GOVERNMENT OF
WESTERN AUSTRALIA

CLEARING PERMIT

Granted under section 51E of the Environmental Protection Act 1986

Purpose Permit number:	CPS 11374/1
Permit Holder:	Department of Transport and Major Infrastructure
Duration of Permit:	From 9 July 2026 to 9 July 2036

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 constructing a breakwater, including machinery access and a temporary laydown area.

2. Land on which clearing is to be done

Lot 1225 on Deposited Plan 219775 (Reserve R 39419), Jurien Bay
Unallocated Land Parcel (PIN 11786588), Jurien Bay

3. Clearing authorised

The permit holder must not clear more than 0.42 hectares of *native vegetation* within the area cross-hatched yellow in Figure 1 of Schedule 1.

4. Period during which clearing is authorised

The permit holder must not clear any *native vegetation* after 9 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 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.

7. Directional clearing

The permit holder must:

(a) conduct clearing under this permit in one direction, towards adjacent *native vegetation* and away from existing cleared areas; and

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

8. Wind erosion management

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

9. Revegetation and rehabilitation (temporary works)

The permit holder must:

(a) retain the vegetative material and topsoil removed by clearing authorised within the area crossed hatched yellow in Figure 1 of Schedule 1 and stockpile the vegetative material and topsoil in an area that has already been cleared.

(b) at an *optimal time* within 12 months following the areas not required for the purpose of which it was cleared, *revegetate* and *rehabilitate* the area crossed hatched yellow in Figure 1 of Schedule 1 by:

  (i) ripping the ground on the contour to remove soil compaction; and

  (ii) laying the vegetative material and topsoil retained under condition 9(a) on the cleared area(s).

(c) Within 24 months of laying the vegetative material and topsoil on the cleared area in accordance with condition 9(b) of this permit:

  (i) engage an *environmental specialist* to determine the species composition, structure and density of the area *revegetated* and r*ehabilitated*; and

  (ii) where, in the opinion of an *environmental specialist*, the composition structure and density determined under condition 9(c)(i) of this permit will not result in a similar species composition, structure and density to that of pre-clearing vegetation types in that area, the permit holder must *revegetate* the area by deliberately *planting* and/or *direct seeding native vegetation* that will result in a similar species composition, structure and density of *native vegetation* to pre clearing vegetation types in that area and ensuring only

local provenance seeds and propagating material are used. (

(d) where additional *planting* or d*irect seeding* of *native vegetation* is undertaken in accordance with condition 9(c)(ii) of this permit, the permit holder shall repeat condition 9(c)(i) and 9(c)(ii) within 24 months of undertaking the additional *planting* or *direct seeding* of *native vegetation*.

(e) where a determination by an *environmental specialist* that the composition, structure and density within areas *revegetated* and *rehabilitated* will result in a similar species composition, structure and density to that of pre-clearing vegetation types in that area, as determined in condition 9(c)(i) and (ii) of this permit, that determination shall be submitted for the *CEO*'s consideration.

(i) if the *CEO* does not agree with the determination made under condition 9(c)(ii), the *CEO* may require the permit holder to undertake additional *planting* and *direct seeding* in accordance with the requirements under condition 9(c)(ii).

PART III - RECORD KEEPING AND REPORTING

10. 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); (e) actions taken to avoid, minimise, and reduce the impacts and extent of clearing in accordance with condition 5; (f) actions taken to minimise the risk of the introduction and spread of *weeds* in accordance with condition 6; (g) actions undertaken in accordance with condition 7; and (h) actions taken to reduce the potential for wind erosion in accordance with condition 8.
2.	In relation to the required *revegetation* and *rehabilitation* activities	(a) the species composition, structure, and density of the *revegetation* area; (b) the location where the *revegetation*

No.	Relevant matter	Specifications
	pursuant to condition 9	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 revegetation commenced; (d) a copy of the *environmental specialist's* report; (e) a description of the *revegetation* activities undertaken; and (f) any remedial actions required to be undertaken.

11. Reporting

The permit holder must provide to the *CEO* the records required under condition 10 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 *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.
direct seeding	means a method of re-establishing vegetation through the establishment of a seed bed and the introduction of seeds of the desired plant species
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 2.
environmental specialist	environmental specialist means a person who holds a tertiary qualification in environmental science or equivalent, and has 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	*Environmental Protection Act 1986* (WA)
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 kilometers and the same IBRA subregion of the area cleared.

Term	Definition
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.
optimum time	means the period from May to July
planting	means the re-establishment of vegetation by creating favourable soil conditions and planting seedlings of the desired species.
rehabilitate/ rehabilitated/ rehabilitation	means actively managing an area containing native vegetation in order to improve the ecological function of that area.
revegetate/ revegetated/revegetation	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.
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

Mathew Gannaway
SENIOR 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 in the map below (Figure 1).

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

Government of Western Australia
Department of Water and Environmental Regulation

Clearing Permit Decision Report

1 Application details and outcome

1.1. Permit application details

Permit number:	CPS 11374/1
Permit type:	Purpose permit
Applicant name:	Department of Transport and Major Infrastructure
Application received:	24 November 2025
Application area:	0.42 hectares of native vegetation
Purpose of clearing:	Construction of a breakwater
Method of clearing:	Mechanical
Property:	Lot 1225 on Deposited Plan 219775 (Reserve R 39419) Unallocated Land Parcel (PIN 11786588)
Location (LGA area/s):	Shire of Dandaragan
Localities (suburb/s):	Jurien Bay

1.2. Description of clearing activities

The Department of Transport and Major Infrastructure (DTMI) proposes to clear approximately 0.42 hectares of native vegetation within a single contiguous area (see Figure 1, Section 1.5). The purpose of the clearing is to facilitate construction of a 170 m long northern breakwater, which is intended to reduce the entry of seagrass wrack into the boat harbour (DTMI, 2025).

Clearing is proposed to enable machinery access to the beach and to establish a temporary laydown area for equipment and construction materials (DTMI, 2025).

1.3. Decision on application

Decision:	Granted
Decision date:	15 June 2026
Decision area:	0.42 hectares of native vegetation, as depicted in Section 1.5, below.

1.4. Reasons for decision

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

In making this decision, the Delegated Officer had regard for the site characteristics (see Appendix A), relevant datasets (see Appendix F.1) and the findings of a flora survey (see Appendix E), 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 purpose of the clearing is to build a new breakwater to reduce seagrass wrack entering the boat harbour.

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 and
- the potential to contribute to land degradation in the form of wind erosion.

After consideration of the available information, as well as the applicant's minimisation and mitigation measures (see Section 3.1), the Delegated Officer determined the proposed clearing can be minimised and managed to unlikely lead to an unacceptable risk to environmental values].

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

- avoid, minimise to reduce the impacts and extent of clearing
- take hygiene steps to minimise the risk of the introduction and spread of weeds
- undertake slow, progressive one directional clearing to allow terrestrial fauna to move into adjacent habitat ahead of the clearing activity
- revegetate and rehabilitate areas cleared for temporary works
- begin construction within two months of clearing to minimise wind erosion

1.5. Site map

Figure 1. Map of boundary of the area within clearing may occur

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 polluter pays principle
- the principle of the conservation of biological diversity and ecological integrity.

Other legislation of relevance for this assessment include:

- *Biodiversity Conservation Act 2016* (WA) (BC Act)
- *Conservation and Land Management Act 1984* (WA) (CALM Act)
- *Environment Protection and Biodiversity Conservation Act 1999* (Cth) (EPBC Act)
- *Planning and Development Act 2005* (WA) (P&D Act)
- *Soil and Land Conservation Act 1945* (WA)

The key guidance documents which inform this assessment are:

- *A guide to the assessment of applications to clear native vegetation* (DER, December 2013)
- *Procedure: Native vegetation clearing permits* (DWER, October 2019)
- Technical guidance – *Flora and Vegetation Surveys for Environmental Impact Assessment* (EPA, 2016)

3 Detailed assessment of application

3.1. Avoidance and mitigation measures

The applicant submitted that the following avoidance and mitigation measures have been implemented to date:

- Site selection prioritised areas previously disturbed by marina construction, minimising the need for additional clearing.
- The laydown area footprint has been limited to less than 1 hectare, with no clearing proposed within the adjacent Class A Reserve (DTMI, 2025).

Management measures to be implemented during construction include:

- Clearing will be restricted to a defined disturbance footprint, which will be demarcated prior to works.
- Intact coastal vegetation to the north (vegetation association 1026) will be avoided.
- A vegetated buffer adjacent to the beach will be retained.
- Erosion and sand drift controls will be implemented during works.
- The laydown area will be rehabilitated following completion, targeting a vegetation condition of ‘Good’ or better.
- A site-specific revegetation plan will be prepared and implemented, including weed control and stabilisation measures (DMIT, 2025).

The Delegated Officer is 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 with avoid and minimise, revegetation, hygiene and staged clearing. 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 (flora) – Clearing Principle (a)

Assessment

No conservation significant flora were identified within the application area during the desktop assessment or flora survey (Natural Area, 2025). Based on habitat requirements, known distributions, vegetation type and condition, the application area was considered to potentially support the following conservation significant flora species:

- *Beyeria cinerea* subsp. *cinerea* (P3)
- *Calandrinia oraria* (P3)
- *Conostylis pauciflora* subsp. *euryrhipis* (P4)
- *Grevillea olivacea* (Olive Grevillea; P4)
- *Spergularia nesophila* (P3)
- *Thryptomene butleri* (P3).
- *Stylidium maritimum* (P3)

A flora survey (Natural Area, 2025) targeted the above species (excluding *Stylidium maritimum*) in areas of suitable habitat, with no conservation significant flora recorded.

Calandrinia oraria, Conostylis pauciflora subsp. *euryrhipis*, *Spergularia nesophila* and *Stylidium maritimum* have flowering periods partially or wholly outside the survey period. However, *Conostylis pauciflora* subsp. *euryrhipis* is a perennial species and would be expected to be identifiable year-round (Western Australian Herbarium, 1998-). *Calandrinia oraria* and *Spergularia nesophila* are annual species, with known records located approximately 7km south-west of the application area. The nearest record of *Stylidium maritimum* is approximately 2.47km from the application area.

Calandrinia oraria (P3)* and *Spergularia nesophila (P3)
Despite seasonal survey limitations, it is considered unlikely that *Calandrinia oraria* and *Spergularia nesophila* occur within the application area, given the distance to known records and the historical disturbance of the site. Both species are widely distributed, and the proposed clearing is unlikely to result in the loss of native vegetation that constitutes the whole or part of habitat critical to the survival of these species. Given the limited extent of the proposed clearing and the availability of extensive similar habitat in the surrounding landscape, significant impacts are not expected.

***Stylidium maritimum* (P3)**
Despite seasonal survey limitations, it is considered unlikely that *Stylidium maritimum* occurs within the application area. The species was not specifically targeted and was not recorded during the survey, which did not coincide with its flowering period. Although broadly suitable coastal sandy soils occur, the site is dominated by active foredune vegetation (*Spinifex longifolius* and *Scaevola crassifolia*), and nearby records indicate the species is more typically associated with stabilised coastal habitats (Western Australian Herbarium, 1998-). Accordingly, significant impacts from the proposed clearing are not expected.

Conclusion

Based on the above assessment, the proposed clearing is unlikely to impact conservation significant flora. Impacts to adjacent better quality flora habitat can be managed through standard hygiene controls.

Conditions

For the reasons set out above, it is considered that the impacts of the proposed clearing on adjacent flora habitat can be managed by taking hygiene steps to minimise the risk of the introduction and spread of weeds.

3.3. Relevant planning instruments and other matters

The clearing permit application was advertised on DWER's website on 17 February 2026, inviting submissions from the public within a 21-day period. No submissions were received in relation to this application.

The Shire of Dandaragan were contacted and did not have any objections to the proposed clearing, issuing a letter of support (Shire of Dandaragan, 2026).

Several Aboriginal sites of significance have been mapped within the local 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

The information provided below describes the key characteristics of the area proposed to be cleared and is based on the best information available to DWER at the time of this assessment. This information was used to inform the assessment of the clearing against the Clearing Principles, contained in Appendix B.

A.1. Site characteristics

<table>
<tr><th>Characteristic</th><th>Details</th></tr>
<tr><td>Local context</td><td>The area proposed to be cleared is a 0.42-hectare and partially disturbed remnant of native vegetation in the intensive land use zone of Western Australia. The site is located on the northern side of the Jurien Bay boat harbour. The site adjoins developed harbour infrastructure, including jetties, hardstand areas, buildings, access roads and parking areas, with the coastline and sandy beach immediately to the west.

Spatial data indicates the local area (20-kilometre radius from the centre of the area proposed to be cleared) retains approximately 94 per cent of the original native vegetation cover.</td></tr>
<tr><td>Ecological linkage</td><td>No formal ecological linkages are mapped within the application area. The nearest ecological linkage is approximately 1.68km inland and not contiguous with the application area.</td></tr>
<tr><td>Conservation areas</td><td>The application area does not intersect any conservation areas. The closest mapped conservation areas are Jurien Bay Marine Park directly adjacent to the application area and Beekeepers Nature Reserve 3.75km north of the application area.</td></tr>
<tr><td>Vegetation description</td><td>The flora survey (Natural Area, 2025) indicates the vegetation within the proposed clearing area consists of two vegetation types:

<table>
<tr><th>Vegetation code</th><th>Vegetation Type</th><th>Description</th></tr>
<tr><td>AiOaScSSIG</td><td>Atriplex isatidea, Olearia axillaris and Scaevola crassifolia shrubland over Spinifex longifolius tussock grassland</td><td>A coastal shrubland mix with Atriplex isatidea, Olearia axillaris and Scaevola crassifolia over a tussock grassland consisting of Spinifex longifolius.</td></tr>
<tr><td>ScSSIG</td><td>Scaevola crassifolia shrubland over Spinifex longifolius tussock grassland</td><td>A shrubland of Scaevola crassifolia over a tussock grassland of Spinifex longifolius with mixed isolated native shrubs including Olearia axillaris and Carpobrotus virescens.</td></tr>
</table>

Photographs and mapping of the vegetation type and condition are available in Appendix D and E.

The identified vegetation is broadly consistent with the nearby mapped vegetation type:
• Guilderton system (1026), which is described as Scrub-heath / Thicket (Shepherd et al, 2001).

The mapped vegetation type retains approximately 94 per cent of the original extent (Government of Western Australia, 2019).</td></tr>
<tr><td>Vegetation condition</td><td>The flora survey (Natural Area, 2025) indicates the vegetation within the proposed clearing area is in completely degraded to good condition (Keighery, 1994):

• Good 0.632 hectares
• Degraded 0.029 hectares
• Completely degraded 0.02 hectares</td></tr>
</table>

Characteristic	Details
	The full Keighery (1994) condition rating scale is provided in Appendix C. Representative photos and vegetation condition mapping are available in Appendix D and Appendix E respectively.
Climate and landform	The Jurien Bay Boat Harbour Breakwater Extension is within the Mediterranean climatic zone, which is characterised by dry, hot summers and cool, wet winters (BoM, 2026)
Soil description	The soil is mapped as Quindalup South 4 subsystem (211Qu) (Department of Primary Industries and Regional Development (DPIRD), 2022). The Quindalup South 4 subsystem soil type can be described as foredune complex adjacent to coast and beach, with parabolic dunes and trailing arms of various ages.
Land degradation risk	The application area and its local context are mapped as having low risk to salinity, acidification, flooding, waterlogging and phosphorus export. The mapped soil is highly susceptible to wind erosion, with areas of extreme risk, and has minor susceptibility to water erosion. The site is characterised by low-relief coastal dune topography, ranging from approximately 3 m to 4 m AHD.
Waterbodies and hydrogeography	The desktop assessment and aerial imagery indicated that the proposed clearing does not intersect any watercourses or wetlands. The nearest is a sumpland approximately 678m from the application area. The application area is mapped within the Jurien Groundwater area proclaimed under the RIWI Act. Groundwater salinity within the application area is mapped at 500 to 1000 milligrams per litre total dissolved solids.
Flora	The desktop assessment identified a total of 101 conservation significant flora species that have previously been recorded within the local area. These include nine Threatened species (T), one priority one species (P1), 37 priority two flora species (P2) and 36 Priority three flora species (P3) and 18 Priority 4 species (P4) (Western Australian Herbarium, 1998-). None of these existing records occur within the application area, with the closest records being *Thryptomene butleri* (P3) recorded approximately 0.91 kilometres from the application area. No Threatened or Priority flora were recorded within the application area (Natural Area, 2025).
Ecological communities	No Threatened Ecological Communities (TEC) or Priority Ecological Communities (PEC) are mapped over the application area, nor were recorded within the application area by Natural Area (2025). The closest mapped PEC is Subtropical and Temperate Coastal Saltmarsh (Priority 3), recorded approximately 8.8 kilometres from the application area.
Fauna	The desktop assessment identified a total of 36 conservation significant fauna species that have previously been recorded within the local area. These include 23 birds (16 migratory) species, 6 mammals, 3 reptiles, 3 invertebrates and 1 fish. The closest record is an occurrence of a hooded plover (*Charadrius cucullatus*), approximately 0.90 kilometres away from the application area.

A.2. Flora analysis table

Species name	Conservation status	Suitable habitat features ? [Y/N]	Suitable vegetation type? [Y/N]	Suitable soil type? [Y/N]	Distance of closest record to application area (km)	Are surveys adequate to identify? [Y, N, N/A]
Beyeria cinerea subsp. *cinerea*	P3	Y	Y	Y	2.88	Y
Calandrinia oraria	P3	Y	Y	Y	6.54	N
Conostylis pauciflora subsp. *euryrhipis*	P4	Y	Y	Y	Within 10km of application area (Natural Area, 2025)	Y
Grevillea olivacea	P4	Y	Y	Y	2.31	Y
Spergularia nesophila	P3	Y	Y	Y	6.54	N
Thryptomene butleri	P3	Y	Y	Y	0.91	Y
Stylidium maritimum	P3	Y	Y	Y	2.47	N

Appendix B. Assessment against the clearing principles

Assessment against the clearing principles	Variance level	Is further consideration required?
Environmental value: biological values		
Principle (a): *"Native vegetation should not be cleared if it comprises a high level of biodiversity."* Assessment: The area proposed to be cleared is small in size, in completely degraded to good condition and does not contain locally or regionally significant flora, fauna or ecological communities.	May be at variance	Yes *Refer to Section 3.2.1, above.*
Principle (b): *"Native vegetation should not be cleared if it comprises the whole or a part of, or is necessary for the maintenance of, a significant habitat for fauna."* Assessment: The area proposed for clearing may provide suitable foraging habitat for migratory birds (MI), including: • crested tern • wedge-tailed shearwater • Caspian tern • bar-tailed godwit • grey plover • sanderling However, the impacts are not considered significant. The site does not support breeding habitat for these species, and individuals are likely to be transient visitors only. Additionally, there is an abundance of similar habitat available in the surrounding area, and the proposed extent of clearing is relatively small and limited.	Not likely to be at variance	No
Principle (c): *"Native vegetation should not be cleared if it includes, or is necessary for the continued existence of, threatened flora."* Assessment: There are no records of threatened flora listed under the BC Act within the application area, with no threatened flora species identified during the flora survey (Natural Area, 2025).	Not likely to be at variance	No
Principle (d): *"Native vegetation should not be cleared if it comprises the whole or a part of, or is necessary for the maintenance of, a threatened ecological community."* Assessment: The area proposed to be cleared is not mapped as a TEC. The flora and vegetation survey did not identify vegetation dominated by species indicative of a TEC (Natural Area, 2025).	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:	Not at variance	No

Assessment against the clearing principles	Variance level	Is further consideration required?
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.		
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 distance to the nearest conservation area, the proposed clearing is not likely to have an impact on the environmental values of adjacent and/or 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: The application area does not intersect any watercourses or wetlands. The nearest is a sumpland approximately 678m east of the application area. Given the small scale of the proposed clearing and the extent of existing clearing between the application area and the sumpland, it 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: The mapped soil is highly susceptible to wind erosion with areas of extreme risk. However, the proposed clearing is limited to 0.42 ha, temporary, and within a historically disturbed area. Although most vegetation is in good condition, disturbance will be short-term and managed. A site-specific revegetation plan, including weed control and soil stabilisation, will be implemented, along with measures such as staged clearing and topsoil management to minimise exposure. Given the low-relief topography (3–4 m AHD) and proposed rehabilitation measures, the clearing is unlikely to result in appreciable land degradation.	May be at variance	No
Principle (i): *"Native vegetation should not be cleared if the clearing of the vegetation is likely to cause deterioration in the quality of surface or underground water."* Assessment: No water courses or wetlands are recorded within the application area. The proposed clearing will not intercept any surface or groundwater resources. Therefore, 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:	Not likely to be at variance	No

Assessment against the clearing principles	Variance level	Is further consideration required?
The mapped soil and topographic contours in the surrounding area do not indicate the potential for the proposed clearing to contribute to increased incidence or intensity of flooding. Given the extent and purpose of the proposed clearing and given no water courses or wetlands are recorded within the application area, the proposed clearing is unlikely to contribute to waterlogging.		

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.
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

Figure 2. Photographs of vegetation type AiOaScSSIG (left) and ScSSIG (right) from site inspection (Natural Area, 2025)

Appendix E. Flora survey excerpts

Figure 3. Vegetation Type mapping of the proposed clearing area and site boundary (Natural Area, 2025)

Figure 4. Vegetation Condition mapping of the proposed clearing area and site boundary (Natural Area, 2025)

Appendix F. Sources of information

F.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

Restricted GIS Databases used:

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

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