



CLEARING PERMIT

Granted under section 51E of the Environmental Protection Act 1986

Purpose Permit number:	CPS 9578/3
Permit Holder:	City of Wanneroo
Duration of Permit:	From 7 November 2022 to 7 November 2037

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 completing an Unexploded Ordinance (UXO) remediation search and geotechnical survey to enable final design completion, and for the construction of a beach access, car park, concrete pathway and associated infrastructure.

2. Land on which clearing is to be done

Lot 15452 on Deposited Plan 40341 (Crown Reserve 20561), Two Rocks
 Lot 13321 on Plan 21931 (Crown Reserve 45935), Two Rocks
 Lot 8613 on Deposited Plan 213232 (Crown Reserve 30959), Two Rocks
 Lot 8989 on Deposited Plan 213232, Two Rocks

3. Clearing authorised

The permit holder must not clear more than 1.56 hectares of *native vegetation* within the combined areas cross-hatched yellow in Figures 1a and 1b of Schedule 1.

4. Period during which clearing is authorised

The permit holder must not clear any *native vegetation* after 7 November 2032.

PART II – MANAGEMENT CONDITIONS

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

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

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

6. Weed and dieback management

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

- (a) clean earth-moving machinery of soil and vegetation prior to entering and leaving the area to be cleared;
- (b) ensure that no known dieback or weed-affected soil, *mulch*, *fill*, or other material is brought into the area to be cleared;
- (c) restrict the movement of machines and other vehicles to the limits of the areas to be cleared; and
- (d) ensure that personnel carrying out the works are trained in *appropriate plant disease hygiene procedures* and have access to any *equipment or materials needed for plant disease hygiene*.

7. Directional clearing

The permit holder must:

- (a) conduct *clearing* activities in a slow, progressive manner towards adjacent remnant *native vegetation*; 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. Erosion management

- (a) Where possible, the permit holder must begin works associated with the authorised activities under this permit within two (2) months of undertaking *clearing* authorised under this permit.
- (b) Where works associated with the authorised activities cannot be undertaken within two (2) months of *clearing*, the permit holder must apply a suitable *dust suppressant* to all areas of bare ground within cleared areas to reduce the potential for wind erosion.

9. Revegetation and rehabilitation requirements (Bush Forever mitigation)

Within 12 months of the commencement of *clearing*, the permit holder must undertake *revegetation* and *rehabilitation* activities including but not limited to the following actions:

- (a) retain the vegetative material and topsoil removed by *clearing* authorised under this permit and stockpile the vegetative material and topsoil to be used in *revegetation* in an area that has already been cleared within the area cross-hatched red in Figure 2 of Schedule 1.
- (b) commence *revegetation* and *rehabilitation* of the areas cross-hatched red in Figure 2 of Schedule 1 by:
 - (i) laying the appropriate vegetative material and topsoil retained under condition 9(a);
 - (ii) deliberately *planting* tube stock and salvaged *native vegetation*;
 - (iii) ensuring only *local provenance* seeds and propagating material are used to *revegetate* and *rehabilitate* the areas; and
 - (iv) ensuring the *revegetation* and *rehabilitation* composition comprises

vegetation resistant to wind erosion.

- (c) implement hygiene protocols by cleaning earth-moving machinery of soil and vegetation prior to entering and leaving the *revegetation* and *rehabilitation* sites;
- (d) establish at least four 5 x 5 metre quadrat monitoring sites within *revegetated* areas;
- (e) monitor quadrats specified in condition 9(d) at least annually;
- (f) monitoring of quadrats specified in condition 9(d) is to be undertaken by an *environmental specialist*;
- (g) achieve the completion criteria specified in Table 1 of Schedule 2 (revegetation completion criteria) after the three year monitoring period for areas *revegetated* and *rehabilitated* under this permit;
- (h) undertake weed control activities on an 'as needs' basis to maintain a minimum criteria in the attached Schedule 2 (revegetation completion criteria);
- (i) undertake *remedial actions* for areas *revegetated* where monitoring indicates that revegetation has not met the completion criteria, outlined in Table 1 of Schedule 2 (revegetation completion criteria), including:
 - (i) *revegetate* the area by deliberately *planting native vegetation* that will result in the minimum targets specified in Table 1 of Schedule 2 (*revegetation completion criteria*) ensuring only *local provenance* seeds and propagating material are used;
 - (ii) undertake further weed control activities;
 - (iii) undertake watering activities; and
 - (iv) undertake annual monitoring of each *revegetated* and *rehabilitated* site, until the completion criteria outlined in Table 1 of Schedule 2 (*revegetation completion criteria*) are met.

10. Flora management

- (a) Where *priority flora* is identified in accordance with the 'City of Wanneroo Two Rocks Beach Access Way Targeted Flora Survey: Natural Area Holdings Pty Ltd. Revision 1, December 2025', the permit holder must clear no more than six *Beyeria cinerea* subsp. *cinerea* individuals identified within the combined areas cross-hatched yellow in Figure 1a and Figure 1b of Schedule 1.
- (b) The permit holder must ensure that the location of *priority flora* recorded in accordance with the 'City of Wanneroo Two Rocks Beach Access Way Targeted Flora Survey: Natural Area Holdings Pty Ltd. Revision 1, December 2025', including all *Beyeria cinerea* subsp. *cinerea*, *Leucopogon maritimus* and *Styloidium maritimum* within 30 metres from the outer boundary of the areas cross-hatched yellow in Figure 1a and Figure 1b of Schedule 1, are identified and demarcated through flagging. These can be identified either as the location of individual plants, or where this is not practical, the areal extent of the population and an estimate of the number of plants are to be documented using a Global Positioning System (GPS) unit set to Geocentric Datum Australia 1994 (GDA94), expressing the geographical coordinates in Eastings and Northings or decimal degrees. This must be completed prior to commencing:
 - (i) the Unexploded Ordinance Search and remediation works;
 - (ii) the construction of the beach access road, carpark, pathway and associated infrastructure; and
 - (iii) *revegetation* and *rehabilitation* required under condition 9 of this permit.
- (c) Where *priority flora* are identified and demarcated under condition 10b, the permit holder must ensure that no *clearing of priority flora* occurs within the combined areas cross-hatched yellow in Figure 1a and Figure 1b of Schedule 1.

11. Vegetation management – fencing

The permit holder must:

- (a) Within 12 months of *clearing*, the permit holder must construct a fence along the perimeters of the areas cross-hatched red on Figure 3 of Schedule 1:
 - (i) Fences should restrict the movement of invasive wildlife.
 - (ii) Within one month of installing the above fences, in accordance with condition 11(a)(i) of this permit, the permit holder must notify the *CEO* in writing that the fencing has been completed.
 - (iii) The permit holder must inspect the fence constructed in accordance with condition 11(a)(i) of this permit every 12 months until an *environmental specialist* has determined that the completion criteria outlined in Table 1 of Schedule 2 (*revegetation* completion criteria) have been achieved in accordance with conditions 9(e)-(i), to ensure the fence is protecting adjacent vegetation by excluding pathway users and vehicles.
 - (iv) Where the permit holder identifies that the fence constructed in accordance with condition 11(a)(i) of this permit is not protecting adjacent vegetation by excluding pathway users and vehicles, the permit holder must repair the fence.
- (b) Within 12 months of *clearing*, the permit holder must construct a fence along the perimeters of the areas cross-hatched red on Figure 4 of Schedule 1.
 - (i) Fences should restrict the movement of invasive wildlife.
 - (ii) Within one month of installing the above fences, in accordance with condition 11(b)(i) of this permit, the permit holder must notify the *CEO* in writing that the fencing has been completed.
 - (iii) The permit holder must inspect the fence constructed in accordance with condition 11(b)(i) of this permit every 12 months until an *environmental specialist* has determined that the completion criteria outlined in Table 1 of Schedule 2 (*revegetation* completion criteria) have been achieved in accordance with conditions 9(e)-(i), to ensure the fence is protecting adjacent vegetation by excluding pathway users and vehicles.
 - (iv) Where the permit holder identifies that the fence constructed in accordance with condition 11(b)(i) of this permit is not protecting adjacent vegetation by excluding pathway users, vehicles and invasive wildlife, the permit holder must repair the fence.
- (c) Within 12 months of an *environmental specialist* determining that the completion criteria outlined in Table 1 or Schedule 2 (*revegetation* completion criteria) have been achieved in accordance with conditions 9(e)-(i), the permit holder must remove the fences constructed in accordance with condition 11(a) and 11(b) along the perimeters of the areas cross-hatched red on attached Figures 3 and 4 of Schedule 1, and replace with a fence that allows for the movement of wildlife.
 - (i) Fences should allow for the movement of wildlife by being raised 15 centimetres from the ground.
 - (ii) Within one month of installing the above fences, in accordance with condition 11(c)(i) of this permit, the permit holder must notify the *CEO* in writing that the fencing has been completed.
 - (iii) The permit holder must inspect the fence constructed in accordance with condition 11(c)(i) of this permit every 12 months for the duration of this permit to ensure the fence is protecting adjacent vegetation by excluding pathway users and vehicles.

- (iv) Where the permit holder identifies that the fence constructed in accordance with condition 11(c)(i) of this permit is not protecting adjacent vegetation by excluding pathway users and vehicles, the permit holder must repair the fence.

12. Offset – revegetation and rehabilitation requirements

Within 12 months of the commencement of *clearing*, the permit holder must undertake *revegetation* and *rehabilitation* activities including but not limited to the following actions:

- (a) commence *revegetation* and *rehabilitation* of at least 1.56 hectares of *native vegetation* within the areas cross-hatched red in Figure 5 of Schedule 1 by;
 - (i) deliberately *planting* tube stock and salvaged *native vegetation*; and
 - (ii) ensuring only *local provenance* seeds and propagating material are used to *revegetate* and *rehabilitate* the areas.
 - (iii) ensuring the *revegetation* composition shall include vegetation resistant to wind erosion.
- (b) implement hygiene protocols by cleaning earth-moving machinery of soil and vegetation prior to entering and leaving the *revegetation* and *rehabilitation* sites;
- (c) establish at least four 5 x 5 metre quadrat monitoring sites within *revegetated* areas;
- (d) monitor quadrats specified in condition 12(c) at least annually;
- (e) monitoring of quadrats specified in condition 12(d) is to be undertaken by an *environmental specialist*;
- (f) achieve the completion criteria specified in Table 1 of Schedule 2 (*revegetation* completion criteria) after the three year monitoring period for areas *revegetated* and *rehabilitated* under this permit;
- (g) undertake weed control activities on an ‘as needs’ basis to maintain a minimum criteria in Table 1 of Schedule 2 (*revegetation* completion criteria);
- (h) undertake *remedial actions* for areas *revegetated* and *rehabilitated* where monitoring indicates that revegetation has not met the completion criteria, outlined in Table 1 of Schedule 2 (*revegetation* completion criteria), including:
 - (i) *revegetate* and *rehabilitate* the area by deliberately *planting native vegetation* that will result in the minimum targets specified in Table 1 of Schedule 2 (*revegetation* completion criteria) ensuring only *local provenance* seeds and propagating material are used;
 - (ii) undertake further weed control activities;
 - (iii) undertake watering activities; and
 - (iv) undertake annual monitoring of each *revegetated* and *rehabilitated* site, until the completion criteria outlined in Table 1 of Schedule 2 (*revegetation* completion criteria) are met.

PART III – RECORD KEEPING AND REPORTING

13. Records that must be kept

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

Table 1: Records that must be kept

No.	Relevant matter	Specifications
1.	In relation to the authorised <i>clearing</i> activities generally	<ul style="list-style-type: none"> (a) the species composition, structure, and density of the cleared area; (b) the location where the <i>clearing</i> occurred, recorded using a Global Positioning System (GPS) unit set to Geocentric Datum Australia 2020 (GDA2020), expressing the geographical coordinates in Eastings and Northings; (c) the date that the area was cleared; (d) direction of clearing; (e) the size of the area cleared (in hectares); (f) actions taken to avoid, minimise, and reduce the impacts and extent of <i>clearing</i> in accordance with condition 5; (g) actions taken to minimise the risk of the introduction and spread of weeds and dieback in accordance with condition 6; (h) evidence supporting compliance with conditions 7 and 8 of this Permit; and (i) evidence supporting compliance with condition 11 of this Permit, including actions taken to protect adjacent vegetation by the erection and maintenance of appropriate fencing, and the date in which the fence was constructed and/or maintained.
2.	In relation to flora management pursuant to condition 10	<ul style="list-style-type: none"> (a) the name and location of each <i>priority flora</i> species, recorded using a Global Positioning System (GPS) unit set to Geocentric Datum Australia 2020 (GDA2020), expressing the geographical coordinates in Eastings and Northings; (b) actions taken to demarcate each <i>priority flora</i> species recorded; (c) the date <i>priority flora</i> was demarcated and the date the activities under condition 10(b)(i), 10(b)(ii) and 10(b)(iii) commenced. (d) actions taken to avoid the <i>clearing</i> of <i>priority flora</i> species.
3.	In relation to <i>revegetation</i> and <i>rehabilitation</i> of areas pursuant to condition 9 of this permit.	<ul style="list-style-type: none"> (a) the location of areas <i>revegetated</i> and <i>rehabilitated</i> recorded using a GPS unit set to GDA2020, expressing the geographical coordinates in Eastings and Northings or decimal degrees; (b) description of the <i>revegetation</i> and <i>rehabilitation</i> activities undertaken;

No.	Relevant matter	Specifications
		<p>(c) the size of the area <i>revegetated</i> and <i>rehabilitated</i> (in hectares);</p> <p>(d) <i>remedial actions</i> required to be undertaken; and</p> <p>(e) evidence supporting compliance with condition 9 of this permit.</p>
4.	In relation to <i>revegetation</i> and <i>rehabilitation</i> of offset areas pursuant to condition 12 of this permit.	<p>(a) the location of areas <i>revegetated</i> and <i>rehabilitated</i> recorded using a GPS unit set to GDA2020, expressing the geographical coordinates in Eastings and Northings or decimal degrees;</p> <p>(b) description of the <i>revegetation</i> and <i>rehabilitation</i> activities undertaken;</p> <p>(c) the size of the area <i>revegetated</i> and <i>rehabilitated</i> (in hectares);</p> <p>(d) <i>remedial actions</i> required to be undertaken; and</p> <p>(e) evidence supporting compliance with conditions 12 of this permit.</p>

14. Reporting

- (a) The permit holder must provide to the *CEO* on or before 30 June of each calendar year, a written report containing:
- (i) the records required under condition 13 of this permit; and
 - (ii) records of activities done by the permit holder under this permit between 1 January and 31 December of the preceding calendar year.
- (b) If no *clearing* authorised under this permit has been undertaken, a written report confirming that no *clearing* under this permit has been carried out, must be provided to the *CEO* on or before 31 December of each calendar year.
- (c) The permit holder must provide to the *CEO*, no later than 90 calendar days prior to the expiry date of this permit, a written report of records required under condition 13, where these records have not already been provided under condition 14(a).

DEFINITIONS

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

Table 2: Definitions

Term	Definition
<i>appropriate plant disease hygiene procedures</i>	means documented procedures that include the inspection and cleaning of vehicles, machinery, equipment, tools and footwear.
<i>CEO</i>	Chief Executive Officer of the department responsible for the administration of the clearing provisions under the <i>Environmental Protection Act 1986</i> .
<i>clearing</i>	has the meaning given under section 3(1) of the EP Act.

Term	Definition
<i>condition</i>	a condition to which this clearing permit is subject under section 51H of the EP Act.
<i>dieback</i>	means the effect of <i>Phytophthora</i> species on native vegetation.
<i>Department</i>	means the department established under section 35 of the <i>Public Sector Management Act 1994</i> (WA) and designated as responsible for the administration of the EP Act, which includes Part V Division 3.
<i>dust suppressant</i>	means a material used to stabilise soil, prevent wind erosion of granular materials, and restrict the airborne dissemination of particulate matter.
<i>EP Act</i>	<i>Environmental Protection Act 1986</i> (WA)
<i>equipment or materials needed for plant disease hygiene</i>	means plastic tubs, brushes, plastic bags, alcohol wipes and drums, backpacks or spray bottles with 70% ethanol or methylated spirits in 30% water; or 20% household bleach (with 5% active ingredient) in 80% water; or quaternary ammonium disinfectant diluted according to manufacturer's directions.
<i>environmental specialist</i>	means a person who holds a tertiary qualification in environmental science or equivalent, and has a minimum of two (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.
<i>fill</i>	means material used to increase the ground level, or to fill a depression.
<i>local provenance</i>	means native vegetation seeds and propagating material from natural sources within 25 kilometres and the same Interim Biogeographic Regionalisation for Australia (IBRA) subregion of the area cleared.
<i>mulch</i>	means the use of organic matter, wood chips or rocks to slow the movement of water across the soil surface and to reduce evaporation.
<i>native vegetation</i>	has the meaning given under section 3(1) and section 51A of the EP Act.
<i>planting</i>	means the re-establishment of vegetation by creating soil conditions and planting seedlings of the desired species.
<i>priority flora</i>	means those plant taxa described as priority flora classes 1, 2, 3, or 4 in the Department of Biodiversity, Conservation and Attractions Threatened and Priority Flora List for Western Australia (as amended from time to time).
<i>remedial action/s</i>	means for the purpose of this permit, any activity that is required to ensure successful re-establishment of understorey to its pre-clearing composition, structure and density, and may include a combination of soil treatments and <i>revegetation</i> .
<i>revegetate/revegetated/revegetation</i>	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.
<i>rehabilitate/rehabilitated/rehabilitation</i>	means actively managing an area containing native vegetation in order to improve the ecological function of that area.

Term	Definition
<i>weeds</i>	<p>means any plant –</p> <ul style="list-style-type: none"> (a) that is a declared pest under section 22 of the <i>Biosecurity and Agriculture Management Act 2007</i>; 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



Jessica Burton

MANAGER

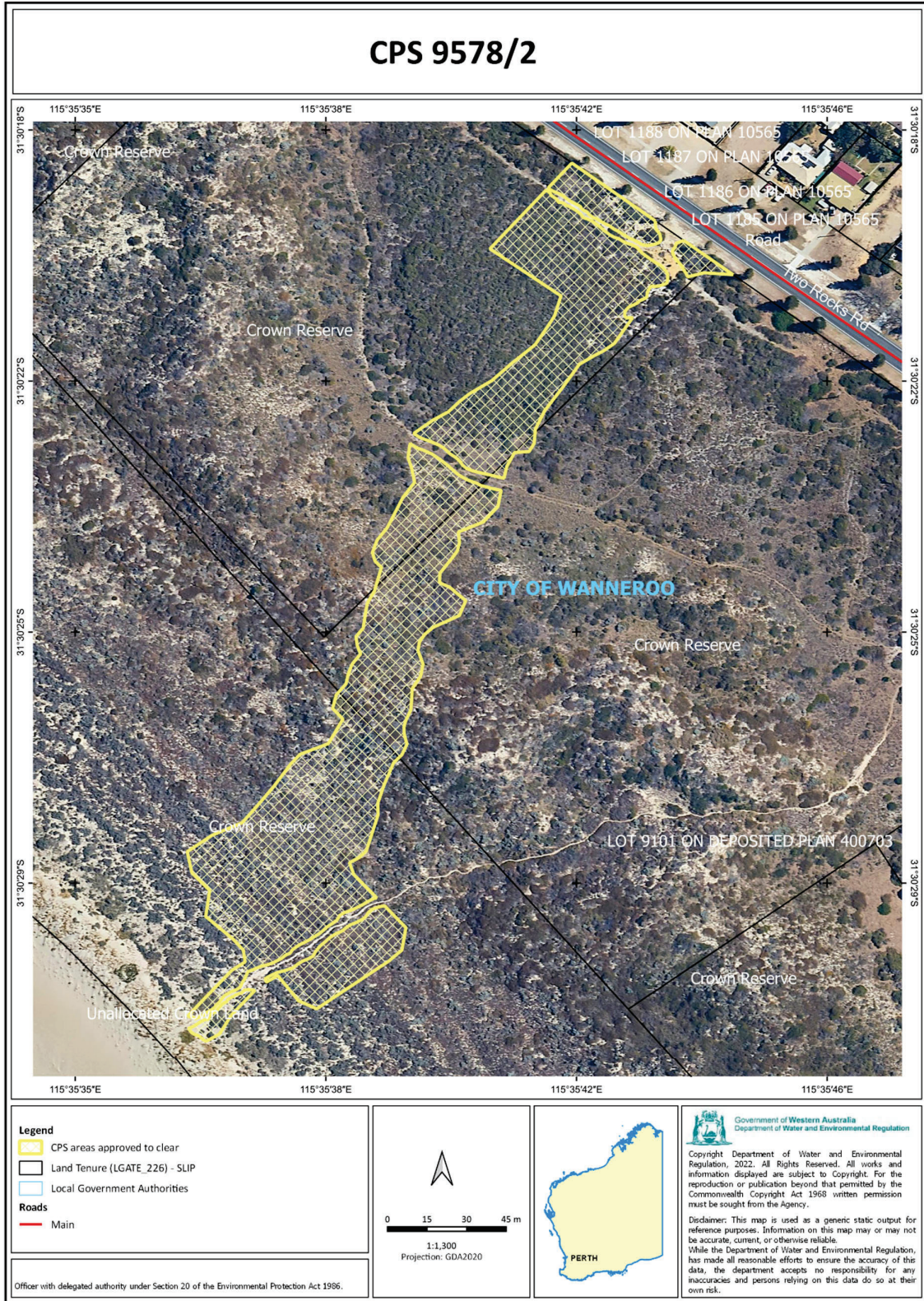
NATIVE VEGETATION REGULATION

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

7 April 2026

Schedule 1

The boundary of the areas authorised to be cleared is shown in the maps below (Figure 1a and Figure 1b).



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

CPS 9578/2



Figure 2b: Map of the boundary of the area within which clearing may occur

The boundaries of the areas where specific conditions apply are shown in the maps below (Figure 2, Figure 3, Figure 4 and Figure 5).

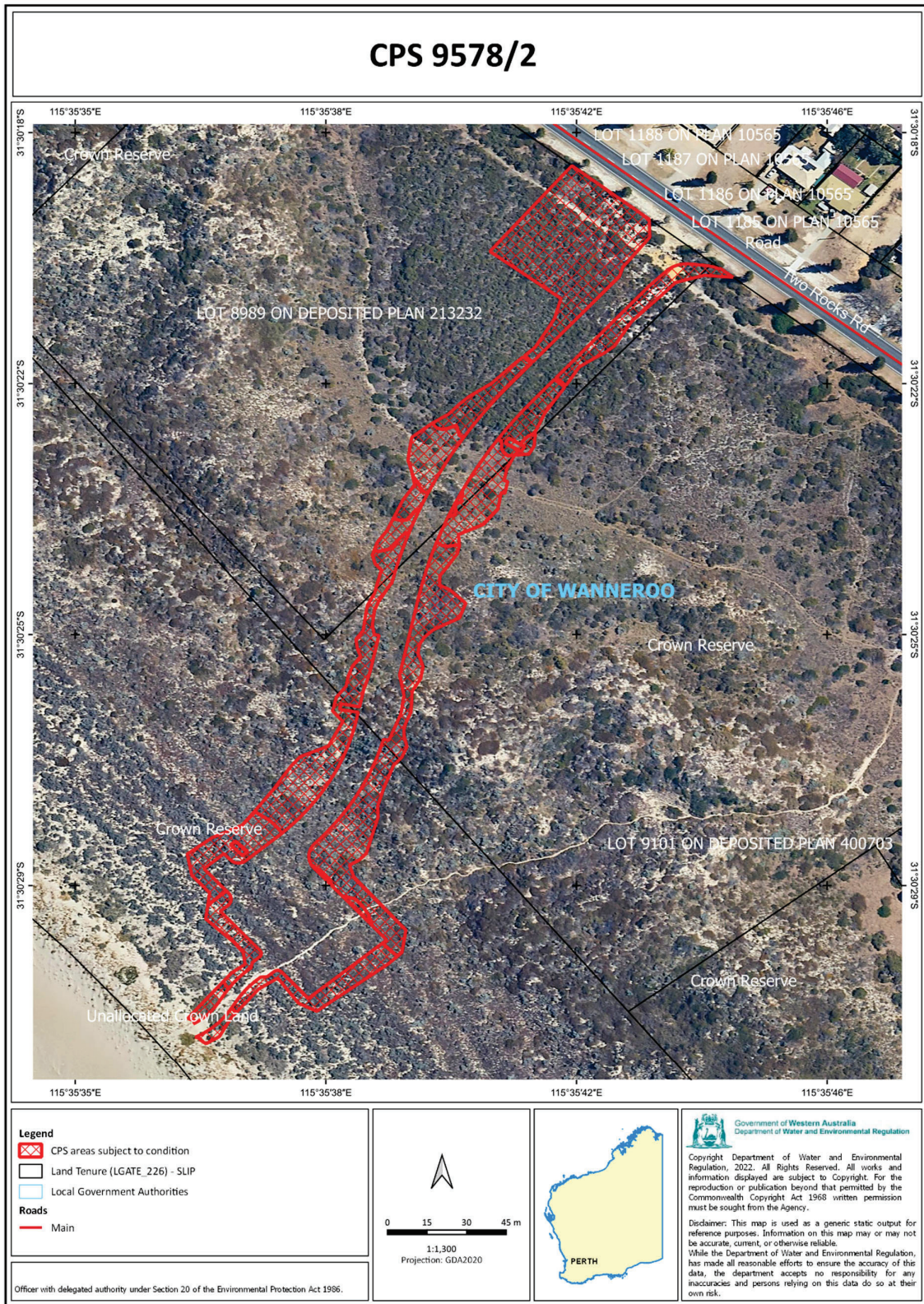


Figure 2: Map of the boundaries of the areas where revegetation and rehabilitation conditions apply



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Figure 3: Map of the boundaries of the areas where fencing conditions apply within temporary cleared areas

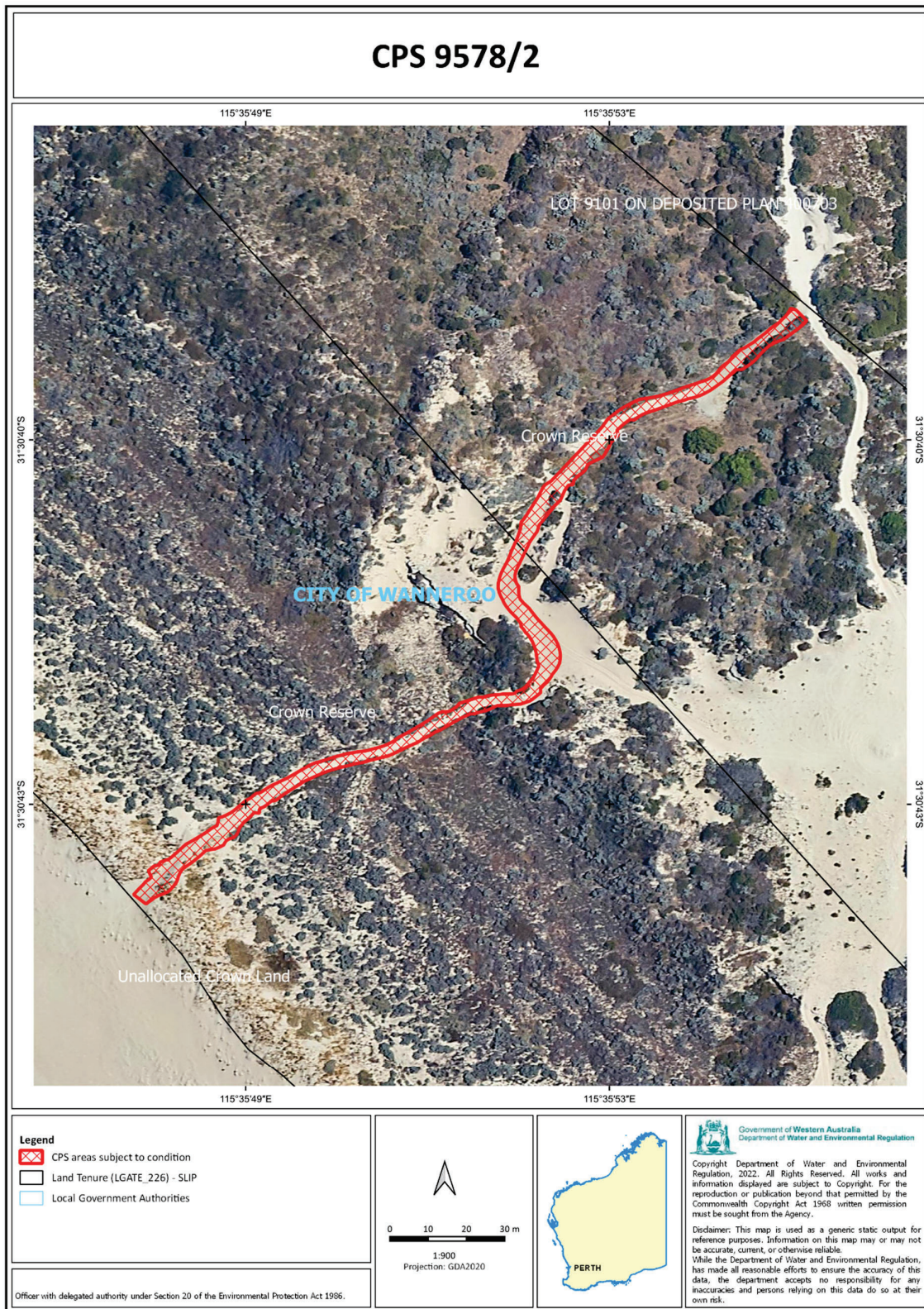


Figure 4: Map of the boundaries of the areas where fencing conditions apply within the offset site

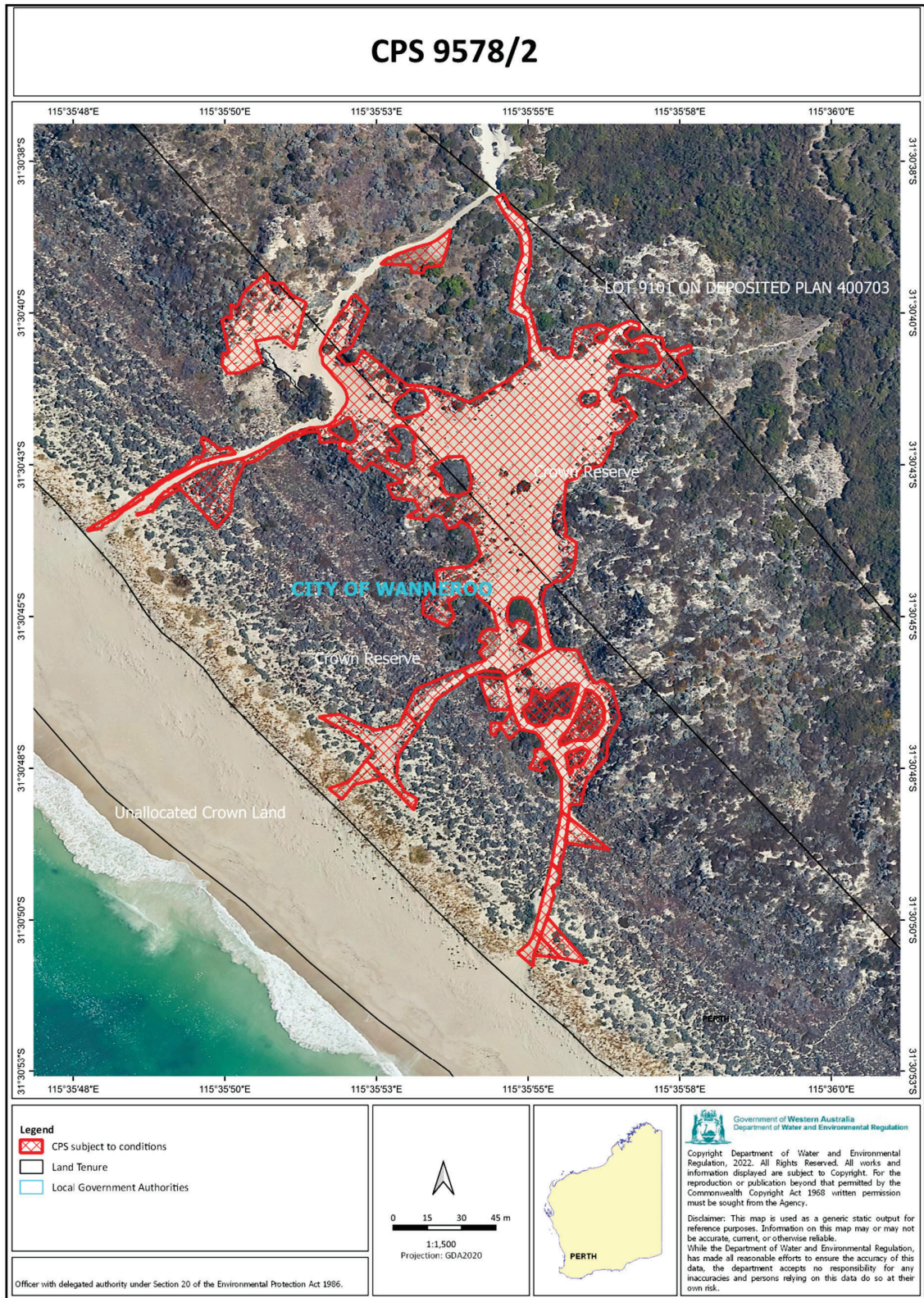


Figure 5: Map of the boundaries of the areas where offset area revegetation and rehabilitation conditions apply

Schedule 2

CPS 9578/3 *revegetation* completion criteria are shown in the table below (Table 1).

Table 1: Revegetation completion criteria

Criterion	Baseline floristic data	Completion targets	Completion criteria	Monitoring
1	Species richness is the average number of species between the reference sites of each vegetation community.	Minimum of 50% of native vegetation species returned based on propagation capacity of species. Therefore revegetation areas shall have a minimum of 50% native species per quadrat, as obtained by the average recorded at the reference sites.	Species richness and number of plants / m ² in the revegetation areas shall have a minimum of 50% native species per quadrat, as obtained by the average recorded at the reference sites.	The species and number of plants / m ² in the revegetation areas will be counted in years 2, 3 and 5.
2	% cover of weeds in quadrats of each vegetation community is 2% - 30%	Weeds are mostly absent from the quadrats. Considering external pressures (adjacent areas used for public recreation) a target of ≤10% has been established for the revegetation areas.	The revegetation areas must have % cover of ≤10% weeds.	Monitor revegetation areas in years 2 and 3 and 5.
3	Survival rate of species to be achieved	If after year 2 and year 3 of planting, a survival rate of 2 plants/m ² is not achieved, all planted tube stock that have not survived must be replanted within 12 months and monitored for a further 1 year.	The revegetation site needs to ensure a survival rate of no less than 2 plants/m ² is achieved after three years, and replant any plants within 12 months of dying.	The number of surviving plants in revegetation areas will be counted in years 2, 3 and 5.
4	Rubbish is not present in bushland.	Rubbish is absent from the revegetation sites.	The revegetation site contains minimal rubbish.	Monthly asset inspections
5	Unauthorised access is minimised	Fencing is installed and maintained to prevent unauthorised access to the revegetation areas.	Fencing is maintained and there are no visible signs of vandalism and/or unauthorised access to the revegetation site.	Monthly asset inspections
6	Feral animals are mitigated	Potential impacts from introduced animals are monitored and mitigated, where required.	Mitigation measures are implemented if there are visible signs of introduced animals species e.g. rabbits, foxes etc.	Monitor revegetation areas as part of annual reports and as part of monthly asset inspections
7	Priority species are retained	All priority species located immediately outside the construction area are to be retained.	No priority species located immediately outside the construction area are impacted.	The priority species are demarcated before, during and after the UXO search and construction



Clearing Permit Decision Report

1. Application details and outcome

1.1. Permit application details

Permit number:	CPS 9578/3
Permit type:	Purpose permit
Applicant name:	City of Wanneroo
Purpose of clearing:	Geotechnical survey and Beach access and carpark
Property:	Lot 15452 on Deposited Plan 40341, Two Rocks Lot 8613 on Deposited Plan 213232, Two Rocks Lot 13321 on Plan 21931 (Crown Reserve 45935), Two Rocks Lot 8989 on Deposited Plan 213232, Two Rocks
Location (LGA area/s):	City of Wanneroo

1.2. Description of clearing activities

Clearing permit CPS 9578/2 is for the clearing of 1.56 hectares of native vegetation within the abovementioned lots for the purpose of completing an unexploded ordnance (UXO) remediation search and geotechnical survey to enable final design completion, and construction of a beach access, car park, concrete pathway and associated infrastructure.

This amendment application seeks to amend condition 10(a) on the current permit 9478/2 which states that no more than four of the priority 3 species *Beyeria cinerea* subsp. *cinerea* individuals are to be cleared. Since the issuing of 9478/2, an additional targeted survey identified two more *Beyeria cinerea* subsp. *cinerea* within the clearing area. Therefore, the amendment seeks to remove the number of *Beyeria cinerea* subsp. *cinerea* permitted to be cleared on the permit, effectively allowing the applicant to clear all individuals within the application area and ensuring that no further amendments are required should new individuals germinate prior to the commencement of clearing activities.

After discussion with the applicant, it was agreed that the department will not remove the number of *Beyeria cinerea* subsp. *cinerea* permitted to be cleared on the permit, instead increasing the stated number from four to six.

1.3. Decision on application and key considerations

Decision:	Granted
Decision date:	7 April 2026
Decision area:	1.56 hectares (ha) of native vegetation

1.4. Reasons for decision

This clearing permit application was made in accordance with section 51E of the *Environmental Protection Act 1986* (EP Act) and was received by the Department of Water and Environmental Regulation (DWER) on 19 January 2026. DWER advertised the application for public comment for a period of 7 days, and no submissions were received.

In undertaking the assessment, the Delegated Officer had regard for the site characteristics, relevant datasets, the results of a targeted survey, the clearing principles set out in Schedule 5 of the EP Act, and any other matters considered relevant to the assessment. The assessment identified that the proposed clearing will not have significant additional impacts to habitat for flora and that the impacts of the proposed clearing assessed against the clearing principles has not changed from the Clearing Permit Decision Report CPS 9578/2 (DWER, 2022).

After consideration of the available information, the Delegated Officer determined that the proposed clearing is not likely to lead to an unacceptable risk to the environment. The Delegated Officer decided to grant the amendment to clearing permit CPS 9578/3.

2. Assessment of application

2.1. Avoidance and mitigation measures

Avoidance and mitigation measures proposed by the applicant has not changed from that proposed for CPS 9578/2.

2.2. Assessment

A review of the available information revealed that the assessment against the clearing principles has not changed from the Clearing Permit Decision Report CPS 9578/2 (DWER, 2022).

An additional targeted flora survey of the permit area from Natural Area Consulting Management Services (2025), identified an additional two *Beyeria cinerea* subsp. *cinerea* individuals which have germinated within the clearing area (See Appendix A).

Four individuals of this species were originally identified in the application area in 2020. This species is an open, erect to spreading shrub from the spurge family (Euphorbiaceae) (One Tree Botanical 2020). The WA Herbarium has 51 collections of this species distributed in a narrow near-coastal band between Mandurah and Port Gregory (One Tree Botanical 2020). According to available databases, no records of *Beyeria cinerea* subsp. *cinerea* are known from within a 10 kilometre radius of the application area (local area). However, the flora and vegetation survey recorded 490 *Beyeria cinerea* subsp. *cinerea* individuals within Vegetation Type C of the study area (One Tree Botanical 2020). The applicant has previously redesigned the beach access and clearing area to avoid and the majority of this population (DWER, 2022).

Noting the number of individuals recorded during the Flora and Vegetation Survey (2020) and targeted Flora Survey (2025), the species is well represented in the immediate area. Clearing an additional two *Beyeria cinerea* subsp. *cinerea* individuals (total of 6 out of 490) is not likely to significantly impact the occurrence of this population on site or impact the conservation status of the species.

Based on the above assessment, the avoidance and mitigation measures provided with the original application, and existing conditions on the clearing permit, there are no additional environmental impacts which need to be considered and as a result, no further conditions are required to be placed on the permit.

Appendix A – Biological survey information excerpts

The Flora and Vegetation survey from one Tree Botanical and Vertebrate fauna survey from Terrestrial Ecosystems 2020, are unchanged and can be found in the Clearing Permit Decision Report CPS 9578/1 and 9578/2 (DWER, 2022).

The targeted survey from Natural Area Consulting Management Services 2025, identified an additional two *Beyeria cinerea* subsp. *cinerea* individuals which have germinated within the clearing area. Relevant excerpts of this targeted survey can be found below.

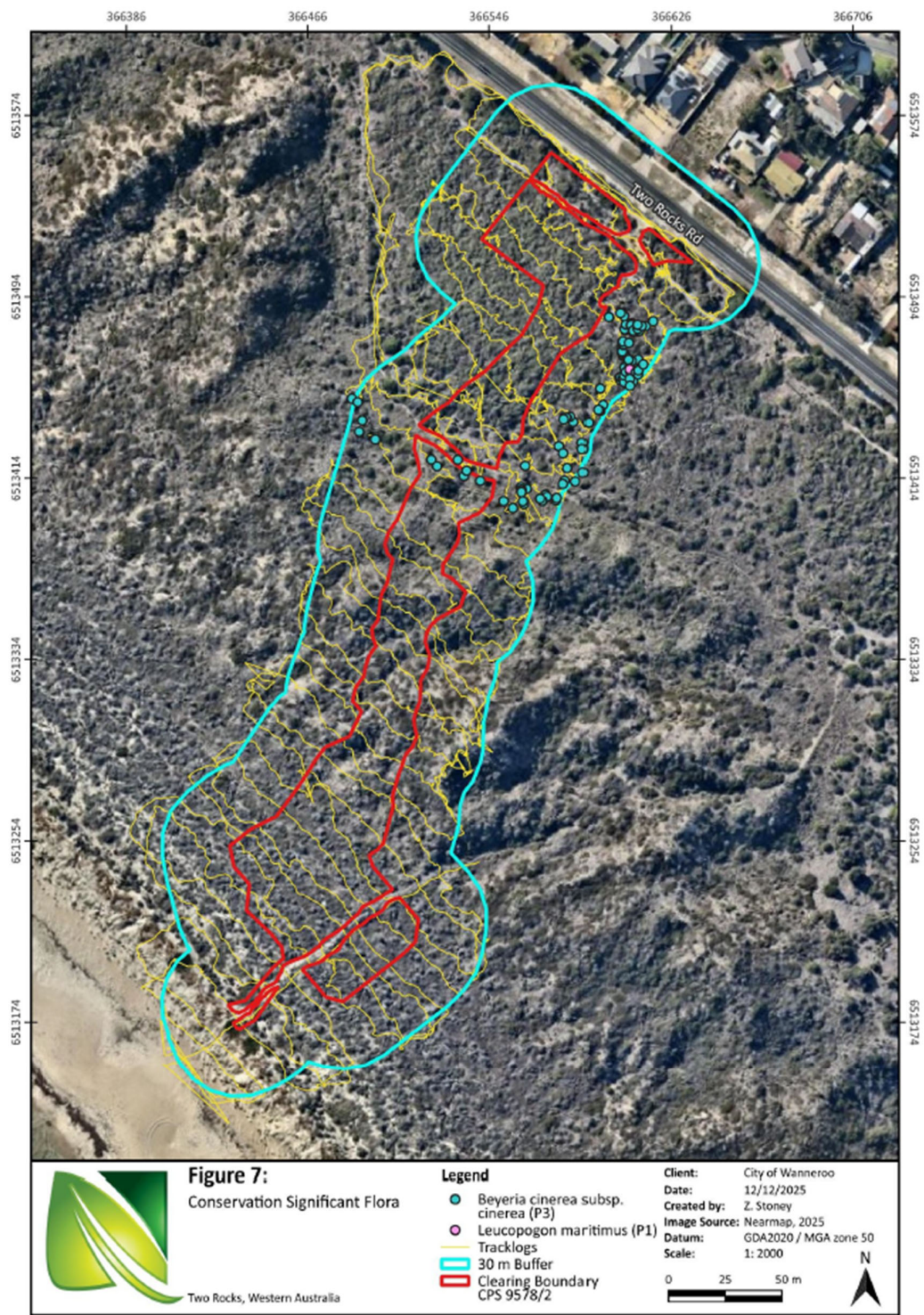


Figure 1. The identified location of the *Beyeria cinerea* subsp. *cinerea* individuals within the clearing area and within 30 meters of the clearing area



Figure 2. Landscape photo displaying marked priority flora with flagging tape.

Appendix B – References and databases

1. GIS datasets

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

- Aboriginal Heritage Places (DPLH-001)
- Cadastre Address (LGATE-002)
- 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)
- IBRA Vegetation Statistics
- Regional Parks (DBCA-026)

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)

2. References

City of Wanneroo (2026). Purpose permit application form and supporting information for Clearing Permit Application CPS 9578/3 (DWER Ref: DWERDT1262571)

Natural Area Consulting Management Service (2025). City of Wanneroo, Two Rocks Beach Access Way Targeted Survey (DWER Ref: DWERDT1262609)

DWER (2022). CPS 9578/1 – Purpose Permit with Plan and Decision Report (DWER Ref: DWERDT671527)