely for the proposed clearing to impact 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."*<br><br>Assessment: The extent of 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 not considered to be part of a significant ecological linkage in the local area. | 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."*<br><br>Assessment: Given the application area is adjacent to Shoalwater Islands Marine Park, the proposed clearing may have an impact on the environmental values of conservation areas. However, given the extent of the application area and sand dune barrier, it is not likely to impact the Marine Park. | Not likely to be at variance | No |
| **Environmental value: land and water resources** | | |

| Assessment against the clearing principles | Variance level | Is further consideration required? |
|---|---|---|
| Principle (f): *"Native vegetation should not be cleared if it is growing in, or in association with, an environment associated with a watercourse or wetland."*<br>Assessment: Given no water courses or wetlands are recorded within the application area, the proposed clearing is unlikely to impact on- or off-site hydrology and water quality. | 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."*<br>Assessment: The mapped soils are highly susceptible to wind erosion. Noting the extent of the application area and the condition of the vegetation, the proposed clearing is not likely to cause appreciable land degradation. | Not likely to be at variance | Yes<br>*Refer to Section 3.2.2, above.* |
| 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."*<br>Assessment: Given no water courses or wetlands 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."*<br>Assessment: The mapped soils and topographic contours in the surrounding area do 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. |

| 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 and photographs of the vegetation (Coterra, 2025)

Figure 2. Tall closed shrubland, represented by *Acacia rostellifera* with weedy understorey (Coterra, 2025)

Figure 3. Mixed coastal shrubland, represented by *Spinifex longifolius* and *Olearia axillaris* (Coterra, 2025)

| Species | Common Name | Growth Form | Height (m) | % Cover |
|---|---|---|---|---|
| *Acacia cyclops* | Coastal Wattle | Shrub/Tree | 0.8-4 | Opportunistic |
| *Acacia rostellifera* | Summer-scented Wattle | Shrub/Tree | 1-6 | 10-50 |
| *Acanthocarpus preissii* | | Herb | 0.2-0.7 | 7 |
| **Asphodelus fistulosus* | Onion Weed | Herb | 0.2-0.4 | |
| **Bromus diandrus* | Great Brome | Grass/Herb | 0.2-0.7 | 80 |
| **Cakile maritima* | Sea Rocket | Succulent/Herb | 0.2-0.5 | |
| *Carpobrotus virescens* | Coastal Pigface | Succulent | 0.1-0.3 | |
| **Corrigiola litoralis* | Strapwort | Herb | 0.03-0.3 | |
| **Euphorbia terracina* | Geraldton Carnation Weed | Herb | 0.1-0.5 | 7 |
| **Fumaria capreolata* | Whiteflower Fumitory | Herb | 0.1-1 | |
| **Lagurus ovatus* | Hare's Tail Grass | Grass/Herb | 0.1-0.3 | |
| **Lolium rigidum* | Wimmera Ryegrass | Grass/Herb | 0.3-1 | |

| | | | | |
|---|---|---|---|---|
| *Olearia axillaris* | Coastal Daisybush | Shrub | 0.2-3 | 12 |
| **Pelargonium capitatum* | Rose Pelargonium | Herb | 0.1-1 | |
| **Raphanus raphanistrum* | Wild Radish | Herb | 0.15-1 | |
| *Scaevola crassifolia* | Thick-leaved Fan-flower | Shrub | 0.6-1.5 | 12 |
| *Senecio sp* | | Herb | | |
| **Sonchus oleraceus* | Common Sowthistle | Herb | 0.1-1.5 | |
| *Spinifex longifolius* | Beach Spinifex | Grass/Herb | 0.3-1 | 12 |
| *Spyridium globulosum* | Basket Bush | Shrub | 0.3-5 | |
| **Tetragonia decumbens* | Sea Spinach | Shrub | 0.1-0.3 | 7 |

Figure 4. Flora species identified on site (Coterra, 2025)

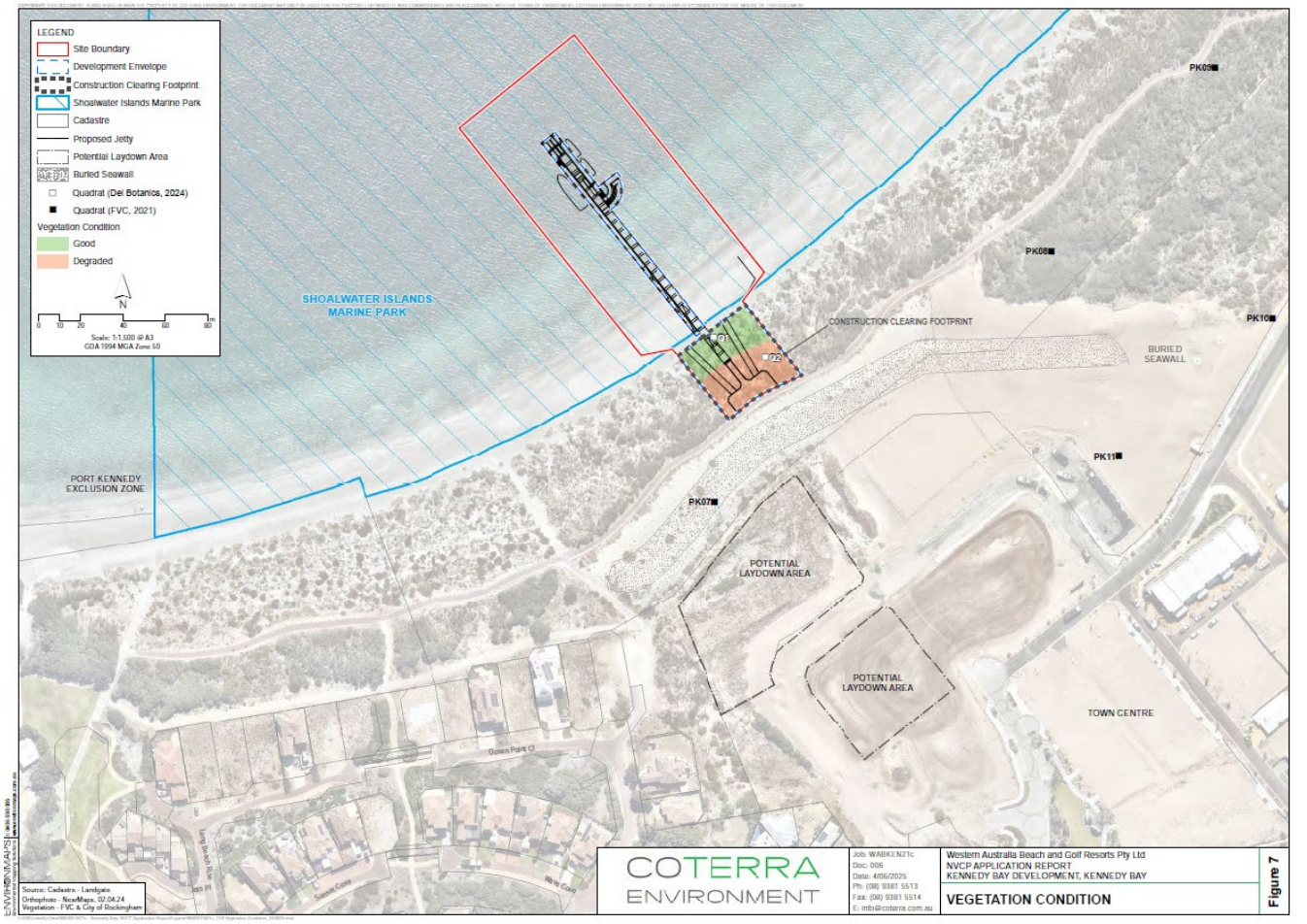


Figure 5: Map of the location of the proposed jetty infrastructure

# 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)

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