GOVERNMENT OF
WESTERN AUSTRALIA

CLEARING PERMIT

Granted under section 51E of the Environmental Protection Act 1986

PERMIT DETAILS

Area Permit Number: CPS 11314/1

File Number: DWERVT20340

Duration of Permit: From 07/02/2026 to 07/02/2031

PERMIT HOLDER

City of Rockingham

LAND ON WHICH CLEARING IS TO BE DONE

Lot 4779 on Plan 33313, Secret Harbour

AUTHORISED ACTIVITY

The permit holder must not clear more than 0.76 hectares of *native vegetation* within the area cross-hatched yellow in Figure 1 of Schedule 1.

CONDITIONS

1. Avoid, minimise, and reduce impacts and extent of clearing

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

(a) avoid the clearing of *native vegetation*;

(b) minimise the amount of *native vegetation* to be cleared; and

(c) reduce the impact of clearing on any environmental value.

2. Weed and dieback management

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

(a) clean earth-moving machinery of soil and vegetation prior to entering and leaving the area to be cleared;

(b) ensure that no known *dieback* or *weed*-affected soil, *mulch, fill*, or other material is brought into the area to be cleared; and

(c) restrict the movement of machines and other vehicles to the limits of the areas to be cleared.

3. Records that must be kept

The permit holder must maintain records relating to the listed relevant matters in accordance with the specifications detailed in Table 1.

Table 1: Records that must be kept

No.	Relevant matter	Specifications
1.	In relation to the authorised clearing activities generally	(a) the species composition, structure, and density of the cleared area; (b) the location where the clearing occurred, recorded using a Global Positioning System (GPS) unit set to Geocentric Datum Australia 2020 (GDA2020), expressing the geographical coordinates in Eastings and Northings; (c) the date that the area was cleared; (d) the size of the area cleared (in hectares).

4. Reporting

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

DEFINITIONS

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

Table 2: Definitions

Term	Definition
CEO	Chief Executive Officer of the department responsible for the administration of the clearing provisions under the *Environmental Protection Act 1986*.
clearing	has the meaning given under section 3(1) of the EP Act.
condition	a condition to which this clearing permit is subject under section 51H of the EP Act.
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)

Term	Definition
native vegetation	has the meaning given under section 3(1) and section 51A of the EP Act.
weeds	means any plant – (a) that is a declared pest under section 22 of the *Biosecurity and Agriculture Management Act 2007*; or (b) published in a Department of Biodiversity, Conservation and Attractions species-led ecological impact and invasiveness ranking summary, regardless of ranking; or (c) not indigenous to the area concerned.

END OF CONDITIONS

Alyse Arkless
A/SENIOR ENVIRONMENTAL OFFICER
NATIVE VEGETATION REGULATION

Officer delegated under Section 20
of the Environmental Protection Act 1986

15 January 2026

SCHEDULE 1

The boundary of the area authorised to be cleared is shown in the map below.

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

Government of Western Australia
Department of Water and Environmental Regulation

Clearing Permit Decision Report

1 Application details and outcome

1.1. Permit application details

Permit number:	CPS 11314/1
Permit type:	Area permit
Applicant name:	City of Rockingham
Application received:	31 October 2025
Application area:	0.76 hectares of native vegetation
Purpose of clearing:	Beach access path maintenance
Method of clearing:	Mechanical
Property:	Lot 4779 on Deposited Plan 33313 (Crown Reserve 47199)
Location (LGA area/s):	City of Rockingham
Localities (suburb/s):	Secret Harbour

1.2. Description of clearing activities

The vegetation proposed to be cleared is contained within a single contiguous area (see Figure 1, Section 1.5). The application is to clear coastal shrubs for the construction and maintenance of a beach access pathway.

1.3. Decision on application

Decision:	Granted
Decision date:	15 January 2026
Decision area:	0.76 hectares of native vegetation, as depicted in Section 1.5, below.

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), photographs of the vegetation (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 the necessity of the clearing is to maintain a clear beach access path and remove the unnecessary sand build up.

The assessment identified that the proposed clearing will result in the potential introduction and spread of weeds into adjacent vegetation, which could impact on the quality of the adjacent vegetation and its habitat values.

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 can be minimised and managed to unlikely lead to an unacceptable risk to environmental values. The applicant has suitably demonstrated avoidance and minimisation measures.

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

- avoid, minimise to reduce the impacts and extent of clearing; and,
- take hygiene steps to minimise the risk of the introduction and spread of weeds

1.4. Site map

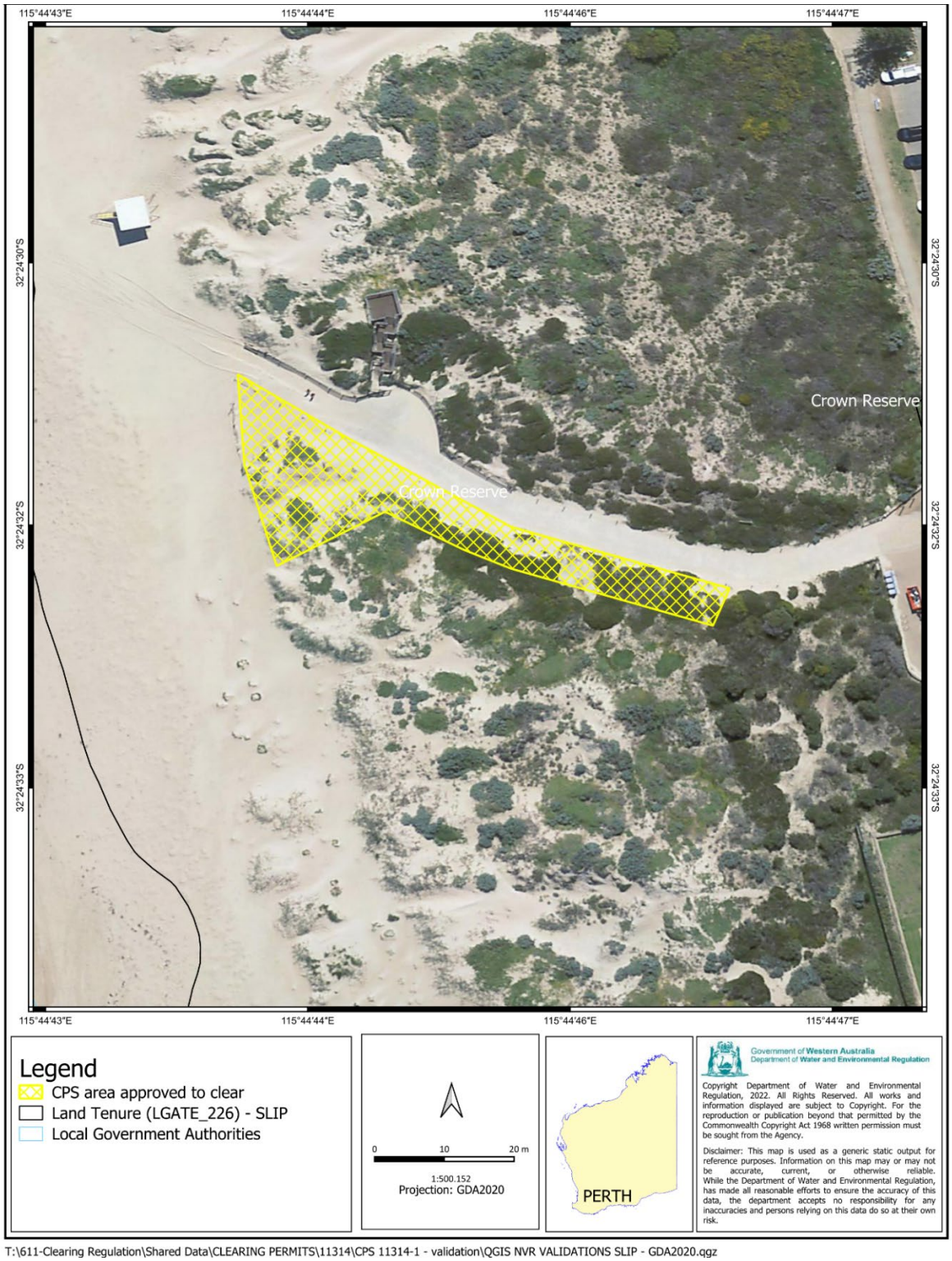


Figure 1 Map of the application area

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)

The key guidance documents which inform this assessment are:

- *A guide to the assessment of applications to clear native vegetation* (DER, December 2013)
- *Procedure: Native vegetation clearing permits* (DWER, October 2019)

3 Detailed assessment of application

3.1. Avoidance and mitigation measures

The applicant demonstrated that vegetation rehabilitation will be promoted where appropriate following the clearing, to assist with dune stabilisation. Otherwise, the raceways and portion of the dune bordering the path will be cleared out periodically (City of Rockingham, 2025). The applicant also identified avoidance of clearing is not possible noting the extreme sand accretion, which has resulted in the beach pathway maintenance becoming ineffective.
The Delegated Officer was satisfied that the applicant has made a reasonable effort to avoid and minimise potential impacts of the proposed clearing on environmental values.

3.2. Assessment of impacts on environmental values

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

The assessment against the clearing principles (see Appendix B) identified the impacts of the proposed clearing are limited and able to be managed to be environmentally acceptable with standard avoid and minimise management conditions.

3.3. Relevant planning instruments and other matters

No Aboriginal sites of significance have been mapped within the application area. It is the permit holder's responsibility to comply with the *Aboriginal Heritage Act 1972* (WA) and ensure that no Aboriginal Sites of Significance are damaged through the clearing process.

End

Appendix A. Site characteristics

A.1 Site characteristics

Characteristic	Details
Local context	The application area is part of an expansive tract of coastal vegetation adjacent to a coastal public pathway. To the west of the application area is Secret Harbour Beach and to the east is urban development. Spatial data indicates vegetation within the local area retains 35 per cent remnant vegetation.
Ecological linkage	No formal ecological linkages have been mapped within the application area. The application area may be a part of an informal ecological linkage, connecting vegetated areas along the coast.
Conservation areas	There are no conservation areas mapped within the application area. The closest conservation area is Bush forever area 377, located 546 metres from the application area.
Vegetation description	Photographs supplied by the City of Rockingham indicates the vegetation within the application area consists of *Spinifex longifolius, Tetra decumbens, Scaevola crassifolia* over Foredune/blowout complexes (semi-erosional) deep uniform calcareous sands. Representative photos are available in Appendix D. This is consistent with the mapped vegetation type: • Swan Coastal Plain - Aeolian Deposits - 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. The mapped vegetation type retains approximately 56.83 per cent of the original extent *(Government of Western Australia, 2019).*
Vegetation condition	Photographs supplied by the City of Rockingham indicate the vegetation within the proposed clearing area is in degraded (Keighery, 1994) condition, described as: • 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. The full Keighery (1994) condition rating scale is provided in Appendix C. Representative photos are available in Appendix D.
Climate and landform	The application area consists of very low relief ridges and swale topography sand dunes. Medina Research centre, located approximately 25 kilometres from the application area, records the annual mean maximum temperature at 24.5 degrees Celsius, with a mean annual low of 15.1 degrees Celsius. The annual rainfall is 749 millimetres, with the month of July having the highest rainfall, averaging 145.5 millimetres. (BOM, 2025)
Soil description	The soil within the application area is mapped as; 211Qu__Qf1 - Foredune/blowout (semi-erosional) complex with very low relief ridge and swale topography with deep uniform calcareous sands.

Characteristic	Details
Land degradation risk	Land degradation in the form of wind erosion is mapped as a high to extreme risk. All other mapped land degradation risks are low.
Waterbodies and Hydrogeography	The desktop assessment and aerial imagery indicate there are no watercourses or waterbodies within or adjacent to the application area. The application area is mapped within the Rockingham Groundwater Area.
Flora	There are 60 records of conservation significant flora in the local area, 8 of which are found on the same soil and vegetation type as the application area. The nearest record within the same soil type is *Calandrinia oraria*, located 3.3 kilometres from the application area.
Ecological communities	The application area is not mapped within a threatened or priority ecological community. The nearest mapped ecological community is SPC 19 - Sedgelands in Holocene dune swales of the southern Swan Coastal Plain (floristic community type 19 as originally described in in Gibson et al. 1994), which is located approximately 300 metres east of the application area and separated by urban development.
Fauna	There are records of 39 species of conservation significant fauna within the local area, with 13 found in the same vegetation type as the application area. The most abundant, and nearest fauna records are the *Isoodon fusciventer* (quenda) and *Synemon gratiosa* (graceful sunmoth).

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	977,183.90	327,360.30	33.50	140,616.70	14.38
Vegetation complex					
Swan Coastal Plain - Aeolian Deposits - Quindalup Complex	54,573.87	31015.90	56.83	6712.03	12.29
Local area calculation					
Local area radius (10km)	15,457.00	5,432.00	35.14	-	-

*Government of Western Australia (2019a)

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)
Isoodon fusciventer (quenda, southwestern brown bandicoot)	P4	N	Y	0.27	628
Synemon gratiosa (graceful sunmoth)	P4	Y	N	2.3	58

A.4 Land degradation risk table

Risk categories		***Land Unit 1***
Water Erosion	M2	30-50% of map unit has a high to extreme water erosion risk
Wind Erosion	H2	>70% of map unit has a high to extreme wind erosion risk
Salinity	L1	<3% of map unit has a moderate to high salinity risk or is presently saline
Flood	L1	<3% of the map unit has a moderate to high flood risk
Waterlogging	L1	<3% of map unit has a moderate to very high waterlogging risk
Subsurface Acidification	L1	<3% of map unit has a high subsurface acidification risk or is presently acid
Phosphorus Export	M2	30-50% of map unit has a high to extreme phosphorus export risk

Appendix B. Assessment against the clearing principles

Assessment against the clearing principles	Variance level	Is further consideration required?
Environmental value: biological values		
Principle (a): *"Native vegetation should not be cleared if it comprises a high level of biodiversity."* Assessment: The application area does not contain regionally significant flora, fauna, habitats or assemblages of plants. Standard management conditions will minimise impacts to surrounding vegetation habitats.	Not likely to be at variance	No
Principle (b): *"Native vegetation should not be cleared if it comprises the whole or a part of, or is necessary for the maintenance of, a significant habitat for fauna."* Assessment: The application area does not contain significant habitat for conservation significant fauna. The *Synemon gratiosa* (graceful sunmoth) has the preferred breeding vegetation species of *Lomandra maritime* and *L. hermaphrodita*. These species are not present within the application area, therefore the graceful sunmoth is unlikely to occur within the application area (ALA, 2025) (City of Rockingham, 2025).	Not likely to be at variance	No

Assessment against the clearing principles	Variance level	Is further consideration required?
Noting the location and condition of the application area, other fauna species are likely to traverse the application area however not rely on the vegetation as critical habitat. Given the extent of the clearing and noting the absence of critical habitat for conservation significant fauna, the clearing of native vegetation is not likely to be significant.		
Principle (c): *"Native vegetation should not be cleared if it includes, or is necessary for the continued existence of, threatened flora."* Assessment: The area proposed to be cleared is unlikely to contain habitat for flora species listed under the BC Act.	Not likely to be at variance	No
Principle (d): *"Native vegetation should not be cleared if it comprises the whole or a part of, or is necessary for the maintenance of, a threatened ecological community."* Assessment: The application area is not mapped within a threatened ecological community and does not contain species that can indicate a threatened ecological community.	Not likely to be at variance	No
Environmental value: significant remnant vegetation and conservation areas		
Principle (e): *"Native vegetation should not be cleared if it is significant as a remnant of native vegetation in an area that has been extensively cleared."* Assessment: The extent of the mapped vegetation type and native vegetation in the local area is consistent with the national objectives and targets for biodiversity conservation in Australia. The vegetation proposed to be cleared is 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."* Assessment: Given the extent of clearing and the distance to the nearest conservation area, the proposed clearing is not likely to have an impact on the environmental values of nearby conservation areas.	Not likely to be at variance	No
Environmental value: land and water resources		
Principle (f): *"Native vegetation should not be cleared if it is growing in, or in association with, an environment associated with a watercourse or wetland."* Assessment: Given the extent of the clearing, and no water courses or wetlands are recorded within 300 metres of 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."* Assessment:	Not likely to be at variance	No

Assessment against the clearing principles	Variance level	Is further consideration required?
The mapped soils are highly susceptible to wind erosion, however noting the extent of the clearing and the condition of the vegetation, the proposed clearing is not likely to contribute to land degradation.		
Principle (i): *"Native vegetation should not be cleared if the clearing of the vegetation is likely to cause deterioration in the quality of surface or underground water."* Assessment: Given the extent of the clearing, and no water courses, wetlands, or Public Drinking Water Sources Areas are recorded within the application area, the proposed clearing is unlikely to impact surface or ground water quality.	Not likely to be at variance	No
Principle (j): *"Native vegetation should not be cleared if the clearing of the vegetation is likely to cause, or exacerbate, the incidence or intensity of flooding."* Assessment: The mapped soils and topographic contours in the surrounding area does not indicate the proposed clearing is likely to contribute to increased incidence or intensity of flooding. Given no water courses or wetlands are recorded within or adjacent to the application area, the proposed clearing is unlikely to contribute to waterlogging.	Not likely to be at variance	No

Appendix C. Vegetation condition rating scale

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

Considering its location, the scale below was used to measure the condition of the vegetation proposed to be cleared. This scale has been extracted from;

Keighery, B.J. (1994) *Bushland Plant Survey: A Guide to Plant Community Survey for the Community*. Wildflower Society of WA (Inc). Nedlands, Western Australia.

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

Condition	Description
Pristine	Pristine or nearly so, no obvious signs of disturbance.
Excellent	Vegetation structure intact, with disturbance affecting individual species; weeds are non-aggressive species.
Very good	Vegetation structure altered, with obvious signs of disturbance. For example, disturbance to vegetation structure caused by repeated fires, the presence of some more aggressive weeds, dieback, logging and/or grazing.
Good	Vegetation structure significantly altered by very obvious signs of multiple disturbances. Retains basic vegetation structure or ability to regenerate it. For example, disturbance to vegetation structure caused by very frequent fires, the presence of some very aggressive weeds at high density, partial clearing, dieback and/or grazing.
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.

Condition	Description
Completely degraded	The structure of the vegetation is no longer intact and the area is completely or almost completely without native species. These areas are often described as 'parkland cleared' with the flora comprising weed or crop species with isolated native trees or shrubs.

Appendix D. Photographs of the vegetation

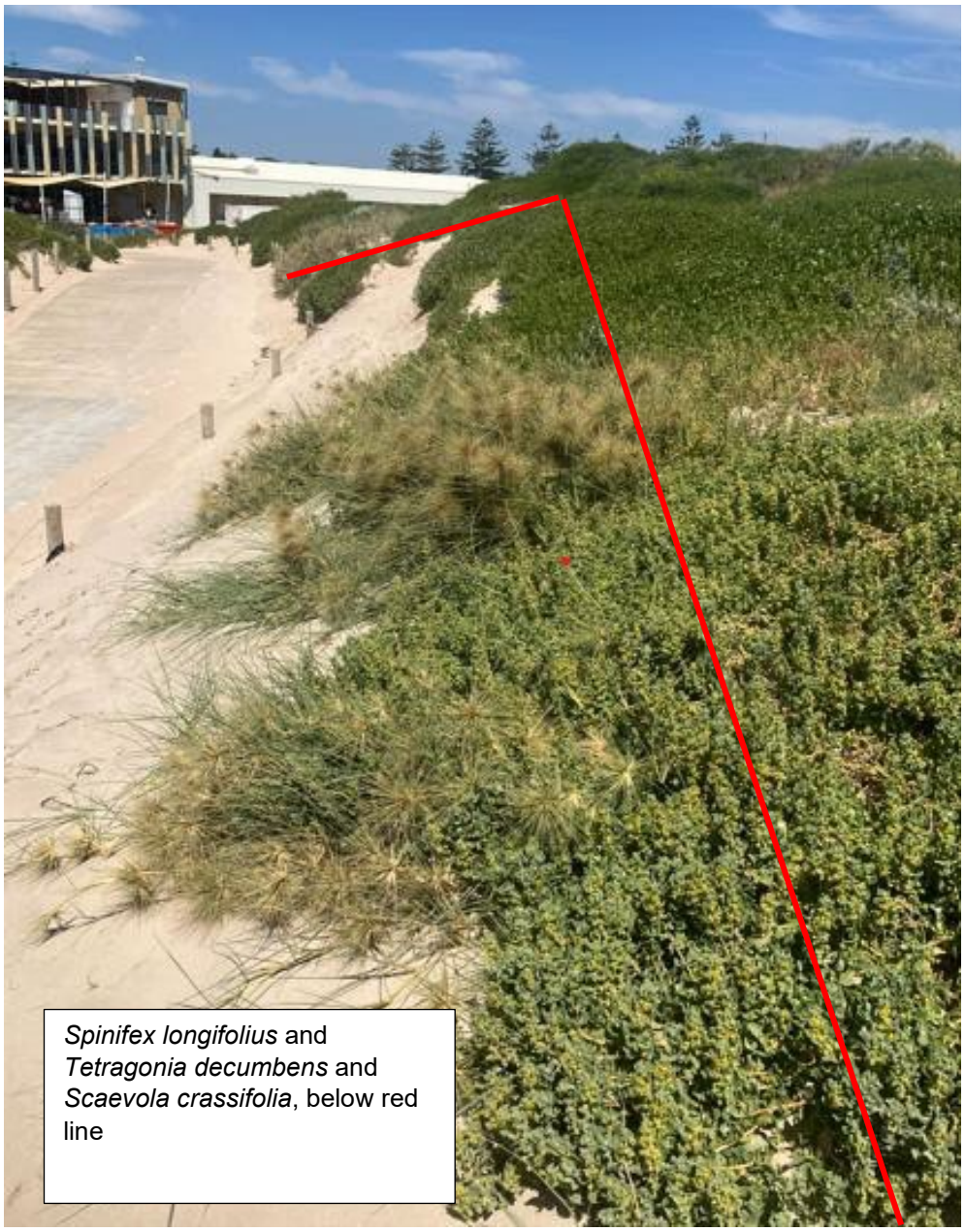
Photographs supplied by City of Rockingham, 2025:

Scaevola crassifolia, below red line

Scaevola crassifolia, below red line

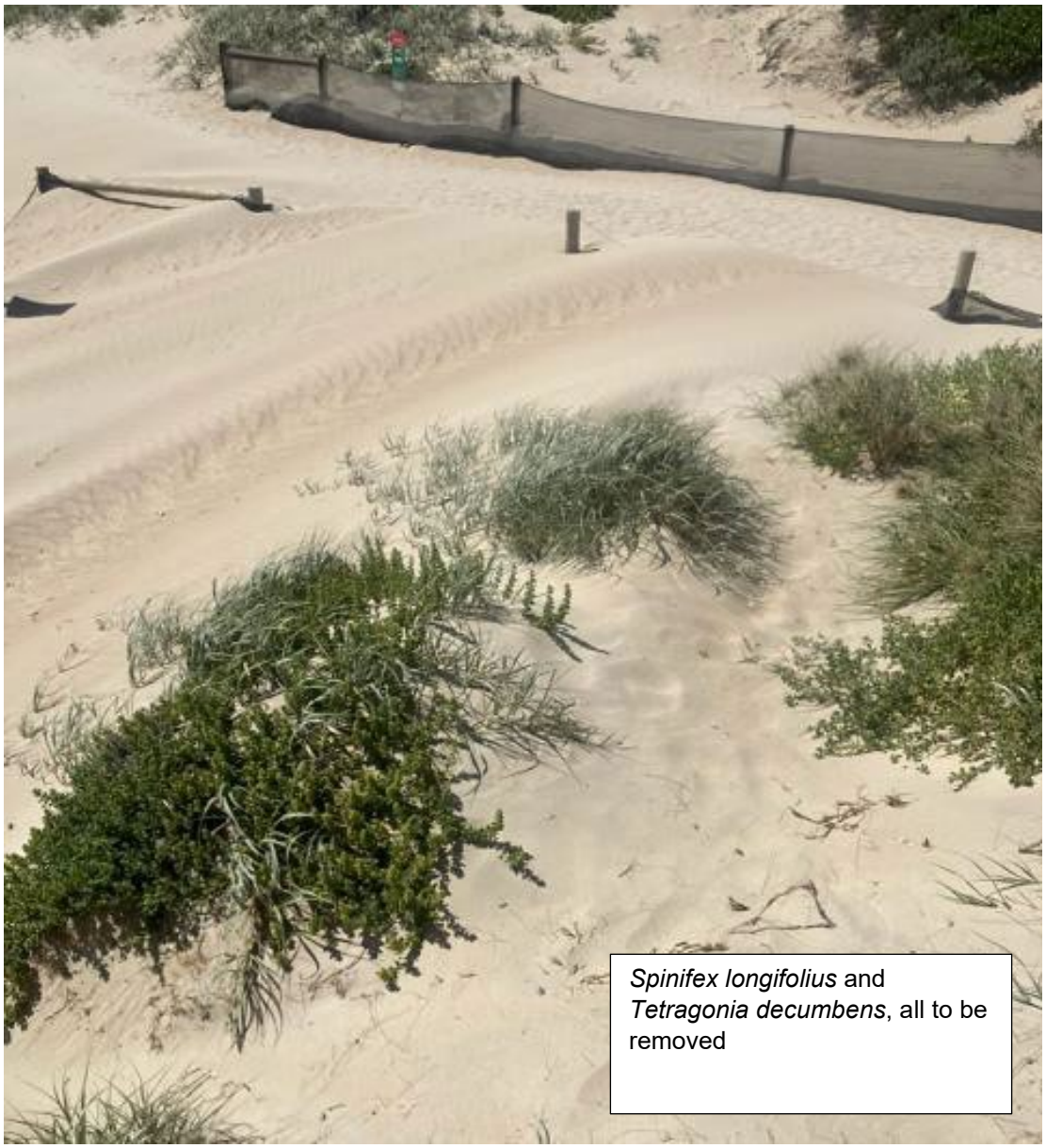
Spinifex longifolius – below red line

Spinifex longifolius and *Tetragonia decumbens*, all to be removed



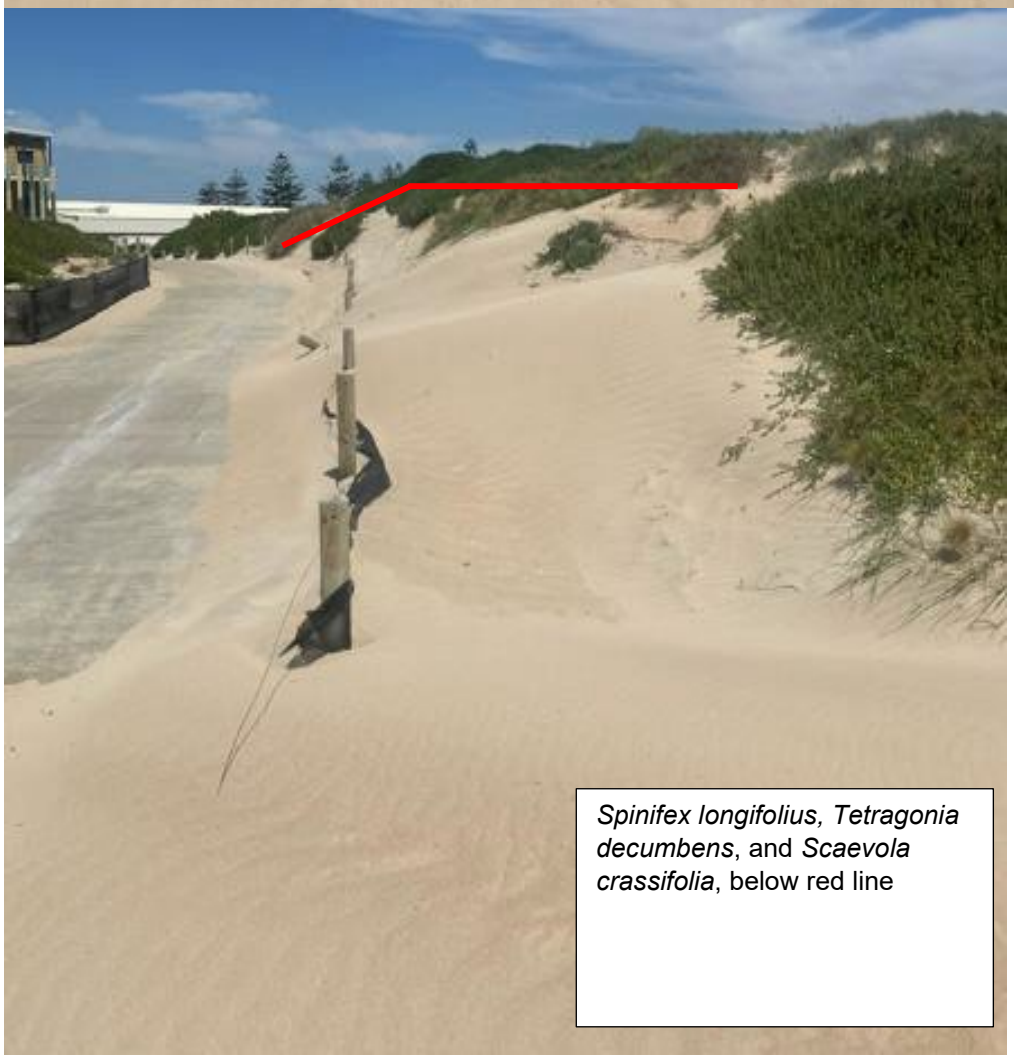
Spinifex longifolius and *Tetragonia decumbens* and *Scaevola crassifolia*, below red line

Spinifex longifolius and *Tetragonia decumbens*, all to be removed



Spinifex longifolius and *Tetragonia decumbens*, all to be removed

Spinifex longifolius, Tetragonia decumbens, and *Scaevola crassifolia*, below red line



Spinifex longifolius, Tetragonia decumbens, and *Scaevola crassifolia*, below red line

Appendix E. Sources of information

E.1. GIS databases

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

- 10 Metre Contours (DPIRD-073)
- Aboriginal Heritage Places (DPLH-001)
- Aboriginal Heritage Places (DPLH-001)
- Cadastre (LGATE-218)
- Cadastre Address (LGATE-002)
- Contours (DPIRD-073)
- DBCA – Lands of Interest (DBCA-012)
- DBCA Legislated Lands and Waters (DBCA-011)
- Directory of Important Wetlands in Australia – Western Australia (DBCA-045)
- Environmentally Sensitive Areas (DWER-046)
- Flood Risk (DPIRD-007)
- Groundwater Salinity Statewide (DWER-026)
- Hydrography – Inland Waters – Waterlines
- Hydrological Zones of Western Australia (DPIRD-069)
- IBRA Vegetation Statistics
- Imagery
- Local Planning Scheme – Zones and Reserves (DPLH-071)
- Native Title (ILUA) (LGATE-067)
- Offsets Register – Offsets (DWER-078)
- Pre-European Vegetation Statistics
- Public Drinking Water Source Areas (DWER-033)
- Ramsar Sites (DBCA-010)
- Regional Parks (DBCA-026)
- Remnant Vegetation, All Areas
- RIWI Act, Groundwater Areas (DWER-034)
- RIWI Act, Surface Water Areas and Irrigation Districts (DWER-037)
- Soil Landscape Land Quality – Flood Risk (DPIRD-007)
- Soil Landscape Land Quality – Phosphorus Export Risk (DPIRD-010)
- Soil Landscape Land Quality – Subsurface Acidification Risk (DPIRD-011)
- Soil Landscape Land Quality – Water Erosion Risk (DPIRD-013)
- Soil Landscape Land Quality – Water Repellence Risk (DPIRD-014)
- Soil Landscape Land Quality – Waterlogging Risk (DPIRD-015)
- Soil Landscape Land Quality – Wind Erosion Risk (DPIRD-016)
- Soil Landscape Mapping – Best Available
- Soil Landscape Mapping – Systems
- Wheatbelt Wetlands Stage 1 (DBCA-021)

Restricted GIS Databases used:

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

E.2. References

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Government of Western Australia. (2019) *2018 Statewide Vegetation Statistics incorporating the CAR Reserve Analysis (Full Report). Current as of March 2019.* WA Department of Biodiversity, Conservation and Attractions. https://catalogue.data.wa.gov.au/dataset/dbca-statewide-vegetation-statistics

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Western Australian Herbarium (1998-). *FloraBase - the Western Australian Flora*. Department of Biodiversity, Conservation and Attractions, Western Australia. https://florabase.dpaw.wa.gov.au/ (Accessed December 2025)