



## CLEARING PERMIT

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

<b>Purpose Permit number:</b>	CPS 11251/1
<b>Permit Holder:</b>	Department of Transport and Major Infrastructure
<b>Duration of Permit:</b>	From 7 July 2026 to 7 July 2038

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 jetty refurbishment and associated works.

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

Lot 304 on Deposited Plan 50276 (R 49220), Coogee.

**3. Clearing authorised**

The permit holder must not clear more than 0.295 hectares of *native vegetation* within the area cross-hatched yellow on Figure 1 of Schedule 1.

**4. Period during which clearing is authorised**

The permit holder must not clear any *native vegetation* after 7 July 2031.

### PART II – MANAGEMENT CONDITIONS

**5. Avoid, minimise, and reduce impacts and extent of clearing**

In determining the *native vegetation* authorised to be cleared under this permit, the permit holder must apply the following principles, set out in descending order of preference:

- (a) avoid the *clearing* of *native vegetation*;
- (b) minimise the amount of *native vegetation* to be cleared; and
- (c) reduce the impact of *clearing* on any environmental value.

## 6. Weed and dieback management

When undertaking any *clearing* authorised under this permit, the permit holder must take the following measures to minimise the risk of introduction and spread of *weeds* and *dieback*:

- (a) clean earth-moving machinery of soil and vegetation prior to entering and leaving the area to be cleared;
- (b) ensure that no known *dieback* or *weed*-affected soil, *mulch*, *fill*, or other material is brought into the area to be cleared;
- (c) restrict the movement of machines and other vehicles to the limits of the areas to be cleared;
- (d) where *dieback* or *weed*-affected soil, *mulch*, *fill*, or other material is to be removed from the area to be cleared, ensure it is transferred to areas of comparable soil disease and *weed* status; and
- (e) at least once every three months, remove or kill *weeds* growing within any areas cleared under this permit in the area shaded red in Figure 4 of Schedule 2, until construction of infrastructure commences within this cleared area.

## 7. Demarcation of the clearing area

Prior to undertaking any *clearing* authorised under this permit that is adjacent to other *native vegetation*, the permit holder must demarcate the *clearing* area to avoid inadvertent removal of adjacent *native vegetation*.

## 8. Erosion management

The permit holder must, for areas cleared under this permit:

- (a) commence construction activities within three months of completing *clearing*;
- (b) within one month of completing *clearing* apply *erosion control measures* until construction activities commence;
- (c) maintain *erosion control measures* in temporary cleared areas as necessary, until *revegetation* has substantially commenced; and
- (d) monitor cleared areas for evidence of wind erosion and, where erosion attributable to *clearing* is identified, apply additional *erosion control measures*.

## 9. Fauna management

The permit holder must, for areas cleared under this permit:

- (a) undertake *clearing* in a slow, progressive manner towards adjacent *native vegetation*;
- (b) allow sufficient time for fauna present within the *clearing* area to move into adjacent *native vegetation* ahead of the *clearing* activity;
- (c) engage a *fauna specialist* to inspect the area cross-hatched yellow on Figure 1 of Schedule 1, immediately prior to, and for the duration of, *clearing* activities, to identify the presence of native vertebrate fauna;
- (a) where nesting native birds are identified under *condition* 9(c), ensure that no *clearing* occurs within 30 metres of nesting birds, until the *fauna specialist* confirms that the birds are no longer using the site for nesting, unless otherwise approved by the *CEO*; and

- (b) cease *clearing* in any area where native vertebrate fauna, other than nesting native birds, are identified under *condition* 9(c) until either:
  - (i) those individuals have moved into adjoining *native vegetation*; or
  - (ii) those individuals have been relocated by a *fauna specialist* to *suitable habitat* in the immediate vicinity.

## 10. Revegetation – mitigation

The permit holder must:

- (a) in consultation with the Department of Biodiversity, Conservation and Attractions, undertake *revegetation* of the areas cross-hatched red in Figure 2 of Schedule 2 and Figure 3 of Schedule 2, within 48 months of commencing clearing under this permit, and no later than 7 July 2031, by implementing the *Revegetation Plan*.
- (b) undertake the following actions for areas *revegetated* under *condition* 10(a) to achieve the *completion criteria*:
  - (i) site preparation works to create a stable landform capable of supporting *revegetation*;
  - (ii) pre-revegetation *weed* control activities;
  - (iii) install appropriate temporary fencing around *revegetation* areas to exclude pests, and where required, to exclude pedestrian access, within one month of commencing *revegetation*;
  - (iv) tubestock *planting* of *native vegetation* at an *optimal time*;
  - (v) for the area cross-hatched red on Figure 3 of Schedule 2, ensure the species *planted* under *condition* 10(b)(iv) include species associated with *SCP30a*;
  - (vi) use only *local provenance* seeds and propagating material to *revegetate*;
  - (vii) quarterly *weed* control activities;
  - (viii) watering as necessary during summer months; and
  - (ix) soil erosion control measures during early stages of *revegetation* establishment.
- (c) establish a minimum of two monitoring quadrats in the area cross-hatched red in Figure 2 of Schedule 2, and one monitoring quadrat in the area cross-hatched red in Figure 3 of Schedule 2.
- (d) engage an *environmental specialist* to monitor the quadrats specified in *condition* 10(c) annually, until the *completion criteria* have been met and maintained for a minimum of three years.
- (e) engage an *environmental specialist* to prepare an annual report which outlines the monitoring results of areas *revegetated* against the *completion criteria*.
- (f) undertake *remedial actions* of areas *revegetated* if monitoring indicates that the *completion criteria* will not be met.
- (g) repeat the activities required by *condition* 10(d) and *condition* 10(e) where *remedial actions* are undertaken, and undertake additional *remedial actions* if necessary.
- (h) where an *environmental specialist* determines that the *completion criteria* have been met, provide that report to the *CEO* within three months of that determination.
- (i) undertake additional *remedial actions* and reporting as required by the *CEO*, if the *CEO* does not agree with the determination under *condition* 10(h).

## **PART III - RECORD KEEPING AND REPORTING**

### **1. 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 <i>clearing</i> activities generally	<ul style="list-style-type: none"> <li>(a) the species composition, vegetation structure, and density of the cleared area;</li> <li>(b) the location where the <i>clearing</i> occurred, recorded using a Global Positioning System (GPS) unit set to Geocentric Datum Australia 2020 (GDA2020), expressing the geographical coordinates in Eastings and Northings or decimal degrees;</li> <li>(c) the date the area was cleared;</li> <li>(d) the size of the area cleared, in hectares;</li> <li>(e) actions taken to avoid, minimise, and reduce the impacts and extent of <i>clearing</i> in accordance with <i>condition 5</i>;</li> <li>(f) actions taken to minimise the risk of the introduction and spread of <i>weeds</i> and <i>dieback</i> in accordance with <i>condition 6</i>;</li> <li>(g) actions taken to demarcate the <i>clearing</i> area in accordance with <i>condition 7</i>;</li> <li>(h) actions taken to manage erosion in accordance with <i>condition 8</i>, including a description of the <i>erosion control measures</i> applied and any evidence of erosion identified; and</li> <li>(i) actions taken to manage impacts to native vertebrate fauna, including details of any death of, or injury sustained by, native vertebrate fauna, in accordance with <i>condition 9</i>.</li> </ul>
2.	In relation to <i>revegetation</i> pursuant to <i>condition 10</i>	<ul style="list-style-type: none"> <li>(a) a description of the <i>revegetation</i> activities undertaken, including: <ul style="list-style-type: none"> <li>(i) details of tubestock <i>planting</i> actions, including the number of <i>plantings</i> of each species;</li> <li>(ii) <i>weed</i> control actions;</li> <li>(iii) watering actions;</li> <li>(iv) a list of the native flora species <i>planted</i>; and</li> <li>(v) actions taken to install temporary</li> </ul> </li> </ul>

No.	Relevant matter	Specifications
		fencing. (b) the date/s on which <i>revegetation</i> works began; (c) the size and boundaries of the areas <i>revegetated</i> recorded digitally as a shapefile; (d) at least three photographs of areas <i>revegetated</i> , taken annually; (e) results of annual monitoring against the <i>completion criteria</i> ; (f) a description of any <i>remedial actions</i> undertaken; (g) a copy of the <i>environmental specialists</i> monitoring report under <i>condition</i> 10(e); (h) a copy of the <i>environmental specialists</i> determination under <i>condition</i> 10(h); and (i) the date <i>completion criteria</i> were met.

## 2. Reporting

- (a) The permit holder must provide to the *CEO* on or before 30 June of each calendar year, a written report containing:
- (i) the records required to be kept under *condition* 11; and
  - (ii) records of activities done by the permit holder under this permit between 1 January and 31 December of the preceding calendar year.
- (b) If no *clearing* authorised under this permit has been undertaken, a written report confirming that no *clearing* under this permit has been undertaken must be provided to the *CEO* on or before 30 June of each calendar year.
- (c) The permit holder must provide to the *CEO*, no later than 90 days prior to the expiry date of the permit, a written report of records required under *condition* 11, where these records have not already been provided under *condition* 12(a).

## DEFINITIONS

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

**Table 2: Definitions**

Term	Definition
CEO	Chief Executive Officer of the department responsible for the administration of the clearing provisions under the <i>Environmental Protection Act 1986</i> .
clearing	has the meaning given under section 3(1) of the EP Act.
completion criteria	means the completion criteria set out in: <ul style="list-style-type: none"> <li>• Table 3 of Schedule 3 for the area cross-hatched red in Figure 2 of Schedule 2; and</li> <li>• Table 4 of Schedule 3 for the area cross-hatched red in Figure 3 of Schedule 2.</li> </ul>
condition	a condition to which this clearing permit is subject under section 51H of the EP

Term	Definition
	Act.
department	means the department established under section 35 of the <i>Public Sector Management Act 1994</i> (WA) and designated as responsible for the administration of the EP Act, which includes Part V Division 2.
dieback	means the effect of <i>Phytophthora</i> species on <i>native vegetation</i> .
environmental specialist	means a person with a tertiary qualification in environmental science or a related field, with at least two years' experience relevant to the advice required under this permit, or a person otherwise approved by the CEO.
erosion control measures	means measures used to minimise soil erosion risks on substantial areas of exposed soil that have been cleared under this permit, and includes, but is not limited to: <ul style="list-style-type: none"> <li>• soil control matting</li> <li>• vegetative material</li> <li>• mulch; and</li> <li>• sand trap fencing.</li> </ul>
EP Act	means the <i>Environmental Protection Act 1986</i> (WA)
fauna specialist	means a person with a tertiary qualification in environmental science or a related field and at least two years' experience in fauna identification and survey of fauna native to the relevant region, or a person otherwise approved by the CEO as a suitable fauna specialist. The fauna specialist must hold an appropriate fauna licence issued under the Biodiversity Conservation Act 2016.
fill	means material used to increase the ground level, or to fill a depression.
local provenance	means <i>native vegetation</i> propagating material from natural sources within 50 kilometres and the same Interim Biogeographic Regionalisation for Australia subregion of the area cleared.
mulch	means the use of organic matter, wood chips or rocks to slow the movement of water across the soil surface and to reduce evaporation.
native vegetation	has the meaning given under section 3(1) and section 51A of the EP Act.
optimal time	means a period suitable for <i>planting</i> , typically between April and July, unless otherwise approved by the CEO.
planted / planting	means the re-establishment of native vegetation by creating favourable soil conditions and planting seedlings of desired species.
remedial actions	means actions required to ensure <i>revegetation completion criteria</i> are achieved, including but not limited to: <ul style="list-style-type: none"> <li>• additional infill <i>planting</i> with native tubestock using local provenance;</li> <li>• additional, targeted, weed control;</li> <li>• additional watering, where necessary; and</li> <li>• soil stabilisation through erosion control measures, where necessary.</li> </ul>
revegetate / revegetated / revegetation	means the re-establishment of a cover of <i>local provenance native vegetation</i> in an area using methods such as natural <i>regeneration</i> , <i>direct seeding</i> and/or <i>planting</i> , so that the species composition, structure and density is similar to pre-clearing vegetation types in that area.
revegetation plan	means the following documents: <ul style="list-style-type: none"> <li>• 'Woodman Point Ammo Jetty Revegetation Plan, Department of Transport, 24 July 2025' prepared by GHD; and</li> <li>• 'Woodman Point Ammo Jetty Revegetation Plan Addendum – Offset Area,</li> </ul>

Term	Definition
	12/02/2026' prepared by the Department of Transport and Major Infrastructure
SCP30a	means vegetation representative of the threatened ecological community known as ' <i>Callitris preissii</i> (or <i>Melaleuca lanceolata</i> ) forests and woodlands of the Swan Coastal Plain (floristic community type 30a as originally described in Gibson et al. 1994)'.
site preparation	means management of existing site topsoil and preparation of the finished soil surface, for example by ripping or tilling the soil surface and respreading site topsoil and chipped <i>native vegetation</i> .
vegetation type ArRb	means the vegetation type described as ' <i>Acacia rostelifera</i> , <i>Olearia axillaris</i> , <i>Rhagodia baccata</i> and <i>Scaevola crassifolia</i> open shrubland over <i>Spinifex longifolius</i> and <i>Acanthocarpus preissii</i> low open grassland' in the 360 Environmental report titled 'Reconnaissance Flora and Vegetation Survey, Prepared for the Department of Transport, August 2022' (360 Environmental Survey).
vegetation type MIAr	means the vegetation type described as ' <i>Spinifex longifolius</i> and <i>Ammophila arenaria</i> mid to tall open tussock grassland over <i>*Euphorbia paralias</i> , <i>*Trachyandra divaricata</i> and <i>*Oenothera drummondii</i> low open herbland with occasional <i>Olearia axillaris</i> , <i>Scaevola crassifolia</i> and <i>Acacia rostelifera</i> ' in the 360 Environmental Survey.
vegetation type SI*Ep	means the vegetation type described as ' <i>Melaleuca lanceolata</i> and <i>Agonis flexuosa</i> tall shrubland over <i>Acacia rostelifera</i> and <i>Grevillea olivacea</i> mid open shrubland over <i>Rhagodia baccata</i> low sparse shrubland over <i>*Ehrharta longiflora</i> low sparse tussock grassland over <i>*Trachyandra divaricata</i> , <i>*Crassula glomerata</i> and <i>Cassytha</i> sp. low sparse herbland <i>rostelifera</i> ' in the 360 Environmental Survey.
weeds	means any plant – <ul style="list-style-type: none"> <li>(a) that is a declared pest under section 22 of the <i>Biosecurity and Agriculture Management Act 2007</i>; or</li> <li>(b) published in a Department of Biodiversity, Conservation and Attractions species-led ecological impact and invasiveness ranking summary, regardless of ranking; or</li> <li>(c) not indigenous to the area concerned.</li> </ul>

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**END OF CONDITIONS**


Meenu Vitarana  
MANAGER  
NATIVE VEGETATION REGULATION

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

15 June 2026

# Schedule 1

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



**Figure 1:** Map of the boundary of the area cross-hatched yellow within which clearing may occur.

## Schedule 2

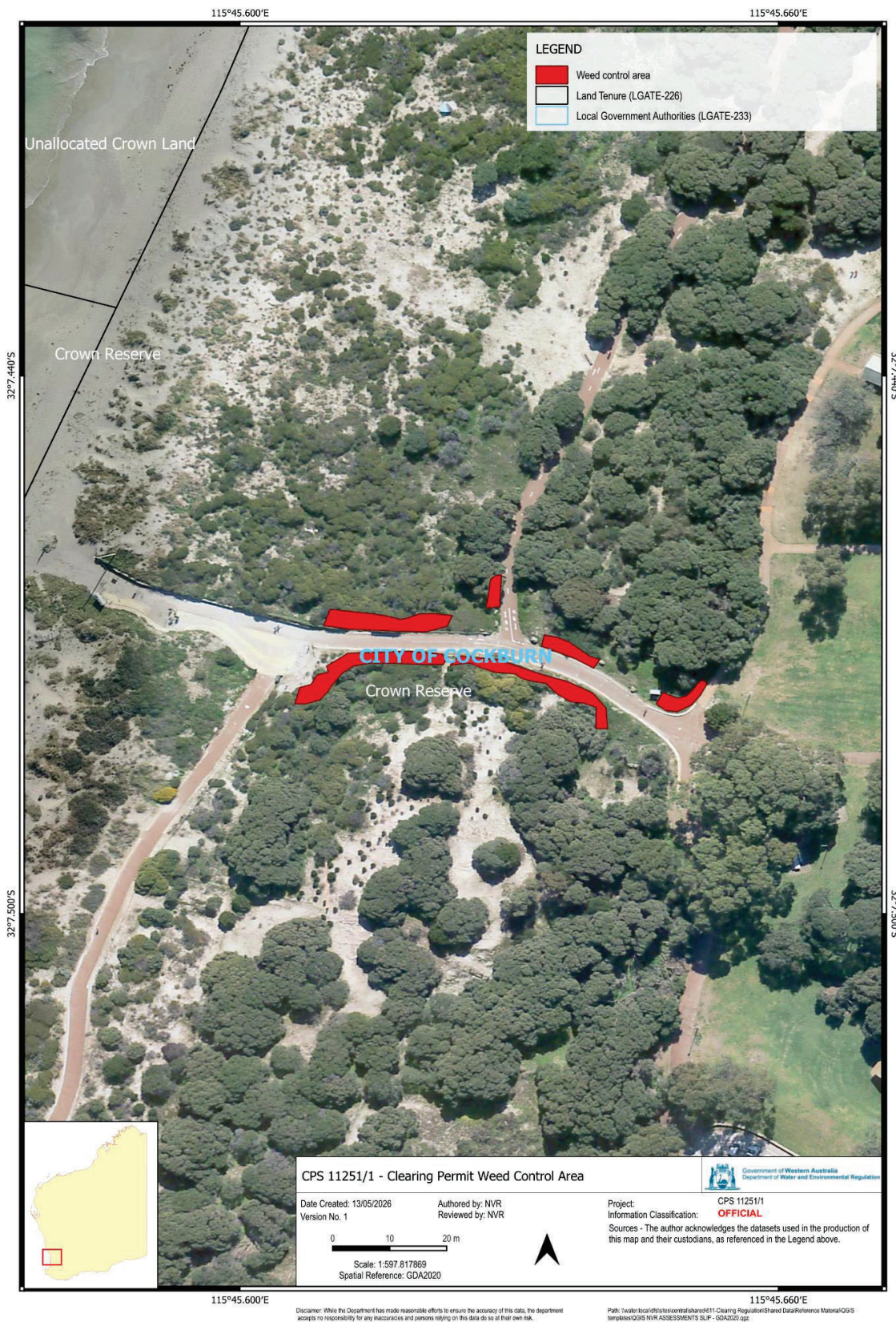
The boundaries of the areas subject to *revegetation* requirements are shown in the Figures 2 and 3. The boundary of the area subject to weed control requirements is shown in Figure 4.



**Figure 2:** Map of the boundary of the area cross-hatched red subject to revegetation requirements under *condition* 10 and Table 3 of Schedule 3.



Figure 3: Map of the boundary of the area cross-hatched red subject to revegetation requirements under condition 10 and Table 4 of Schedule 3.



**Figure 4:** Map of the boundary of the area shaded red subject to weed control requirements under condition 6.

## Schedule 3

**Table 3: Revegetation completion criteria that must be met for the revegetation of temporary cleared areas, as shown cross-hatched red on Figure 2 of Schedule 2.**

Measure	Completion Targets	Completion Criteria	Monitoring
<b>Stable landform</b>	Establish a stable, non-eroding landform.	No active erosion occurs within the <i>revegetation</i> area.	Landform monitoring for signs of erosion assessed annually in years 1, 2 and 3.
<b>Native species richness</b>	Minimum 80% of native species returned compared to pre-clearing.	For <i>vegetation type SI*Ep</i> , a minimum of 4 native species per 10 m x 10 m quadrat known to occur in this vegetation type based on the 360 Environmental (2022) survey.  For <i>vegetation type ArRb</i> , a minimum of 5 native species per 10 m x 10 m quadrat known to occur in this vegetation type based on the 360 Environmental (2022) survey.	Species diversity must be counted annually in spring in years 2 and 3 of monitoring.
<b>Weed density</b>	Weed cover no greater than pre-clearing.  No Weeds of National Significance are present.	Weed cover must be 16% or less for vegetation type <i>SI*Ep</i> .  Weed cover must be 9% or less for <i>vegetation type ArRb</i> .  No Weeds of National Significance are present.	Weed cover percentage must be assessed annually in years 2 and 3.
<b>Native species density</b>	Survival rate of 2 native plants per m <sup>2</sup> .	A survival rate of 2 native plants per m <sup>2</sup> must be achieved within 3 years.	The number of surviving plants must be counted annually in years 1, 2, 3.
<b>Native vegetation cover</b>	Native vegetation cover of at least 70% of pre-clearing vegetation cover.	For <i>vegetation type SI*Ep</i> , a minimum 20% native vegetation cover (shrubs and ground cover) with species known from this vegetation type.  For <i>vegetation type ArRb</i> , a minimum 32% native vegetation cover (canopy, shrubs and ground cover) of species known from this vegetation type.	Native vegetation cover must be assessed annually in years 2 and 3.
<b>Weed control</b>	Quarterly weed control events with the first event to be undertaken prior to planting.	Weed control conducted quarterly each year for 3 years.	Quarterly weed control events must be conducted in years 1, 2 and 3.

**Note: Monitoring must continue until all completion criteria are met.**

**Table 4: Revegetation completion criteria that must be met for revegetation of the area cross-hatched red on Figure 3 of Schedule 2.**

Measure	Completion Targets	Completion Criteria	Monitoring
<b>Native species richness</b>	Minimum 80% of native species recorded for <i>vegetation type MLAr</i> .	A minimum of 6 native species per 10 m x 10 m quadrat. Species must be known from <i>SCP30a</i> and must include <i>Callitris preissii</i> and <i>Melaleuca lanceolata</i> .	Species diversity must be counted annually in spring in years 2 and 3 of monitoring.
<b>Weed density</b>	Weed cover no greater than that recorded in <i>vegetation type MLAr</i> . No Weeds of National Significance are present.	Weed cover must be 15% or less. No Weeds of National Significance are present.	Weed cover percentage must be assessed annually in years 2 and 3.
<b>Native species density</b>	Minimum survival rate of 2 native plants per m <sup>2</sup> .	A minimum survival rate of 2 native plants per m <sup>2</sup> must be achieved within 3 years. Surviving species must be known from <i>SCP30a</i> .	The number of surviving plants must be counted annually in years 1, 2 and 3 of monitoring.
<b>Native vegetation cover</b>	Minimum native vegetation cover 70% of <i>vegetation type MLAr</i> .	A minimum 45% native vegetation cover (shrubs and canopy cover) of species known from <i>SCP30a</i> .	Native vegetation cover must be assessed annually in years 2 and 3.
<b>Weed control</b>	Quarterly weed control events with the first event to be undertaken prior to planting.	Weed control conducted quarterly each year for 3 years.	Quarterly weed control events must be conducted in years 1, 2 and 3.

**Note: Monitoring must continue until all completion criteria are met.**



## Clearing Permit Decision Report

### 1 Application details and outcome

#### 1.1. Permit application details

<b>Permit number:</b>	CPS 11251/1
<b>Permit type:</b>	Purpose permit
<b>Applicant name:</b>	Department of Transport and Major Infrastructure
<b>Application received:</b>	4 September 2025
<b>Application area:</b>	0.295 hectares (ha) (revised from 0.45ha) within a 0.45ha footprint
<b>Purpose of clearing:</b>	Jetty refurbishment and associated works
<b>Method of clearing:</b>	Mechanical
<b>Property:</b>	Lot 304 on Deposited Plan 50276 (R 49220)
<b>Location (LGA area/s):</b>	City of Cockburn
<b>Localities (suburb/s):</b>	Coogee

#### 1.2. Description of clearing activities

The applicant has advised that the proposed clearing of 0.295 hectares within Lot 304 on Deposited Plan 50276 (R 49220), Coogee, is required to facilitate the replacement of the Woodman Point Ammo Jetty (the Jetty), to provide users with a safer, improved recreational facility. The application area was revised during the assessment to reduce the extent of proposed clearing from 0.45 hectares to 0.295 hectares.

Specifically, the clearing permit application relates to the following project works:

- temporary clearing of 0.25 hectares for laydown areas (including a crane) and public access during construction; and
- permanent clearing of 0.045 hectares for jetty access and hard landscaping.

The application area is north of Woodman Point on Coogee Beach, about 7.5 kilometres (km) south of Fremantle within the City of Cockburn. It occurs within Woodman Point Regional Park and the John Graham Recreation Reserve managed by the Department of Biodiversity, Conservation and Attractions (DBCA). The applicant holds a Memorandum of Understanding with DBCA to undertake the proposed works.

The applicant has advised that the proposed upgrade will result in the following public benefits:

- improved separation between divers and fishers via a wider main deck, creating a safer environment;
- enhanced access to the water for swimmers and divers via a dedicated ramp and low-level platform;
- increased protection for marine biota on existing jetty piles;
- improved lighting, rubbish bins, emergency access ladders, shelter, seating and shade; and
- provision of a T-head, which would more than double the available fishing space in deep water.

The applicant has advised that the Jetty was originally constructed in 1903-1904, and despite several modifications, has reached the end of its intended design life. The applicant further advised that the jetty has undergone significant deterioration and further degradation may result in the jetty being deemed unsafe for public use.

The applicant notes that the refurbishment of the Jetty will involve deconstruction of the existing structure and installation of new steel piles to support a wider deck over the existing piles, which will remain in place.

The applicant has received development approval for the proposed works from the Western Australian Planning Commission (WAPC, 2025).

### 1.3. Decision on application

<b>Decision:</b>	Granted
<b>Decision date:</b>	15 June 2026
<b>Decision area:</b>	0.295 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 one public submission was received (refer to Appendix A).

In making this decision, the Delegated Officer had regard to:

- the site characteristics of the application area (see Appendix B);
- relevant environmental datasets (see Appendix F);
- the findings of biological surveys of the application area;
- the clearing principles set out in Schedule 5 of the EP Act (see Appendix C);
- the applicant's efforts to avoid, minimise and mitigate the environmental impacts of the proposed clearing in accordance with the *WA Environmental Offsets Guidelines* (2014);
- the public benefit associated with the project;
- the development approval issued by the Western Australian Planning Commission for the project;
- the applicant's agreement with the Department of Biodiversity, Conservation and Attractions (DBCA) to undertake the proposed works within Woodman Point Regional Park; and
- other relevant matters detailed in Section 3.

The assessment identified that the proposed clearing is likely to result in the following impacts:

- the loss of 0.295 hectares of vegetation from Bush Forever Site 341 (Woodman Point, Coogee / Munster) and Woodman Point Regional Park;
- the loss of 0.0071 hectares of vegetation representative of the '*Callitris preissii* (or *Melaleuca lanceolata*) forests and woodlands' threatened ecological community (TEC) (SCP30a);
- an increased risk of weed and dieback introduction and spread into adjacent vegetation, including SCP30a;
- an increased risk of land degradation associated with wind erosion; and
- a risk of injury to native fauna during clearing operations.

The Delegated Officer determined that the risks of wind erosion, weed and dieback spread, and fauna injury can be adequately managed through conditions applied to the clearing permit.

The Delegated Officer further determined that the proposed impact to Bush Forever Site 341 and SCP30a require mitigation which is proposed to be achieved through revegetation. The Delegated Officer considered that revegetation represents a suitable mitigation measure, given the relatively small extent of impact and the site context (refer to Section 3.2.1 for detailed assessment).

The applicant has committed to undertake revegetation as follows:

- 0.25 hectares within areas temporarily cleared under this application, to re-instate pre-clearing vegetation structure and condition; and
- 0.05 hectares within a completely degraded area mapped as SCP30a, to reinstate vegetation associated with SCP30a.

Revegetation will be undertaken in accordance with a DBCA endorsed revegetation plan that has been provided by the applicant.

The Delegated Officer considers that the proposed revegetation actions are consistent with the *WA Environmental Offsets Policy (2011)* and *WA Environmental Offsets Guidelines (2014)* and are sufficient to address the identified impacts to Bush Forever Site 341 and SCP30a.

Given the nature and extent of impacts, the avoidance and minimisation measures applied, and the proposed mitigation actions, the Delegated Officer has determined that it is appropriate to grant a clearing permit subject to conditions. Therefore, the clearing permit includes conditions requiring the applicant to:

- implement revegetation actions as outlined above, subject to specific completion criteria;
- demarcate the clearing area to avoid the inadvertent clearing of adjacent high-quality native vegetation;
- undertake avoid and minimise measures to reduce the impacts and extent of clearing;
- implement hygiene and weed control measures to minimise the risk of introduction and spread of weeds and dieback;
- implement erosion control measures to minimise the risk of wind erosion;
- undertake slow, progressive, one-directional clearing to allow terrestrial fauna to move into adjacent habitat ahead of clearing; and
- engage a fauna specialist for the duration of clearing activities to identify the presence of native vertebrate fauna, avoid clearing near nesting native shorebirds, facilitate fauna dispersal, and capture and relocate individuals that do not disperse naturally.

1.5. Site map(s)



Figure 1 Map of the approved clearing area, as shown by the area cross-hatched yellow.



Figure 2. Map of the revegetation area for temporary cleared areas, as shown by the area cross-hatched red.



Figure 3. Map of the revegetation area within a mapped occurrence of SCP30a, as shown by the area cross-hatched red.

## 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)

Relevant policies considered during the assessment include:

- *Environmental Offsets Policy* (2011)
- *Native Vegetation Policy for Western Australia* (2022).

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)
- *Environmental Offsets Guidelines* (August 2014)
- Technical guidance – *Flora and Vegetation Surveys for Environmental Impact Assessment* (EPA, 2016)
- Technical guidance – *Terrestrial Fauna Surveys for Environmental Impact Assessment* (EPA, 2016).

## 3 Detailed assessment of application

### 3.1. Avoidance, minimisation and mitigation measures

The applicant submitted supporting information demonstrating the measures taken to avoid, minimise and mitigate the impacts of the proposed clearing (DTMI, 2025; DTMI, 2025b).

The applicant has advised that during the design phase multiple site layout and access options were considered. The preferred layout was selected as it maximises the use of existing cleared areas and minimises impacts to native vegetation in good or better condition. This has resulted in about 80% of the project footprint being located in existing cleared areas (DTMI, 2026), and has avoided all but about 0.08 hectares of vegetation in good or better condition (360 Environmental, 2022).

Specifically, the applicant has advised that the construction site office, initial staging, and construction access routes have been located in an existing carpark and lawned areas, to avoid the need for additional clearing (DTMI, 2026). This has minimised impacts to vegetation associated with the SCP30a, with approximately 0.0071 hectares proposed to be impacted (360 Environmental, 2022).

The applicant further advised that the occurrence of this TEC along the main access route comprises overhanging branches, which are expected to require pruning rather than clearing. The applicant has consulted with DBCA regarding this impact, which has agreed to oversee tree pruning.

The applicant has committed to revegetate (DTMI, 2025b; DTMI, 2026; GHD, 2025):

- temporary cleared areas (0.25 ha), to re-instate the pre-existing vegetation condition and type; and
- a completely degraded area (0.05 ha) mapped as, and surrounded by, SCP30a, to reinstate vegetation associated with this community.

Revegetation will be undertaken in accordance with a revegetation plan that has been endorsed by DBCA and will be implemented in coordination with DBCA. For temporary cleared areas, the revegetation plan outlines completion criteria to be met, based on the species richness, weed density, native species density, and native vegetation cover of the pre-cleared vegetation, which will be required as a condition of the clearing permit (GHD, 2025).

Regarding the SCP30a revegetation area, DWER has required that completion criteria be based on the above characteristics of vegetation type MIAr, which was recorded in a good condition and is representative of SCP30a (360 Environmental, 2022; GHD, 2025; DTMI, 2026).

The applicant also advised that 22 native trees will be planted within landscaped areas (separate to the revegetation areas), which exceeds the number of trees proposed to be cleared (DTMI, 2025b).

### 3.2. Assessment of impacts on environmental values

In assessing the application, the Delegated Officer had regard for the site characteristics (see Appendix B), biological survey findings, and the extent to which the impacts of the proposed clearing present a risk to biological, conservation, or land and water resource values.

The assessment against the clearing principles (see Appendix C) identified that the impacts of the proposed clearing present a risk to conservation listed fauna, conservation listed ecological communities, conservation areas and land 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 – threatened ecological communities - Principle (d)

##### Assessment

###### Background

The application area was subject to a reconnaissance flora and vegetation survey undertaken by 360 Environmental (2022) (the Survey). The Survey was conducted on 4 March 2021, with a supplementary survey undertaken on 16 September 2021 to include an additional area. The application area was assessed via meandering traverses and four relevés to identify vegetation type and condition, and compile an inventory of vascular flora. While statistical analyses were not undertaken, Floristic Community Types (FCTs) were inferred where applicable (360 Environmental, 2022).

The survey identified 5 vegetation types in the application area comprising 1 tussock grassland and 4 shrubland vegetation types. Vegetation condition ranged from good to completely degraded (Keighery, 1994), with most (0.18 hectares, comprising 61%) in a degraded (Keighery, 1994) condition (360 Environmental, 2022). The recorded vegetation types are shown in the site characteristics table within Appendix B.

###### Callitris preissii TEC (SCP30a)

The survey identified that two of the vegetation types recorded in the application area (MIAr and MI) have similarities with the '*Callitris preissii* (or *Melaleuca lanceolata*) forests and woodlands of the Swan Coastal Plain (floristic community type 30a as originally described in Gibson et al. 1994)' (SCP30a). This community is a threatened ecological community (TEC) listed as Critically Endangered under the BC Act. The extent of clearing proposed within vegetation representative of this community is 0.0071 hectares.

While the survey did not include statistical analysis of quadrat data, the presence of SCP30a was inferred given the presence of one or both of *Callitris preissii* and *Melaleuca lanceolata*, which are key indicator species.

SCP30a has a restricted distribution (55 km) and is located on calcareous sandy soils of the Quindalup Dunes, and to a lesser extent, the Spearwood dunes. Occurrences are also known from Garden Island and Rottne Island. Key threats to the community include weed invasion, altered fire regimes, hydrological changes and recreational impacts (DBCA, 2023).

DWER sought advice from DBCA regarding the adequacy of the survey to accurately identify SCP30a. DBCA advised that the survey is adequate to identify both the presence of, and the extent of proposed impact to, SCP30a, given the relatively simple structure of the community and ability to identify it without detailed floristic analysis (DBCA, 2025).

The extent of proposed impact to SCP30a is therefore considered to be 0.0071 hectares. According to available datasets, 687.3 hectares of SCP30a, across 58 occurrences, is mapped on the Swan Coastal Plain. The proposed clearing therefore represents the loss of 0.001% of the mapped occurrence of the community. While this is a relatively small proportional impact, the Delegated Officer considers the impact to SCP30a as significant given the:

- Critically Endangered status of the community;

- importance of the larger patch the application area forms part of, being one of the largest remaining occurrences of the community; and
- threat of ongoing clearing of representative patches on the Swan Coastal Plain.

The residual impact to this community aligns with the definition of 'significant residual impact' in the *WA Environmental Offset Guidelines*, which includes areas defined as being critically impacted in a cumulative context (Government of Western Australia 2014).

#### Minimisation and mitigation measures

The Delegated Officer has had regard to the mitigation hierarchy and considers that the applicant has made reasonable efforts to avoid and minimise impacts to SCP30a. This includes locating the construction site office, staging areas and most of the access within previously cleared areas, and siting temporary laydown areas outside mapped occurrences of the community.

Given the residual impact of 0.0071 hectares to SCP30a, the Delegated Officer considers it appropriate to require a revegetation action to address this impact. The applicant has committed to revegetate a nearby 0.05 hectare area within Woodman Point Regional Park, that is currently completely degraded but mapped as SCP30a. Revegetation will involve planting appropriate species to reinstate vegetation associated with SCP30a.

The proposed revegetation has been prepared in consultation with, and endorsed by, DBCA, and will be implemented under DBCA supervision. The Delegated Officer considers that this revegetation action adequately addresses the impact to SCP30a.

DBCA has also advised that, based on the information provided, a section 45 authorisation to modify SCP30a under the *Biodiversity Conservation Act 2016* is not required, as the proposed works do not constitute 'modification' as defined under the BC Act.

#### Weed and dieback risk

The proposed clearing may increase the risk of weed invasion and dieback spread into adjacent areas of SCP30a. Weed invasion is a key threat to the health of SCP30a occurrences (DBCA, 2025). While the areas proposed for clearing adjacent to the SCP30a occurrence have an existing high weed load (360 Environmental, 2022), clearing may increase weed establishment and spread.

The Delegated Officer considers that these risks can be adequately managed through imposing appropriate clearing permit conditions that require the applicant to undertake hygiene and weed control actions.

#### **Conclusion**

The proposed clearing will result in the loss of 0.0071 hectares of native vegetation considered representative of SCP30a. The proposed clearing may also increase the risk of weed and dieback spread into adjacent areas comprising SCP30a. These impacts require management through conditions on the clearing permit.

#### **Conditions**

To address the identified impacts, the clearing permit includes conditions requiring the permit holder to:

- undertake nearby revegetation of a 0.05 hectare area, to reinstate vegetation associated with SCP30a;
- demarcate the clearing area to prevent inadvertent clearing of adjacent native vegetation;
- implement avoid and minimise measures to reduce the impacts and extent of clearing;
- implement hygiene measures to minimise weed and dieback spread, including:
  - cleaning earth-moving machinery of soil and vegetation prior to entering and leaving the area to be cleared;
  - ensuring no dieback or weed-affected material is brought into the clearing area;
  - restricting vehicle movement to the limits of the clearing area; and
  - managing the transfer of soil, mulch and fill to areas of comparable weed and dieback status; and
  - undertaking periodic weed control in cleared areas adjacent to SCP30a prior to construction.

### 3.2.2. Biological values - fauna - Principle (b)

#### Assessment

No targeted fauna survey has been undertaken for the application area. DWER conducted a desktop analysis of fauna known from the local area, to identify those conservation listed species that may occur within the application area. This analysis considered vegetation and landform information from the Survey, relevant datasets, and the broader site context. Based on DWER's analysis the following conservation listed fauna species may be impacted by the proposed clearing:

Name	Conservation status
<i>Sternula nereis nereis</i> (fairy tern)	Vulnerable (BC Act)
<i>Lerista lineata</i> (Perth slider)	Priority 3 (DBCA listed)
<i>Isododon fusciventer</i> (quenda)	Priority 4 (DBCA listed)
<i>Neelaps calonotos</i> (black-striped snake)	Priority 3 (DBCA listed)
<i>Thalasseus bergii</i> (crested tern)	Migratory (BC Act)

The application area is largely in a degraded (Keighery, 1994) condition. Given the presence of higher quality habitat within the surrounding Woodman Point Conservation Reserve, the application area is not likely to provide significant habitat for any of the above species.

However, the proposed clearing presents a risk of injury or mortality to fauna that may be present at the time of clearing. For the listed tern species, this risk is limited to nesting individuals, noting these species are otherwise highly mobile. There is also a low risk to other shorebird species that are not conservation-listed but are known to breed in coastal sand dune habitat within the local area, including but not limited to the; red-capped plover (*Charadrius ruficapillus*), pied oystercatcher (*Haematopus longirostris*) and sooty oystercatcher (*Haematopus fuliginosus*). While these species typically prefer less disturbed areas further from recreational uses, the potential for nesting within or near the application area cannot be excluded.

The proposed clearing will also result in temporary fragmentation of a north-south corridor of coastal sand dune habitat, which may increase the vulnerability of fauna such as the quenda, Perth slider, and black-striped snake to predation.

The Delegated Officer considers that the above risks can be adequately managed through imposing appropriate clearing permit conditions, requiring revegetation and fauna management.

#### Conclusion

The proposed clearing presents a risk of fauna injury and mortality during clearing and will temporarily fragment coastal sand dune vegetation that contributes to a north-south habitat corridor for native fauna. These impacts are considered manageable through the application of appropriate conditions.

#### Conditions

To address the identified impacts, the clearing permit includes conditions requiring the permit holder to:

- undertake revegetation of temporary cleared areas, to reinstate the pre-clearing vegetation types and condition, subject to specific completion criteria;
- demarcate the clearing area to prevent inadvertent clearing of adjacent native vegetation;
- undertake avoid and minimise measures to reduce the impacts and extent of clearing;
- undertake slow, progressive one directional clearing to allow fauna to disperse into adjacent habitat; and
- engage a fauna specialist for the duration of clearing activities to identify the fauna, avoid clearing near any nesting native shorebirds, facilitate fauna dispersal, and capture and relocate individuals where necessary.

### 3.2.3. Conservation areas - Principle (h)

#### Assessment

The application area is within:

- a DBCA managed portion of Woodman Point Regional Park; and

- Bush forever Site 341 (Woodman Point, Coogee / Munster).

The proposed clearing will result in the loss of 0.295 hectares of native vegetation from these conservation areas.

Woodman Point Regional Park covers about 251.8 hectares and is managed for conservation, recreation and landscape values. Under the *Woodman Point Regional Park Management Plan* (Government of Western Australia, 2010), the application area is zoned 'Natural Environment Uses' which is managed for public use, and conservation and enhancement of flora and fauna. The Plan provides that development of facilities may be acceptable within this zone, subject to protection of environmental values and, where necessary, rehabilitation.

Bush Forever Site 341 comprises 242 hectares and is recognised as regionally significant bushland under State Planning Policy (SPP) 2.8. Development within Bush Forever areas is expected to avoid impacts where practicable and achieve outcomes consistent with the policy objective of no net loss of regionally significant bushland.

The application area has been highly modified with the majority of vegetation in a degraded (Keighery, 1994) condition (360 Environmental, 2022). However, the application area contributes to a north-south vegetated sand dune corridor and includes 0.0071 hectares of vegetation representative of SCP30a. Without appropriate management, the proposed clearing would:

- contribute to fragmentation of the sand dune habitat corridor within the conservation areas; and
- result in the loss of vegetation contributing to SCP30a within the conservation areas.

Advice received from the Department of Planning, Lands and Heritage (DPLH, 2025) recommended the following measures to achieve consistency with SPP 2.8:

- revegetation should be undertaken at a ratio of at least 1:1 relative to cleared areas, in consultation with DBCA; and
- no construction materials or associated waste should be disposed of within Bush Forever Site 341.

Having regard to this advice, and the requirements of SPP 2.8, the Delegated Officer considers that revegetation at a minimum 1:1 ratio is necessary to address the loss of vegetation within Bush Forever Site 341. This approach will also assist in maintaining no net loss of native vegetation within Woodman Point Regional Park and is consistent with acceptable uses for the 'Natural Environment Uses' zone.

The applicant has committed to revegetate 0.3 hectares of native vegetation within Bush Forever Site 341 and Woodman Point Regional Park. This includes:

- revegetation of temporarily cleared areas to re-establish vegetation structure and sand dune habitat connectivity; and
- revegetation of a nearby 0.05 hectare completely degraded area, to reinstate vegetation associated with SCP30a.

The proposed clearing also has the potential to increase the risk of soil erosion, and weed and dieback spread into surrounding vegetation. The Delegated Officer considers that these risks can be appropriately managed through clearing permit conditions.

The applicant has a Memorandum of Understanding with DBCA to undertake the project within its managed land. The applicant has consulted with DBCA throughout the design of the project.

### Conclusion

The proposed clearing will result in the loss of 0.295 hectares of native vegetation within Bush Forever Site 341 and Woodman Point Regional Park, and will impact on the environmental values of these conservation areas. These impacts are considered manageable through the implementation of appropriate management and revegetation measures, enforced through clearing permit conditions.

### Conditions

To address the identified impacts, the clearing permit includes conditions requiring the permit holder to:

- undertake revegetation of temporary cleared areas, to reinstate the pre-clearing vegetation types and condition;

- undertake revegetation of a 0.05 hectare area, to reinstate vegetation associated with SCP30a;
- demarcate the clearing area to prevent inadvertent clearing of adjacent native vegetation;
- undertake avoid and minimise measures to reduce the impacts and extent of clearing;
- implement hygiene measures to minimise the risk of introduction and weed and dieback spread; and
- implement erosion control measures to minimise the risk of wind erosion (refer to Section 3.2.4).

#### **3.2.4. Land resources - land degradation - Principle (g)**

##### **Assessment**

The application area is at high risk of land degradation resulting from wind erosion due to:

- the presence of light, highly permeable calcareous sands; and
- the coastal sand dune landform that characterises much of the site.

These above characteristics increase the susceptibility of soils to erosion when vegetation is removed. Clearing activities that expose sandy soils without appropriate stabilisation measures can result in sand drift, dune destabilisation and localised erosion.

While most of the application area on the dune system is in a degraded to completely degraded (Keighery, 1994) condition (360 Environmental, 2022), the proposed clearing is likely to exacerbate soil erosion without appropriate management.

The Delegated Officer considers that the risk of land degradation can be appropriately managed through clearing permit conditions that require:

- timely revegetation of temporary cleared areas; and
- the implementation and maintenance of appropriate erosion control measures.

##### **Conclusion**

The proposed clearing has the potential to increase the risk of land degradation through wind erosion. This impact is considered manageable through the implementation of appropriate erosion control and revegetation measures, enforced through clearing permit conditions.

##### **Conditions**

To address the identified impacts, the clearing permit includes conditions requiring the permit holder to:

- undertake timely revegetation of temporary cleared areas, to reinstate the pre-clearing vegetation types and condition;
- implement avoid and minimise measures to reduce the impacts and extent of clearing;
- implement erosion control measures to minimise the risk of wind erosion, including:
  - commencing construction activities within three months of completing clearing to limit the duration of exposed soils;
  - applying erosion control measures within one month of completing clearing until construction activities commence;
  - maintaining erosion control measures in temporary cleared areas until revegetation has substantially commenced; and
  - monitoring cleared areas for evidence of wind erosion and applying additional erosion control measures where required.

### **3.3. Relevant planning instruments and other matters**

#### **Planning**

The application area is zoned as 'Regional open space' under the Metropolitan Region Scheme, and is within Woodman Point Regional Park, which is managed for conservation, recreation and landscape values.

Under the *Woodman Point Regional Park Management Plan* (Government of Western Australia, 2010), the application area is zoned 'Natural Environment Uses' which is managed for public use, and conservation and enhancement of flora and fauna. The Plan provides that development of facilities may be acceptable within this zone,

subject to protection of environmental values and, where necessary, rehabilitation. Based on the applicants efforts to avoid, minimise and mitigate the impacts to environmental values, the proposed development is considered to be consistent with the intent of the Plan.

#### City of Cockburn advice

The City of Cockburn (the City) was invited to provide comment on the application. The City advised that it supports the project and notes that the clearing permit application is consistent with the development approval issued under the Metropolitan Region Scheme (MRS) (City of Cockburn, 2025).

#### WAPC – development approval

The applicant received development approval for the proposed works from the Western Australian Planning Commission (WAPC) under the MRS (WAPC, 2025). The development approval includes the following management conditions relating to the construction and end land use:

- preparation and implementation of a construction environmental management plan, in consultation with DBCA, which must include but not be limited to:
  - weed and disease management;
  - erosion control;
  - management of dust vibration and noise;
  - construction lighting management;
  - underwater noise management procedures;
  - temporary fencing;
  - works timing management; and
  - waste management.
- preparation and implementation of a construction management plan;
- revegetation with native species at a 1:1 ratio to clearing;
- preparation and implementation of a detailed landscaping plan with a commitment to planting native species; and
- maintenance of the current coastal monitoring regime over the life of the structure and remedial actions if coastal monitoring indicates the need.

The Delegated Officer considers that the above requirements will appropriately manage the end land use impacts associated with the project.

#### DPLH advice - Bush forever Site 341

DPLH were invited to provide comment on the application area given the application area is within Bush forever Site 341 (Woodman Point, Coogee / Munster) (refer to Section 3.2.3). DPLH advised that to ensure consistency with SPP 2.8 Land Use Planning Policy recommends (DPLH, 2025):

- the implementation of a DBCA endorsed construction environment management plan
- the implementation of a DBCA endorsed revegetation plan, which includes revegetation at a 1:1 ratio to vegetation cleared
- the species list selection for tree planting in the Landscape General Arrangement Plan (1913-32-01) to be approved by DBCA
- no construction materials, vegetation, earth spoil, drainage, or other debris to be disposed of within Bush Forever area 341.

The applicant has committed to undertake revegetation at a ratio of 1:1 to clearing, in accordance with a DBCA endorsed revegetation plan. This requirement will be conditioned on the clearing permit.

The applicant is required to provide a construction environment management plan and landscaping plan under its MRS development approval.

#### **Aboriginal Cultural Heritage**

Several 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.

The applicant has advised that consultation with Traditional Owners occurred via site meetings in August and September 2021 and January 2022, which helped to shape the project design. The applicant has entered into a Noongar Standard Heritage Agreement (NSHA) with the South West Aboriginal Land and Sea Council to cover the ground disturbing works associated with this project (DTMI, 2025).

**Other matters**

The applicant holds a MoU with DBCA to undertake the proposed works on DBCA managed land. The applicant has liaised with DBCA throughout the project design and development (DTMI, 2025).

The application area and immediate surrounds are not recognised as a contaminated site based on DWER's contaminated sites mapping.

**End**

## Appendix A. Details of public submissions

Summary of comments	Consideration of comment
<p>1. Clearing of the primary dune system will result in a significant residual impact, noting that the coastal dune systems of the Perth basin provide fauna habitat values and stability for sand dunes.</p>	<p>The potential impacts of the proposed clearing on fauna habitat and land degradation are addressed in Sections 3.2.2 and 3.2.4.</p> <p>The Delegated Officer acknowledges that clearing within a dune system presents risks to habitat values and land stability. However, these risks are considered manageable through the imposition of clearing permit conditions. These include requirements for:</p> <ul style="list-style-type: none"> <li>• timely revegetation of temporary clearing areas;</li> <li>• revegetation of a nearby 0.05 hectare degraded area mapped as SCP30a;</li> <li>• engagement of a fauna specialist to minimise fauna injury during clearing; and</li> <li>• implementation of erosion control measures to stabilise soils prior to vegetation establishment.</li> </ul>
<p>2. Alternative clearing areas should be used to avoid clearing vegetation from the primary dune system.</p>	<p>The applicant has demonstrated that site layout and access options were considered during project design, with approximately 80% of the project footprint located in existing cleared or disturbed areas (DTMI, 2025b).</p> <p>The remaining footprint within the dune system was selected having regard to proximity to the jetty, construction requirements (including crane assembly and operation), and the need to maintain public access and car parking during works. The applicant has advised that relocating these areas would likely increase impacts to higher quality vegetation, including SCP30a (DTMI, 2025b).</p> <p>Specifically, the applicant advised that the crane used in construction will be transported to the laydown area in pieces and built on site to operate from the laydown. This is preferable to constructing on grassed areas, which would require increased clearing of SCP30a to allow for its passage to and from the jetty (DTMI, 2025b).</p> <p>The Delegated Officer is satisfied that reasonable efforts have been made to avoid and minimise clearing, consistent with the mitigation hierarchy.</p>
<p>3. Supporting documents do not adequately address the Clearing Principles including impacts to Bush Forever, SCP30a, fauna habitat, erosion risks and rehabilitation.</p>	<p>The assessment of impacts to conservation areas, SCP30a, fauna habitat and land degradation is provided in Sections 3.2.1 to 3.2.4.</p> <p>The Delegated Officer considers that these matters have been adequately addressed in the assessment. Residual impacts are managed through clearing permit conditions requiring revegetation (including temporary cleared areas, and an area mapped as SCP30a), implementation of erosion control measures, and fauna management. The applicant has also prepared a revegetation plan, which has been endorsed by DBCA and will be implemented under DBCA supervision.</p>
<p>4. Contamination risks in the project area are inadequately defined noting the region has a long history of heavy industrial uses and unregulated dumping of wastes into the dunes and marine environment.</p>	<p>The application area is not recorded as a known contaminated site on DWER's Contaminated Sites Database. Management of any unexpected contamination encountered during construction is expected to be addressed through the applicant's construction management and environmental management plans, required under the Metropolitan Region Scheme (MRS) development approval (DA).</p>

Summary of comments	Consideration of comment
<p>5. Recommended outcomes, including modifying the proposal to avoid the dune system, modelling of the dune system to predict erosion risks, provision of the rehabilitation plan for public review, further contamination investigation, or referral of the project to the EPA for assessment.</p>	<p>The Delegated Officer has considered the recommended outcomes. As discussed in response to Comment 2, based on the applicants supporting information, additional modification of the proposal is unlikely to be achievable. The Delegated Officer also acknowledged that the applicant has liaised with DBCA throughout the design process and has received DA under the MRS for the current design.</p> <p>The risk to the dune system from the proposed clearing action is not considered to warrant detailed modelling in this instance, given this impact can be managed through site-specific permit conditions. These conditions include the requirement to implement erosion control measures post clearing, and maintain those measures until vegetation has re-established.</p> <p>The Delegated Officer considered that impacts associated with the construction and end land use are expected to be addressed through the applicant's construction management and environmental management plans, required under the DA.</p> <p>The applicant has prepared a DBCA endorsed revegetation plan for the dune system (GHD, 2025), which will support revegetation outcomes and will be made publicly available here - <a href="#">Index of /permit/11251</a>.</p> <p>Regarding contamination, existing regulatory requirements are considered sufficient to manage any unforeseen risks (refer to Comment 4 above).</p> <p>The applicant has advised that referral to the EPA under Part IV of the <i>Environmental Protection Act 1986</i> was not undertaken, as the impacts were not considered significant enough to warrant referral.</p> <p>Having regard to the scale and nature of the impacts, and the effectiveness of proposed mitigation and management measures, the Delegated Officer considers that assessment under Part V of the EP Act is appropriate.</p>

## Appendix B. Site characteristics

Characteristic	Details
Local context	<p>The application area is within the Perth Subregion of the Swan Coastal Plain Bioregion, within the intensive land use zone of Western Australia.</p> <p>The application area is north of Woodman Point on Coogee Beach, about 7.5 km south of Fremantle within the City of Cockburn.</p> <p>Spatial data indicates that the local area (10-km radius from the centre of the area proposed to be cleared) retains about 19% remnant native vegetation cover.</p>
Ecological linkage	<p>There are no formal ecological linkages mapped within the application area. The closest known ecological linkage is Perth Regional Ecological Linkage (76), located about 135 m east of the application area.</p> <p>The application area forms part of a broader coastal ecological linkage of sand dune vegetation, running north south.</p>
Conservation areas	<p>The application area is within:</p> <ul style="list-style-type: none"> <li>• Bush Forever site 341 (Woodman Point, Coogee / Munster)</li> <li>• Woodman Point Regional Park (a portion managed by DBCA).</li> </ul>

Characteristic	Details
Vegetation description	<p>The flora and vegetation survey (360 Environmental, 2022) identified the following vegetation types within the application area:</p> <ul style="list-style-type: none"> <li>• <b>Sl*Ep</b> - <i>Spinifex longifolius</i> and marram grass mid to tall open tussock grassland over a low open herbland with occasional <i>Olearia axillaris</i>, <i>Scaevola crassifolia</i> and <i>Acacia rostellifera</i> – comprises 0.21 hectares</li> <li>• <b>ArRb</b> - <i>Acacia rostellifera</i>, <i>Olearia axillaris</i>, <i>Rhagodia baccata</i> and <i>Scaevola crassifolia</i> mid open shrubland over <i>Spinifex longifolius</i> and <i>Acanthocarpus preissii</i> low open grassland – comprises 0.07 hectares</li> <li>• <b>ArGp</b> - <i>Acacia rostellifera</i> mid open shrubland over <i>Acacia cochlearis</i>, <i>Grevillea preissii</i> and <i>Rhagodia baccata</i> low open shrubland over a weed grassland and herbland – comprises 0.01 hectares</li> <li>• <b>MIAr</b> - <i>Melaleuca lanceolata</i> and <i>Agonis flexuosa</i> tall shrubland over <i>Acacia rostellifera</i> and <i>Grevillea olivacea</i> mid open shrubland over <i>Rhagodia baccata</i> low sparse shrubland over a weed grassland and herbland – comprises 0.005 hectares</li> <li>• <b>MI</b> - <i>Mature Melaleuca lanceolata</i> – comprises 0.002 hectares.</li> </ul> <p>This is partially consistent with the broad scale mapped vegetation type:</p> <ul style="list-style-type: none"> <li>• Quindalup Complex - 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 <i>Melaleuca lanceolata</i> (Rottnest Teatree) - <i>Callitris preissii</i> (Rottnest Island Pine), the closed scrub of <i>Acacia rostellifera</i> (Summer-scented Wattle) and the low closed <i>Agonis flexuosa</i> (Peppermint) forest of Geographe Bay. (Shepherd et al, 2001).</li> </ul>
Vegetation condition	<p>The flora and vegetation survey (360 Environmental, 2022) indicates that the vegetation within the application area is in the following condition (Keighery, 1994):</p> <ul style="list-style-type: none"> <li>• Good – 0.08 hectares</li> <li>• Degraded – 0.18 hectares</li> <li>• Completely degraded – 0.03 hectares.</li> </ul> <p>The full Keighery (1994) condition rating scale is provided in Appendix D.</p>
Climate and landform	<p>The area experiences a Mediterranean climate, with dry, hot summers and cool, wet winters. Average annual rainfall is 816 mm per annum with the majority falling between June and August.</p> <p>Most of the vegetated portions of the application area occur on a coastal sand dune system, comprising dune crests, slopes and swales.</p>
Soil description	<p>The soils of the application area are mapped as 211Qu__S13 (Calcareous Sand), which is described as white, medium grained, rounded quartz and shell debris, well sorted of eolian origin (DPIRD, 2019).</p>
Land degradation risk	<p>The soils mapped within the application area are highly susceptible to wind erosion and water repellence.</p>
Waterbodies	<p>DWER's desktop assessment, aerial imagery and the flora and vegetation survey (360 Environmental, 2022) indicate that there are no wetlands or watercourses mapped within or nearby the application area.</p>
Hydrogeography	<p>The application area is located within the Cockburn Groundwater Area proclaimed under the <i>Rights in Water and Irrigation Act 1914</i>. The application area is not located within a proclaimed surface water area.</p> <p>Groundwater salinity is mapped at between 500-1000 TDS mg/L.</p>
Flora	<p>There are records of 26 conservation significant flora species mapped within the local area. The closest records to the application area include:</p> <ul style="list-style-type: none"> <li>• <i>Grevillea olivacea</i> (Priority 4; DBCA listed) – recorded within the application area. DBCA has advised that this record reflects cultivated individuals as the application area is well outside the species known natural range.</li> </ul>

Characteristic	Details
	<ul style="list-style-type: none"> <li><i>Dodonaea hackettiana</i> (Priority 4; DBCA listed) – recorded 970 m from the application area.</li> </ul> <p>No other conservation listed flora are mapped within 3 km of the application area.</p>
Ecological communities	A portion of the eastern section of application area, adjacent to an existing public access track, is mapped as the SCP30a TEC. The flora and vegetation survey identified that about 0.0071 hectares of the application area is likely to be representative of this TEC.
Fauna	<p>There are several conservation significant fauna known from the local area. Non-aquatic fauna mapped closest to the application area include:</p> <ul style="list-style-type: none"> <li><i>Isoodon fusciventer</i> (quenda) – recorded 120 metres from the application area; and</li> <li><i>Thalasseus bergii</i> (crested tern) – recorded 660 metres from the application area.</li> </ul> <p>Several other Migratory listed birds have been recorded within 1 km of the application area.</p>

### B.1. Fauna analysis

With consideration for the site characteristics set out above, relevant datasets (see Appendix F.1), the habitat preferences, the distribution and extent of existing records, and flora and vegetation assessment of the application area (360 Environmental, 2022), impacts to the following conservation significant fauna required further consideration.

Species name	Conservation status (BC Act or DBCA listed)	Suitable habitat?
<i>Apus pacificus</i> (fork-tailed swift)	Migratory	Potential foraging habitat, no breeding habitat.
<i>Calidris ferruginea</i> (curlew sandpiper)	Critically Endangered	Potential foraging habitat, no breeding habitat
<i>Charadrius leschenaultii</i> (greater sand plover)	Vulnerable	Potential foraging habitat, no breeding habitat
<i>Falco peregrinus</i> (peregrine falcon)	Other Specially Protected Fauna	Potential foraging habitat, no breeding habitat
<i>Isoodon fusciventer</i> (quenda)	Priority 4	Yes
<i>Lerista lineata</i> (Perth slider)	Priority 3	Yes
<i>Neelaps calonotos</i> (black-striped snake)	Priority 3	Yes – secondary habitat only, prefers <i>Banksia</i> woodland (primary habitat)
<i>Pandion cristatus</i> (osprey)	Migratory	Potential foraging habitat, no breeding habitat
<i>Sternula nereis nereis</i> (fairy tern)	Vulnerable	Yes – although typically prefers to breed within areas further from recreational disturbance.
<i>Thalasseus bergii</i> (crested tern)	Migratory	Yes – although typically prefers to breed within areas further from recreational disturbance
<i>Zanda latirostris</i> (Carnaby's cockatoo)	Endangered	Yes – marginal secondary foraging habitat given occasional <i>Callitris preissii</i> on site

While *Callitris preissii* provides secondary foraging habitat for Carnaby's cockatoo, given the limited number of these trees within the application area, the proposed clearing is not likely to impact on significant Carnaby's cockatoo foraging habitat. The application area does not provide suitable breeding or roosting habitat for this species.

Given an absence of suitable breeding habitat for the osprey, peregrine falcon, greater sand plover, fork-tailed swift and curlew sandpiper these highly mobile avian species are not likely to be impacted by the proposed clearing. Therefore, these species were not assessed further under Section 3.2.2.

### B.2. Flora analysis

Impacts to the following conservation listed flora (known from the local area) required further consideration. This is having regard to the site characteristics, relevant datasets (see Appendix F.1), species habitat requirements, conservation status, known distribution and extent of records, and the findings of a flora and vegetation assessment of the application area (360 Environmental, 2022).

Species name	Conservation status (BC Act or DBCA listed)	Suitable habitat?
<i>Dodonaea hackettiana</i>	Priority 4	Yes
<i>Eucalyptus foecunda</i> subsp. <i>foecunda</i>	Priority 4	Yes
<i>Grevillea olivacea</i>	Priority 4	Yes
<i>Jacksonia sericea</i>	Priority 4	Yes
<i>Lepidium puberulum</i>	Priority 4	Yes
<i>Pimelea calcicola</i>	Priority 3	Yes
<i>Stylidium maritimum</i>	Priority 3	Yes

The flora and vegetation survey identified *Grevillea olivacea* within the application area. However advice from DBCA advised that this record reflects cultivated individuals as the application area is well outside the species known natural range (DBCA, 2025). Therefore, the occurrence is not considered to represent a naturally occurring population, and impacts to this record have not been assessed further.

No other conservation significant flora species were recorded within the application area during the survey (360 Environmental, 2022). The Delegated Officer considered that the a portion of the survey was undertaken outside of the optimal spring flowering period for some taxa.

Notwithstanding this, the application area is largely in a degraded (Keighery, 1994) condition (360 Environmental, 2022) and comprises a relatively small extent of potentially suitable habitat. In addition, the Priority 3 and Priority 4 species identified above are relatively widespread, each being known from more than 30 records across their respective ranges.

Having regard to these factors, any impact to previously unrecorded conservation significant flora listed above, should they occur within the application area, is unlikely to be significant at a local or regional scale. On this basis, and given the scope and findings of the existing survey, a further targeted flora survey was not considered necessary, and no additional assessment of impacts to these species has been undertaken.

**Appendix C. Assessment against the clearing principles**

Assessment against the clearing principles	Variance level	Is further consideration required?
<b>Environmental value: biological values</b>		
<p><u>Principle (a):</u> “Native vegetation should not be cleared if it comprises a high level of biodiversity.”</p> <p><u>Assessment:</u></p> <p>Much of the application area comprises degraded coastal shrubland and grassland. A total of 18 introduced species were recorded within a broader survey area encompassing the application area, representing 45.82% of the total taxa recorded (360 Environmental, 2022). Therefore much of the application is considered unlikely to comprise a high level of biodiversity.</p> <p>However, 0.0071 hectares of the application area is inferred to represent SCP30a, which is a critically endangered ecological community. This portion of the application area inferred is therefore considered to comprise a high level of biodiversity.</p>	At variance	Yes <i>Refer to Section 3.2.1.</i>
<p><u>Principle (b):</u> “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.”</p> <p><u>Assessment:</u></p> <p>The application area is largely in degraded (Keighery, 1994) condition and is unlikely to represent significant fauna habitat. Higher quality habitat occurs within the surrounding Woodman Point Conservation Park. However, the</p>	Not likely to be at variance	Yes <i>Refer to Section 3.2.2.</i>

Assessment against the clearing principles	Variance level	Is further consideration required?
<p>application area contributes to a coastal habitat linkage and may be used opportunistically by fauna.</p>		
<p><u>Principle (c):</u> <i>“Native vegetation should not be cleared if it includes, or is necessary for the continued existence of, threatened flora.”</i></p> <p><u>Assessment:</u></p> <p>No threatened flora are known to occur within or nearby the application area based on available datasets and the Survey (360 Environmental, 2022; Western Australian Herbarium, 1998–). Given the site characteristics, the application area is unlikely to support any threatened flora taxa known from the local area.</p>	<p>Not likely to be at variance</p>	<p>No</p>
<p><u>Principle (d):</u> <i>“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.”</i></p> <p><u>Assessment:</u></p> <p>Approximately 0.0071 hectares of vegetation within the application area is inferred to represent SCP30a, which is a Critically Endangered Threatened Ecological Community under the BC Act (360 Environmental, 2022).</p>	<p>At variance</p>	<p>Yes</p> <p>Refer to Section 3.2.1.</p>
<p><b>Environmental value: significant remnant vegetation and conservation areas</b></p>		
<p><u>Principle (e):</u> <i>“Native vegetation should not be cleared if it is significant as a remnant of native vegetation in an area that has been extensively cleared.”</i></p> <p><u>Assessment:</u></p> <p>The application area occurs within an extensively cleared urbanised landscape. The local area retains about 19% native vegetation, exceeding the EPA (2008) minimum vegetation retention threshold of 10% for constrained area. The Quindalup Complex retains about 60.49% of its pre-clearing extent.</p> <p>While the application area is a significant remnant (noting it contains SCP30a and vegetation within Bush Forever Site 341) in an extensively cleared landscape, the residual impact in relation to this Principle is not considered significant in the context of regional vegetation retention thresholds.</p> <p>The significant environmental values of the application area are assessed under clearing principles (a), (b) and (d).</p> <p>It is noted that the applicant has committed to undertake revegetation at a 1:1 ratio to clearing, which will ensure no net loss of native vegetation.</p>	<p>May be at variance</p>	<p>No</p>
<p><u>Principle (h):</u> <i>“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.”</i></p> <p><u>Assessment:</u></p> <p>The application area is within the Woodman Point Regional Park and Bush Forever Site 341 (Woodman Point, Coogee / Munster). The proposed clearing of 0.295 hectares of native vegetation will result in temporary localised impacts, including habitat fragmentation within these conservation areas.</p>	<p>At variance</p>	<p>Yes</p> <p>Refer to Section 3.2.3.</p>
<p><b>Environmental value: land and water resources</b></p>		

Assessment against the clearing principles	Variance level	Is further consideration required?
<p><u>Principle (f):</u> <i>“Native vegetation should not be cleared if it is growing in, or in association with, an environment associated with a watercourse or wetland.”</i></p> <p><u>Assessment:</u></p> <p>There are no wetlands or watercourses recorded nearby the application area, and no riparian vegetation was recorded during the Survey (360 Environmental, 2022).</p>	Not at variance	No
<p><u>Principle (g):</u> <i>“Native vegetation should not be cleared if the clearing of the vegetation is likely to cause appreciable land degradation.”</i></p> <p><u>Assessment:</u></p> <p>The application area comprises calcareous sandy soils that are highly susceptible to wind erosion and water repellence. Clearing may increase the risk of land degradation, particularly within the coastal dune system, without appropriate management.</p>	May be at variance	Yes <i>Refer to Section 3.2.4.</i>
<p><u>Principle (i):</u> <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.”</i></p> <p><u>Assessment:</u></p> <p>The application area is not nearby any watercourses or wetlands; therefore, the proposed clearing is unlikely to impact on the quality of surface water.</p> <p>Given the scale of clearing (0.295 hectares) and vegetation type within the application area, impacts to groundwater levels or salinity are not expected as a result of clearing.</p>	Not likely to be at variance	No
<p><u>Principle (j):</u> <i>“Native vegetation should not be cleared if the clearing of the vegetation is likely to cause, or exacerbate, the incidence or intensity of flooding.”</i></p> <p><u>Assessment:</u></p> <p>Noting the presence of highly permeable sandy soils in the application area, and absence of watercourses or wetlands nearby, the proposed clearing is not likely to cause or exacerbate flooding.</p>	Not likely to be at variance	No

**Appendix D. Vegetation condition rating scale**

Vegetation condition is a rating given to a defined area of vegetation to categorise and rank disturbance related to human activities. The rating refers to the degree of change in the vegetation structure, density and species present in relation to undisturbed vegetation of the same type. The degree of disturbance impacts upon the vegetation’s ability to regenerate. Disturbance at a site can be a cumulative effect from a number of interacting disturbance types.

Considering its location, the scale below was used to measure the condition of the vegetation proposed to be cleared. This scale has been extracted from - Keighery, B.J. (1994) *Bushland Plant Survey: A Guide to Plant Community Survey for the Community*. Wildflower Society of WA (Inc). Nedlands, Western Australia.

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

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

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

Appendix E. Biological survey information excerpts

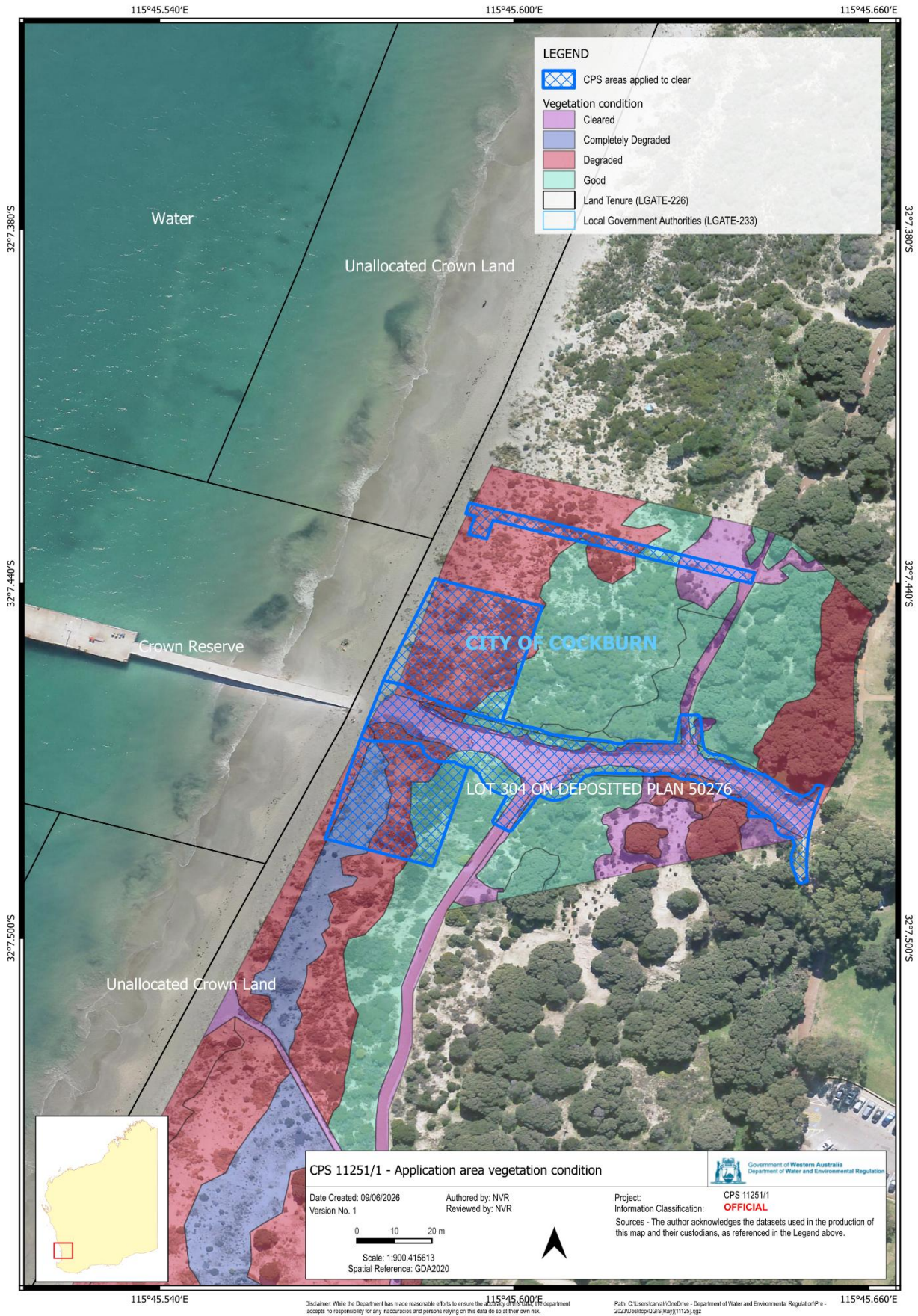


Figure 4. Mapped vegetation condition over the application area (360 Environmental, 2022).

## Appendix F. Sources of information

### F.1. GIS databases

Publicly available GIS Databases used (sourced from [www.data.wa.gov.au](http://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)
- Geomorphic Wetlands Swan Coastal Plain (DBCA-021)
- 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

Restricted GIS Databases used:

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

### F.2. References

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City of Cockburn (2025) *Advice for clearing permit application CPS 11251/1*. Received 7 October 2025 (DWER Reference: DWERDT1207938).

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