



## CLEARING PERMIT

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

### PERMIT DETAILS

Area Permit Number: CPS 11319/1  
File Number: DWERVT1991  
Duration of Permit: From 21 March 2026 to 21 March 2034

### PERMIT HOLDER

City of Stirling

### LAND ON WHICH CLEARING IS TO BE DONE

Lot 50 on Deposited Plan 75521, Watermans Bay

### AUTHORISED ACTIVITY

The permit holder must not clear more than 0.01 hectares of *native vegetation* within the area cross-hatched yellow in Figure 1 of Schedule 1.

### CONDITIONS

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

The permit holder must not clear any *native vegetation* after 21 March 2028.

**2. 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.

**3. Weed 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*:

- (a) clean earth-moving machinery of soil and vegetation prior to entering and leaving the area to be cleared;
- (b) ensure that no known *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.

#### 4. Directional clearing

The permit holder must:

- (a) conduct *clearing* authorised under this permit in one direction towards adjacent *native vegetation*; and
- (b) allow a reasonable time for fauna present with the area being cleared to move into adjacent *native vegetation* ahead of the *clearing* activity.

#### 5. Revegetation and rehabilitation – Mitigation

The permit holder must:

- (a) As soon as is practicable, and no later than 12 months following *clearing* authorised under this permit, *revegetate* and *rehabilitate* the areas cross-hatched red in Figure 2 of schedule 1 by:
  - (i) re-shaping the surface of the land so that it is consistent with the surrounding uncleared land;
  - (ii) *planting* a total of 100 native plants consisting of *local provenance* species including but not limited to a combination of *Rhagodia baccata*, *Scaevola crassifolia*, *Myoporum insulare* and *Olearia axillaris*;
  - (iii) ensuring *planting* is undertaken at the *optimal time*; and
  - (iv) undertaking *weed* control and watering of *plantings* for at least two years post *planting*, as needed.
- (b) Within 24 months of *revegetating* and *rehabilitating* the areas cross-hatched red in Figure 2 of Schedule 1 in accordance with condition 5(a) of this permit:
  - (i) Engage an *environmental specialist* to make a determination that at least 80 per cent of the native plants *planted* will persist and survive.
  - (ii) If the determination made by the *environmental specialist* under condition 5(b)(i) is that at least 80 per cent of *planted* native plants will not survive, undertake additional *planting* that will result in at least 80 native plants persisting within the areas cross-hatched red in Figure 2 of Schedule 1.
- (c) Where additional *planting* of *local provenance* species is undertaken in accordance with condition 5(b)(ii), the permit holder must repeat the activities required by conditions 5(a)(iii), 5(a)(iv) and 5(b).

#### 6. 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	<ol style="list-style-type: none"> <li>(a) the species composition, structure, and density of the cleared area;</li> <li>(b) the location where the clearing occurred, recorded using a Global Positioning System (GPS) unit set to GDA2020, expressing the geographical coordinates in Eastings and Northings;</li> </ol>

No.	Relevant matter	Specifications
		<ul style="list-style-type: none"> <li>(c) the date that 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 clearing in accordance with condition 2; and</li> <li>(f) actions taken to minimise the risk of the introduction and spread of <i>weeds</i> in accordance with condition 3.</li> <li>(g) actions taken in accordance with condition 4.</li> </ul>
2.	In relation to <i>revegetation</i> and <i>rehabilitation</i> pursuant to condition 5.	<ul style="list-style-type: none"> <li>(a) the number of each native plant species that was planted.</li> <li>(b) the date(s) on which the <i>planting</i> was undertaken;</li> <li>(c) the boundaries of the <i>planted</i> area, 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>(d) a description of the <i>planting</i> activities undertaken, including actions taken to implement watering and <i>weed</i> control;</li> <li>(e) a copy of the <i>environmental specialist's</i> monitoring report and determination; and</li> <li>(f) a description of any <i>remedial actions</i> undertaken where monitoring indicates that the <i>planted</i> vegetation will not survive.</li> </ul>

## 7. Reporting

The permit holder must provide to the *CEO* the records required under condition 6 of this permit when requested by the *CEO*.

## DEFINITIONS

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

**Table 2: Definitions**

Term	Definition
CEO	Chief Executive Officer of the department responsible for the administration of the clearing provisions under the <i>Environmental Protection Act 1986</i> .
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.
department	means the department established under section 35 of the <i>Public Sector Management Act 1994</i> (WA) and designated as responsible for the

Term	Definition
	administration of the EP Act, which includes Part V Division 3.
environmental specialist	means a person who holds a tertiary qualification in environmental science or equivalent, and has a minimum of 2 years work experience relevant to the type of environmental advice that an environmental specialist is required to provide under this permit, or who is approved by the CEO as a suitable environmental specialist.
EP Act	<i>Environmental Protection Act 1986 (WA)</i>
fill	means material used to increase the ground level, or to fill a depression
local provenance	Means native vegetation seeds and propagating material from natural sources within 50 kilometres and the same Interim Biogeographic Regionalisation for Australia (IBRA) 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 the period from May to July for undertaking planting.
planted/ing	means the re-establishment of vegetation by creating soil conditions and planting seedlings of the desired species.
rehabilitate/ion	means the re-establishment of a cover of local provenance native vegetation in an area using methods such as natural regeneration, direct seeding and/or planting, so that the species composition, structure and density is similar to pre-clearing vegetation types in that area.
remedial action/s	means for the purpose of this permit, any activity that is required to ensure successful re-establishment and survival of planted trees/plants.
revegetate/ion	means actively managing an area containing native vegetation in order to improve the ecological function of the area.
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**

*J. Burton*  
 Jessica Burton

MANAGER  
 NATIVE VEGETATION REGULATION

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

26 February 2026

# SCHEDULE 1

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

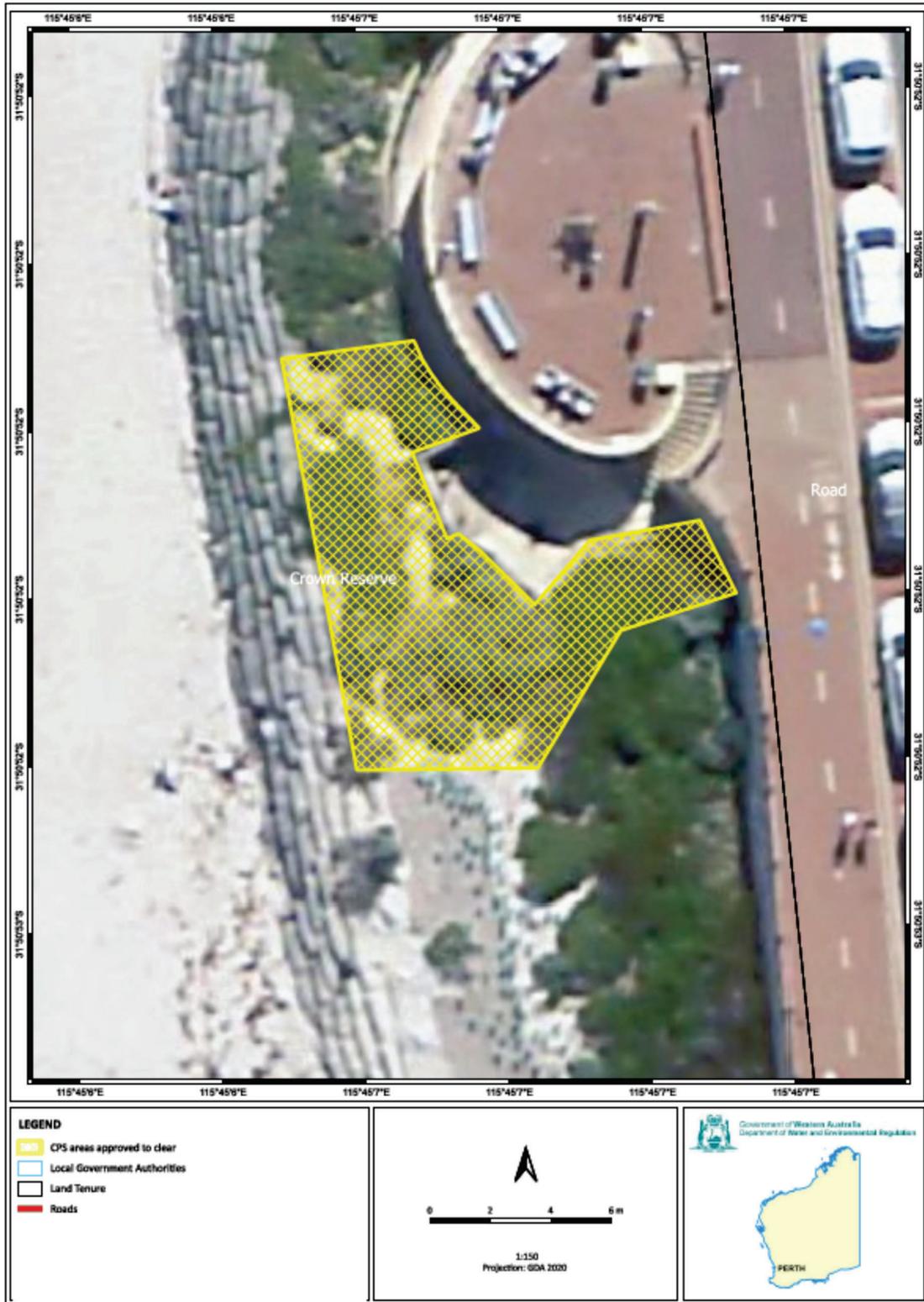


Figure 1: Map of the boundary of the area within which clearing may occur



**Figure 2: Map of the boundary of the area within which *revegetation* and *rehabilitation* pursuant to condition 5 must occur (cross-hatched red).**



# Clearing Permit Decision Report

## 1 Application details and outcome

### 1.1. Permit application details

<b>Permit number:</b>	CPS 11319/1
<b>Permit type:</b>	Area permit
<b>Applicant name:</b>	City of Stirling
<b>Application received:</b>	31 October 2025
<b>Application area:</b>	0.01 hectares of native vegetation
<b>Purpose of clearing:</b>	Coastal Shower Replacements
<b>Method of clearing:</b>	Mechanical Clearing and Hand Removal
<b>Property:</b>	Lot 501 on Deposited Plan 75521
<b>Location (LGA area/s):</b>	City of Stirling
<b>Localities (suburb/s):</b>	Watermans Bay

### 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 dune vegetation that is located within the proposed footprint of upgraded public outdoor showers or required to facilitate the upgrades. The area proposed to be cleared is an approximately 100-metre area on the eastern side of the foreshore reserve.

### 1.3. Decision on application

<b>Decision:</b>	Granted
<b>Decision date:</b>	26 February 2026
<b>Decision area:</b>	0.01 hectares of native vegetation, as depicted in Section 1.5, below.

### 1.4. Reasons for decision

This clearing permit application was submitted, accepted, assessed and determined in accordance with sections 51E and 51O of the *Environmental Protection Act 1986* (EP Act). The Department of Water and Environmental Regulation (DWER) advertised the application for 21 days and no submissions were received.

In making this decision, the Delegated Officer had regard for the site characteristics (see Appendix C), relevant datasets (see Appendix H.1), the clearing principles set out in Schedule 5 of the EP Act (see Appendix D), relevant planning instruments and any other matters considered relevant to the assessment (see Section 3). The Delegated Officer also took into consideration that the public outdoor shower facilities experience high levels of use, and the works will improve the functionality of the public amenity.

The assessment identified that the proposed clearing will result in:

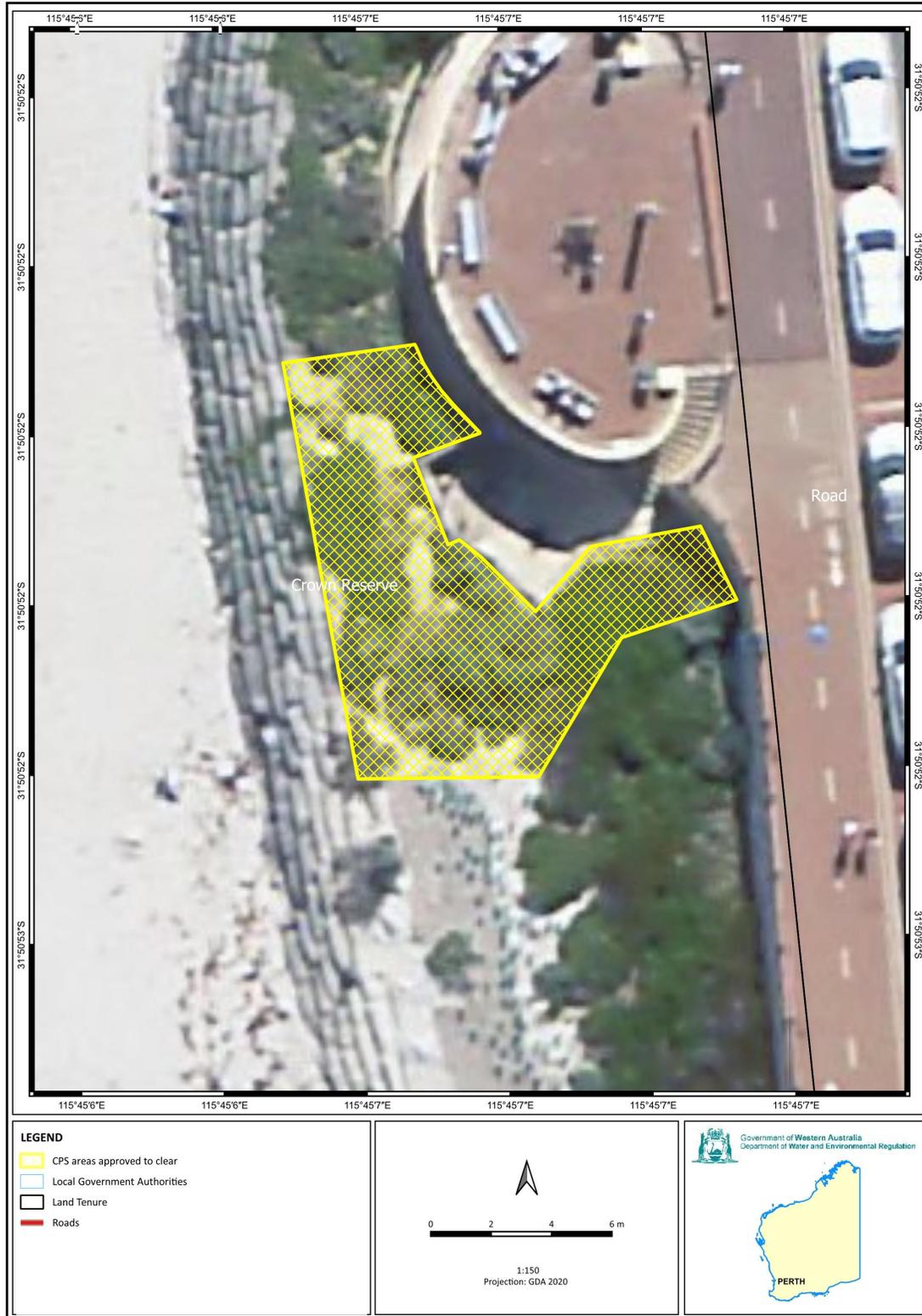
- the loss of 0.01 ha of native vegetation which is part of a local linkage and is significant as a remnant in an area that has been extensively cleared;
- may introduce or spread weeds into adjacent native vegetation; and
- potential impacts to fauna individuals if they are present in the application area at the time of clearing.

After consideration of the available information, as well as the applicant's minimisation and mitigation measures (see Section 3.1), the Delegated Officer determined the proposed clearing is unlikely to have long-term adverse impacts on significant remnant vegetation. Short term impacts can be minimised and managed and are therefore unlikely to lead to an unacceptable risk to environmental values. The applicant has suitably demonstrated avoidance and minimisation measures (see Section 4).

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

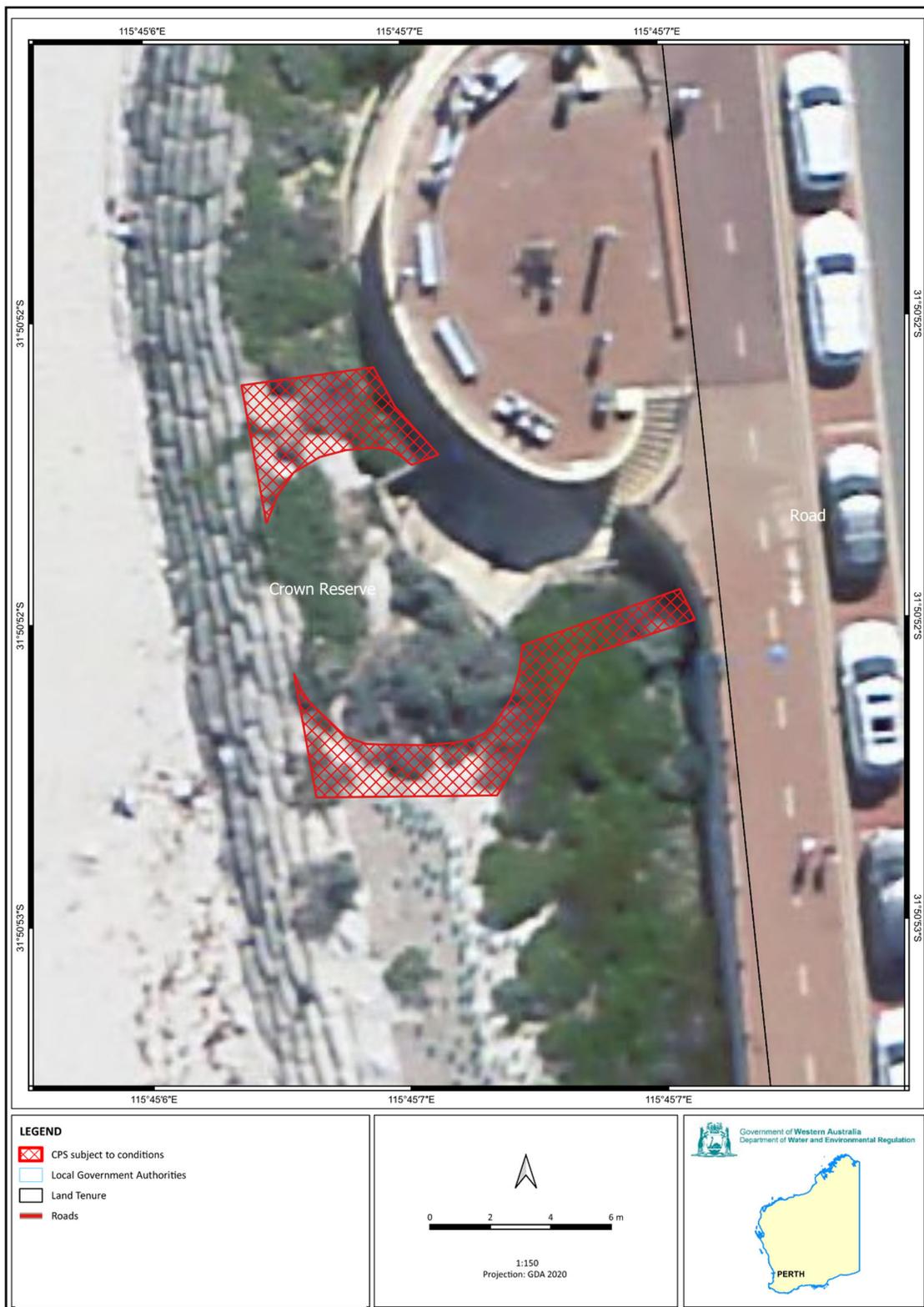
- avoid, minimise to reduce the impacts and extent of clearing
- take hygiene steps to minimise the risk of the introduction and spread of weeds
- undertake slow, progressive one directional clearing to allow terrestrial fauna to move into adjacent habitat ahead of the clearing activity; and
- revegetate and rehabilitate 0.0036ha of temporarily cleared area within the application area, post upgrade of the shower facility.

## 1.5. Site map



**Figure 1 Map of the application area**

The area crosshatched yellow indicates the area authorised to be cleared under the granted clearing permit.



**Figure 2** Map of the area required to be revegetated in accordance to permit conditions

## 2 Legislative context

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

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

- the precautionary principle
- the principle of intergenerational equity
- the principle of the conservation of biological diversity and ecological integrity.

Other legislation of relevance for this assessment include:

- *Biodiversity Conservation Act 2016* (WA) (BC Act)
- *Environment Protection and Biodiversity Conservation Act 1999* (Cth) (EPBC Act)

The key guidance documents which inform this assessment are:

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

## 3 Detailed assessment of application

### 3.1. Avoidance and mitigation measures

Evidence was submitted by the applicant, demonstrating that

- the clearing is limited to areas that are necessary to facilitate the upgrades;
- temporary fencing and bunting will be used to protect and retain remaining dune vegetation during construction.
- care will be taken to select only contractors who have a record of successfully completing work to a high standard
- the city will superintend the construction and regularly inspect the site to ensure compliance with permit conditions.
- construction will begin as soon as clearing is completed, reducing the risk of wind erosion of exposed soils.
- revegetation of 0.0036ha of vegetation is intended within the clearing area, soon after construction is completed, planting the following local species *Rhagodia baccata*, *Scaevola crassifolia*, *Myoporum insulare* and *Olearia axillaris*.

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 C) and the extent to which the impacts of the proposed clearing present a risk to biological, conservation, or land and water resource values.

The assessment against the clearing principles (see **Error! Reference source not found.**) identified that the impacts of the proposed clearing present a risk to biological values (fauna), and significant remnant vegetation. The consideration of these impacts, and the extent to which they can be managed through conditions applied in line with sections 51H and 51I of the EP Act, is set out below.

#### 3.2.1. Biological values (fauna) – Clearing Principle (b)

##### Assessment

Noting the site characteristics (see Appendix C), and the habitat preferences of the conservation significant species recorded in the local area (10 Kilometre radius), the application area provides suitable habitat for the following fauna species:

- quenda, southwestern brown bandicoot (*Isoodon fusciventer*)
- graceful sunmoth (*Synemon gratiosa*)

##### ***Isoodon fusciventer* (quenda) – Priority 4**

Quenda tend to inhabit forest, woodland and heathland, usually with dense understorey vegetation, sometimes wetland fringes. They forage for plant material, fungi and insects by digging in leaf litter and soil (DBCA, 2017).

According to available databases, the nearest record is approximately 0.2km from the application area with 119 recorded in the local area.

Quenda may traverse through the application area while moving through the landscape, especially as the application area may constitute a small and informal linkage. Given the nature of the clearing, being a small portion of vegetation adjacent to highly utilised public outdoor showers, the application area is unlikely to provide significant habitat for quenda.

#### ***Synemon gratiosa (graceful sunmoth) – Priority 4***

The graceful sunmoth is most common in sedgelands, heathlands, woodlands and occasionally within open parts of forest where their 'foodplants' (Various grasses, sedges and mat-rushes) are located. Within Quindalup dunes associated with coastal heath, where the application area is located, the graceful sunmoth's feeding is restricted to their preferred host plants, namely *Lomandra maritima* in these locations (DEC, 2011). According to available databases, the nearest record is approximately 1.7km from the application area with 99 recorded in the local area.

Based on photographs provided by the applicant, the preferred host species, *Lomandra maritima*, is not found within the clearing area. As a result, the clearing area may provide an area for the graceful sunmoth to traverse between other areas of vegetation, however, is unlikely to provide significant habitat.

#### **Conclusion**

Based on the above assessment, the proposed clearing will result in a loss of possible habitat for one priority fauna species, however the impact is unlikely to be significant.

For the reasons set out above, it is considered that the impacts of the proposed clearing on fauna habitats can be managed by taking steps to minimise the risk of the introduction and spread of weeds, slow directional clearing to allow fauna to move into adjacent vegetation and revegetating temporarily cleared areas within the site, post clearing, to ensure the habitat is not permanently lost.

#### **Conditions**

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

- Slow directional clearing to allow fauna to move into adjacent vegetation ahead of the clearing activity.
- Revegetation of a minimum of 0.0036 hectares of native vegetation within the cleared area.

### **3.2.2. Significant remnant vegetation - Clearing Principles (e)**

#### **Assessment**

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

The application area occurs within the Swan Coastal Plain Interim Biogeographic Regionalisation of Australia (IBRA) bioregion and is mapped as containing the Cottesloe Vegetation Complex – Central and South.

The current vegetation extent for the Swan Coastal Plain IBRA bioregion and the mapped Cottesloe Vegetation Complex – Central and South are above the 30 per cent threshold. However, the local area is considered an extensively cleared landscape with only 8.08 per cent of vegetation remaining (See appendix C).

Aerial imagery also indicates that the application area is part of a strip of native vegetation that may act as an informal ecological linkage, between patches of remnant vegetation across the landscape. However, due to the small size of the area to be cleared, and proposed revegetation of 0.0036 hectares within the application area, post construction, the proposed clearing is unlikely to significantly impact the linkage values.

#### **Conclusion**

Based on the above assessment, the proposed clearing will result in loss of significant remnant vegetation in an extensively cleared landscape.

For the reasons set out above, it is considered that the impacts of the proposed clearing on significant remnant vegetation can be managed by avoiding and minimising native vegetation clearing, taking steps to minimise the risk of the introduction and spread of weeds, and rehabilitating temporarily cleared areas, post construction.

### Conditions

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

- Avoid and minimise native vegetation clearing
- Take hygiene steps to minimise the risk of the introduction and spread of weeds and dieback
- Revegetation of a minimum of 0.0036 hectares of native vegetation within the cleared area.

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

The application area is reserved as Regional Open Space and has a current purpose of recreation.

The application area contains public outdoor showers at Watermans Bay which are nearing the end of their service life and are scheduled for replacement. The showers experience high levels of use which has led to ongoing issues with sand traps and soakwells becoming blocked and overflowing due to accumulation of sand.

The clearing area allows for the necessary clearing of native vegetation to facilitate the installation of upgraded showers and minor landscaping enhancements including adjustments to retaining walls and pavement layouts. Design consideration was given to ensure that the upgraded showers allow for a circular flow of sand, naturally percolating back to the beach which will reduce the need for frequent maintenance.

There are no Aboriginal sites of significance 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. Additional information provided by applicant**

The following additional information was provided by the applicant during assessment.

Summary of comments	Consideration of comment
The applicant provided additional details of revegetation to mitigate impacts of the proposed clearing to remnant vegetation	This information has been considered in sections 3.1 and 3.2 of the decision report

### **Appendix C. Site characteristics**

#### **C.1. Site characteristics**

Characteristic	Details
Local context	The area proposed to be cleared is part of a linear patch of native dune vegetation in the intensive land use zone of Western Australia. It is within a crown reserve, zoned under the region scheme as regional open space, utilised largely for recreation. The proposed clearing area receives a large amount of foot traffic and is adjacent to a road reserve. The proposed clearing area is a narrow remnant in a highly cleared landscape. Spatial data indicates the local area (10-kilometre radius from the centre of the area proposed to be cleared) retains approximately 8 per cent of the original native vegetation cover.
Ecological linkage	The application area does not intersect any formal ecological linkages. Spatial data indicates that the application area, although narrow, does informally connect other areas of dune vegetation
Conservation areas	The application is not located within a conservation area. The closest conservation area is a bush forever site (site 140), located approximately 600m further east.
Vegetation description	Photographs and information supplied by the applicant indicate the vegetation within the proposed clearing area consists of <i>Rhagodia baccata</i> , <i>Scaevola crassifolia</i> , <i>Olearia axillaris</i> , <i>Spinifex longifolius</i> . Representative photos are available in Appendix F.

Characteristic	Details
	<p>This is partially consistent with the mapped vegetation types of vegetation association 52 (Cottesloe Complex-Central and South), which is described as <i>Mosaic of woodland of Eucalyptus gomphocephala (Tuart) and open forest of Eucalyptus gomphocephala (Tuart) - Eucalyptus marginata (Jarrah) - Corymbia calophylla (Marri)</i>; closed heath on the Limestone outcrops (Shepherd et al, 2001).</p> <p>The mapped vegetation type retains approximately 31 per cent of the original extent (Government of Western Australia, 2019).</p>
Vegetation condition	<p>Photographs and information supplied by the applicant indicate the vegetation within the proposed clearing area is in very good (Keighery, 1994) condition, described as 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.</p> <p>The full Keighery (1994) condition rating scale is provided in Appendix E and representative photos are available in Appendix F.</p>
Soil description	The soil within the application area is located within the Spearwood soil landscape system. It is summarised as being sand dunes and plains with yellow deep sands, pale deep sands and yellow/brown shallow sands.
Land degradation risk	Spearwood landscape system is highly susceptible to wind erosion (DPIRD 2019), particularly in areas where shrub cover is reduced.
Waterbodies	The desktop assessment and aerial imagery indicated that no watercourses transect the area proposed to be cleared and the nearest waterbody is Star Swamp, located 900m away.
Hydrogeography	The application area falls within the Perth groundwater area, as proclaimed under the <i>Rights in Water and Irrigation Act 1914</i> (RIWI Act). The mapped groundwater salinity within the application area is 500-1000 milligrams per litre.
Flora	The desktop assessment identified 15 Priority species of flora within the local area. Only one of which, <i>Leucopogon maritimus (P1)</i> , is found in the same soil type and habitat as the application area.
Ecological communities	The Tuart Woodland Priority Ecological Community (PEC) occurs approximately 600m from the application area. Tuart Woodland is characterised by Tuart ( <i>Eucalyptus gomphocephala</i> ) woodlands and forests of the Swan Coastal Plain
Fauna	<p>During the desktop assessment, 61 conservation significant fauna species were identified within the local area, including 12 priority fauna species, 25 threatened fauna species, and 24 species otherwise protected.</p> <p>The closest records found was <i>Macronectes giganteus</i> (Southern Giant Petrel) and <i>Arctocephalus tropicalis</i> (Subantarctic fur seal), approximately 0.045km and 0.084km away respectively.</p>

## C.2. Vegetation extent

	Pre-European extent (ha)	Current extent (ha)	Extent remaining (%)	Current extent in all DBCA managed land (ha)	Current proportion (%) of pre-European extent in all DBCA managed land
IBRA bioregion*					
Swan Coastal Plain	1,500,622.48	576,562.37	38.42	231,916.26	15.45
Vegetation complex					

	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
Cottesloe Complex- Central and South 52	45299.61	14063.51	31.05	7190.20	15.87
Local area					
10km radius	16,648.89	1,345.37	8.08	-	-

\*Government of Western Australia (2019a)

### C.3. Fauna analysis table

Species name	Conservation status	Suitable habitat features? [Y/N]	Suitable vegetation type? [Y/N]	Distance of closest record to application area (km)	Number of known records (total)	Are surveys adequate to identify? [Y, N, N/A]
Falco peregrinus (peregrine falcon)	OS	N	N	1	7	N/A
Isodon fusciventer (quenda, southwestern brown bandicoot)	P4	Y	Y	0.1	98	N/A
Synemon gratioiosa (Graceful Sunmoth)	P4	N	Y	1.74	99	N/A

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

## Appendix D. 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> <i>“Native vegetation should not be cleared if it comprises a high level of biodiversity.”</i></p> <p><u>Assessment:</u></p> <p>A priority 1 species, <i>Leucopogon Maritimus</i>, has been recorded in the same soil and habitat type, however photos provided of the application area indicate that this species is not present.</p> <p>The area proposed to be cleared is unlikely to contain significant habitat for conservation significant flora or fauna species due to its small extent and limited diversity indicated by photographs provided by the applicant.</p>	Not likely to be at variance	No
<p><u>Principle (b):</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 significant habitat for fauna.”</i></p> <p><u>Assessment:</u></p> <p>The area proposed to be cleared may contain habitat for conservation significant fauna, however impacts are not considered to be significant given the small area proposed to be cleared.</p>	Not likely to be at variance	Yes <i>Refer to Section 3.2.1, above.</i>
<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>The area proposed to be cleared is unlikely to contain habitat for flora species listed under the BC Act as it does not contain suitable habitat for threatened flora species recorded within the local area. Photos of the application area indicate limited diversity</p>	Not likely to be at variance	No
<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>The area proposed to be cleared is not within a mapped threatened ecological community (TEC), as defined in the BC Act or the Commonwealth EPBC Act, and does not include vegetation which may represent a TEC.</p>	Not likely to be at variance	No
<b>Environmental value: significant remnant vegetation and conservation areas</b>		
<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 extent of the mapped vegetation type and native vegetation in the local area is inconsistent with the national objectives and targets for biodiversity conservation in Australia. The vegetation proposed to be cleared part of a local informal ecological linkage in the local area. It is considered for the application area to be a part of a significant remnant of vegetation within an extensively cleared landscape.</p>	At variance	Yes <i>Refer to Section 3.2.2, above.</i>

Assessment against the clearing principles	Variance level	Is further consideration required?
<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>Given 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.</p>	Not likely to be at variance	No
<b>Environmental value: land and water resources</b>		
<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>No water courses or wetlands are recorded within the application area, and the proposed clearing is not growing in association with an environment associated with a watercourse or wetland. The application area is adjacent to the shoreline, however the proposed onsite revegetation will mitigate any impacts to the dune system.</p> <p>The proposed clearing is unlikely to impact on- or off-site hydrology and water quality.</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 mapped soil type is highly susceptible to wind erosion. Noting the size and location of the application area and the proposed mitigation revegetation, the proposed clearing is not likely to have an appreciable impact on land degradation.</p>	Not likely to be at variance	No
<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>Given no water courses, wetlands or Public Drinking Water Sources Areas are recorded within the application area, the proposed clearing is unlikely to impact surface or ground water quality.</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>The mapped soils and topographic contours in the surrounding area do not indicate the proposed clearing is likely to contribute to increased incidence or intensity of flooding.</p> <p>Given no water courses or wetlands are recorded within the application area, and the sandy soils present, the proposed clearing is unlikely to contribute to waterlogging.</p>	Not at variance	No

## Appendix E. 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)**

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

## Appendix F. Photographs of the vegetation (City of Stirling, 2025)



Figure 3 Photographs of the application area

## Appendix H. Sources of information

### H.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)
- 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)

## H.2. References

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