GOVERNMENT OF
WESTERN AUSTRALIA

CLEARING PERMIT

Granted under section 51E of the Environmental Protection Act 1986

Purpose Permit number:	CPS 11500/1
Permit Holder:	City of Rockingham
Duration of Permit:	From 20 August 2026 to 20 August 2031

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 road widening.

2. Land on which clearing is to be done

Mandurah Road reserve (PINs 1199419, 1199420, 1199421, 1367332 and 1367328)

Anstey Road reserve (PIN 11750647)

Lot 62 on Deposited Plan 15925, Secret Harbour

3. Clearing authorised

The permit holder must not clear more than 0.45 hectares of *native vegetation* within the area cross-hatched yellow in Figure 1 of Schedule 1.

PART II – MANAGEMENT CONDITIONS

4. 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.

5. Weed and dieback management

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

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

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

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

6. Directional clearing

The permit holder must conduct clearing activities in a slow, progressive manner from one direction to the other to allow fauna to move into adjacent *native vegetation* ahead of the clearing activity.

7. Demarcate clearing area

Prior to undertaking any *clearing* authorised under this permit, the permit holder must clearly demarcate the boundaries of the area authorised to be cleared under this permit to prevent inadvertent removal of *native vegetation* outside the authorised clearing area. The boundary must remain clearly identifiable for the duration of the *clearing* activities.

PART III - RECORD KEEPING AND REPORTING

8. 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 direction of the clearing; (e) the size of the area cleared (in hectares); (f) actions taken to avoid, minimise, and reduce the impacts and extent of clearing in accordance with condition 4; and (g) actions taken to minimise the risk of the introduction and spread of *weeds* and *dieback* in accordance with condition 5. (h) actions undertaken in accordance with condition 7

9. Reporting

(a) The permit holder must provide to the *CEO* the records required to be kept under condition 8 of this permit when requested.

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.
dieback	means the effect of *Phytophthora* species on native vegetation.
department	means the department established under section 35 of the *Public Sector Management Act 1994* (WA) and designated as responsible for the administration of the EP Act, which includes Part V Division 3.
EP Act	*Environmental Protection Act 1986* (WA)
fill	means material used to increase the ground level, or to fill a depression.
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.
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

C Robertson
27.07.2026
4.21PM

Caron Robertson
MANAGER
NATIVE VEGETATION REGULATION

Officer delegated under Section 20
of the Environmental Protection Act 1986

27 July 2026

Schedule 1 (DRAFT)

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

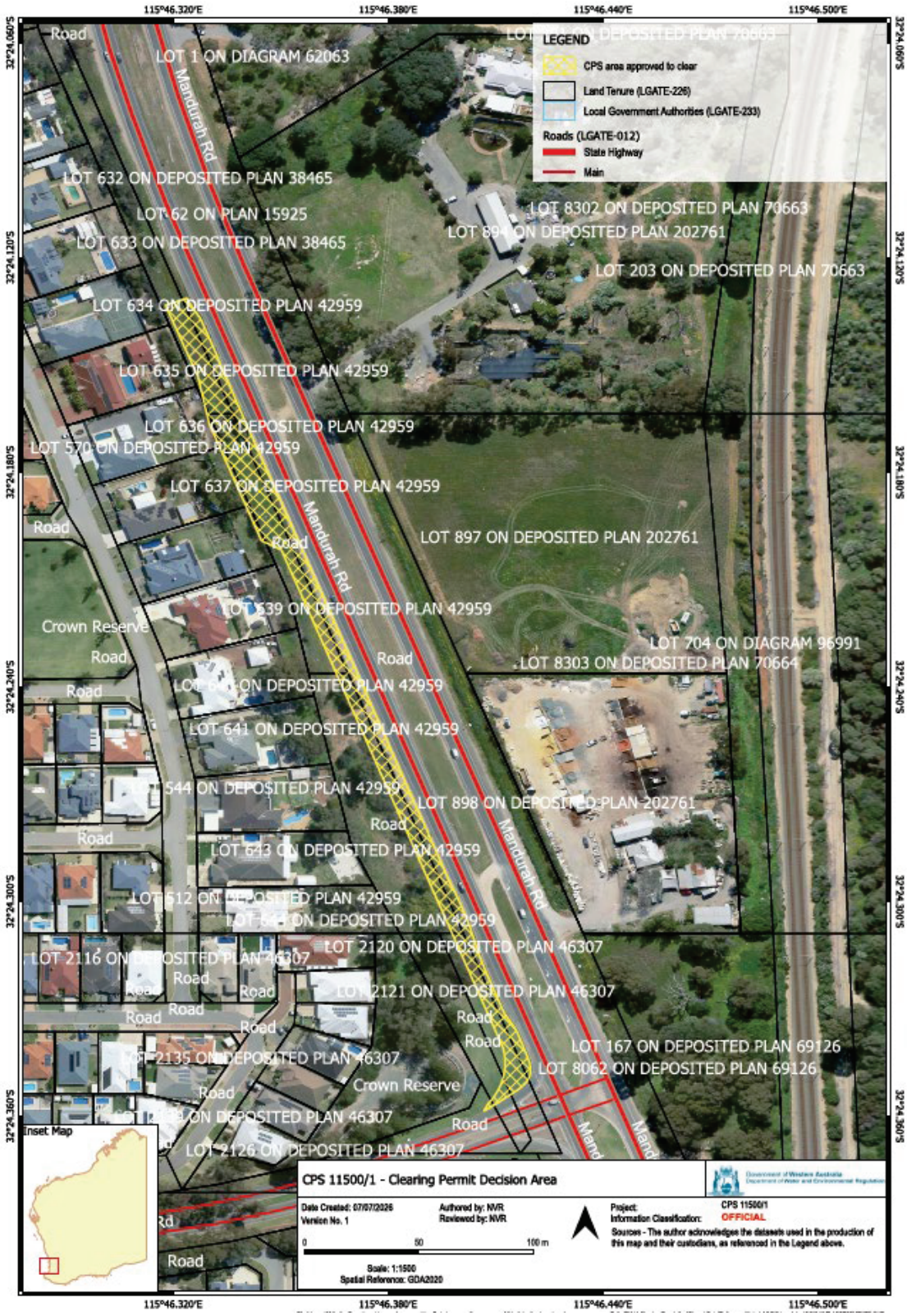


Figure 1: Map of the boundary of the area within which clearing may occur

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 11500/1
Permit type:	Purpose permit
Applicant name:	City of Rockingham
Application received:	12 March 2026
Application area:	0.45 hectares of native vegetation
Purpose of clearing:	Road widening
Method of clearing:	Mechanical
Property:	Lot 62 on Plan 15925 - Mandurah Rd (PINs 1199419, 1199420, 1199421, 1367332, 1367328) and Anstey Road (PIN 11750647)
Location (LGA area/s):	City of Rockingham
Localities (suburb/s):	Secret Harbour

1.2. Description of clearing activity

The vegetation proposed to be cleared occurs within Mandurah Road reserve (PINs 1199419, 1199420, 1199421, 1367332, 1367328), from the intersection of Anstey Road (PIN 11750647) northwards. The application area is approximately 10 metres wide by 500m long and includes up to 0.45 hectares of native vegetation .

The proposed clearing will facilitate the widening of the existing road on the western side of the current road formation to accommodate a free-flowing slip lane and left turn acceleration lane from Anstey Road onto Mandurah Road. This is anticipated to reduce the risk of rear end crashes and congestion at the intersection.

1.3. Decision on application

Decision:	Granted
Decision date:	27 July 2026
Decision area:	0.45 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 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 B), relevant datasets (see Appendix F), the findings of a Reconnaissance Flora and Vegetation Assessment survey by Del Botanics Environmental Consulting 2026 , the clearing principles set out in Schedule 5 of the EP Act (see Appendix C), 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 improve community safety by creating a free turn acceleration lane necessary to minimise the number of rear-end vehicle crashes on the turn left approach to the intersection of Mandurah and Anstey roads.

The assessment identified that the proposed clearing will result in:

- the potential introduction and spread of weeds and dieback into adjacent vegetation, which could impact on the quality of the adjacent vegetation and its values; and
- the potential for fauna mortality if individual fauna are present in the clearing 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 environmental values and that the applicant has suitably demonstrated avoidance and minimisation measures.

The Delegated Officer determined 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 and dieback;
- undertake slow, progressive one directional clearing to allow terrestrial fauna to move into adjacent vegetation ahead of the clearing activity;
- demarcate the clearing area to ensure no large Tuart trees that fall adjacent to the clearing area are directly impacted.

1.5. Site map

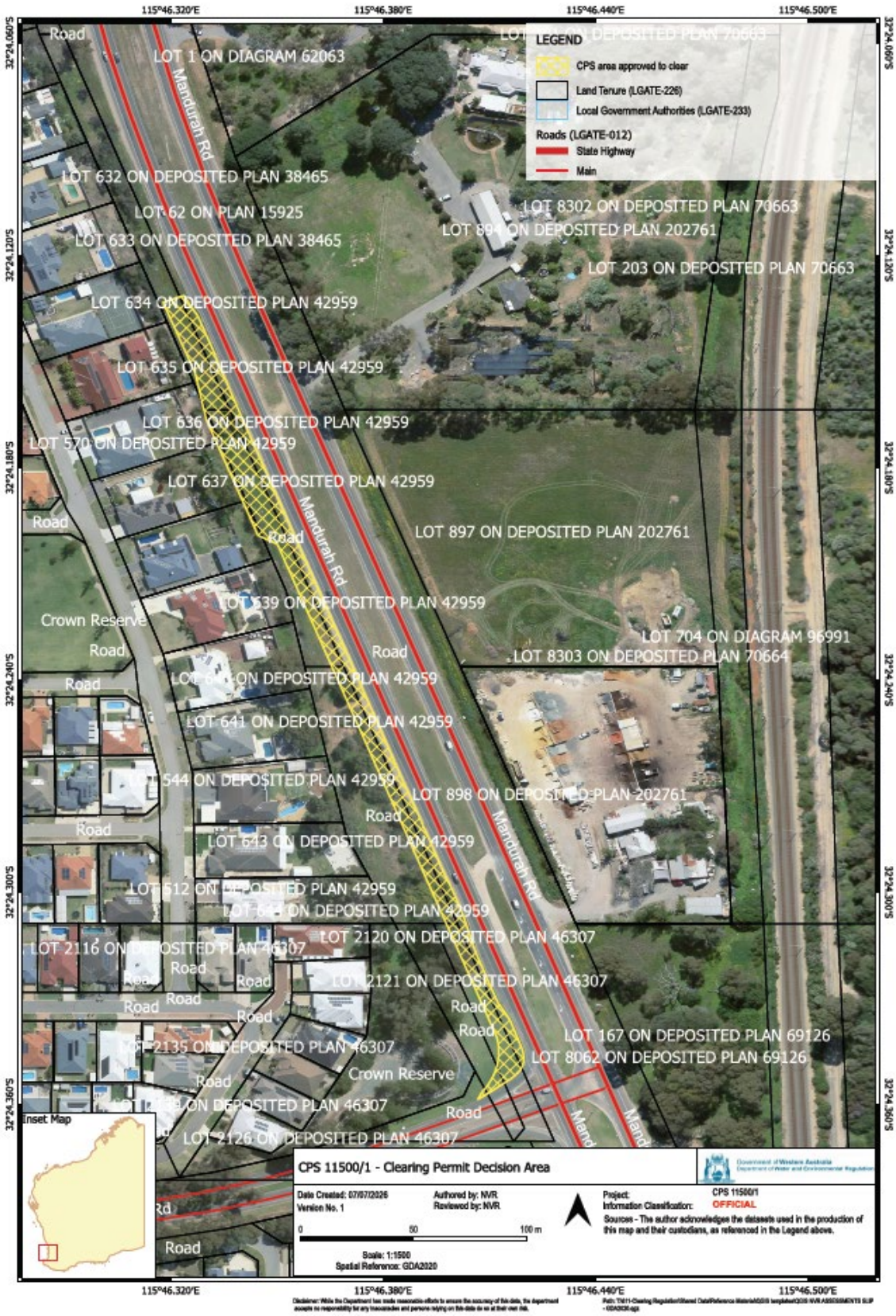


Figure 1: Map of the application area

The area cross-hatched yellow depicts the areas authorised to be cleared under the granted clearing permit.

2 Legislative context

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

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

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

Other legislation of relevance for this assessment include:

- *Biodiversity Conservation Act 2016* (WA) (BC Act)
- *Conservation and Land Management Act 1984* (WA) (CALM Act)
- *Environment Protection and Biodiversity Conservation Act 1999* (Cth) (EPBC Act)
- *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)
- Technical guidance – *Terrestrial Fauna Surveys for Environmental Impact Assessment* (EPA, 2016)

3 Detailed assessment of application

3.1. Avoidance and mitigation measures

On 18 June 2026, the Department sent correspondence to the applicant requiring further information to justify the need for clearing and measures taken to avoid and mitigate environmental impacts identified in the preliminary assessment of the proposed clearing.

The applicant provided alternative design options considered as part of the project and why the options were not viable. Justification of the current proposal and subsequent mitigation commitments were also provided, including:

- Optimising the lane geometric design, including minimum compliant lane widths, taper lengths and acceleration lengths where feasible; and
- Minimising earthworks, including refining batters to reduce the overall disturbance footprint by;
    1. minimising batter widths; and
    2. extending the kerb and the undergrounding drainage to reduce the need for wide open table drains within the western verge which, in turn, reduces the need to clear larger areas of native vegetation.

Further the applicant is committed to restricting the construction footprint by confining all works to the minimum area necessary to safely undertake the project, achieved through controlled access management and the strict limitation of laydown, plant and material storage zones during construction.

Considering the above, the Delegated Officer was satisfied that the applicant has made a reasonable effort to avoid and minimise potential impacts of the 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 B) and the extent to which the impacts of the proposed clearing present a risk to biological, conservation, or land and water resource values.

The assessment against the clearing principles (see Appendix C) identified that the impacts of the proposed clearing does present a risk to biological values (fauna and ecological communities) and conservation areas. 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
The application area is located within the Swan Coastal Plan IBRA bioregion. A review of the available datasets identified records of 37 fauna species constituting eight fauna conservation significant species within the local area (10-kilometre radius of the application area).

The vegetation within the proposed clearing area consists of an open woodland of *Eucalyptus gomphocephala* over *Spyridium globulosum* and *Acacia spp*. shrubland and a weedy understory of grasses in a completely degraded to good (Keighery, 1994) condition. Eight (8) conservation significant fauna were recorded from local area. Based on the degraded to completely degraded (Keighery, 1994) condition of the application area, small linear size of the application area and known habitat preferences, the following conservation significant fauna are likely to utilise the application area;

- Carnaby's cockatoo (*Zanda latirostris*)
- Forest red-tailed black cockatoo (*Calyptorhynchus banksii naso*); and
- Quenda (*Isoodon fusciventer*)

Black Cockatoos
The forest red-tailed black-cockatoo and Carnaby's cockatoo (collectively referred to as black cockatoo species for this report), are known to nest in hollows of live and dead trees, including marri, jarrah (*Eucalyptus marginata*), karri (*Eucalyptus diversicolor*), wandoo (*Eucalyptus wandoo*), tuart (*Eucalyptus gomphocephala*), flooded gum, and other *Eucalyptus* spp. (Commonwealth of Australia, 2012).

Breeding habitat for black cockatoos includes trees of these species that either have a suitable nest hollow or are of a suitable diameter at breast height (DBH) to develop a nest hollow, where suitable DBH for nest hollows is 500 millimetres for most tree species (Commonwealth of Australia, 2012). While breeding, black cockatoos also generally forage within a six kilometre to 12-kilometre radius of their nesting site (Commonwealth of Australia, 2012). A vegetation assessment provided as supporting evidence with the application (Del, 2026) did not identify suitable trees with hollows within the application area. However, the assessment noted large Tuarts adjacent to the application area may be significant and are to be retained.

Some vegetation within the application area (Tuart trees) provides low quality secondary foraging habitat for black cockatoo. The vegetation within the application area is in degraded to good (Keighery, 1994) condition and the local area retains approximately 36 per cent native vegetation cover. The application area is not mapped as confirmed or unconfirmed foraging habitat for black cockatoos. Most of the current extent of native in the local area is mapped as similar or better-quality foraging habitat for black cockatoos. Based on the information above, it is unlikely that the low-quality secondary foraging habitat within the application area is necessary for the maintenance of locally occurring black cockatoo populations.

Quenda (P4)
Quendas are known to live in dense understories in swampland areas, Banksia and Jarrah (*Eucalyptus marginata*) woodlands. However, Quendas have adapted to urban and suburban habitats in recent years (Department of Biodiversity, Conservation and Attractions (DBCA), 2018). The closest Quenda recorded observation is located approximately 0.89 kilometres from the application area. Given the ability of Quenda to adapt their habitat to urban areas it is likely that they may occur as transient visitors within the application area. Given the small linear size of the application area, presence of better quality habitat nearby and extent of human disturbance of the vegetation within the application area it is unlikely to be significant habitat for the maintenance of local Quenda populations.

Conclusion
Based on the above assessment, the vegetation proposed to be cleared does not comprise significant habitat necessary for the maintenance of conservation significant fauna species. There is a risk that clearing may impact fauna individuals present on site at the time of clearing and the potential for clearing to indirectly impact potentially significant breeding vegetation adjacent to the application area. Conditions will be imposed on the clearing permit to mitigate potential impacts on fauna.

Conditions
To address the above impacts, the following conditions will be placed on the clearing permit:

- slow, progressive, one directional clearing to allow terrestrial fauna to disperse ahead of the clearing activities should they occur on site at the time of clearing; and

- demarcate the clearing area to ensure incidental clearing of the significant vegetation adjacent to the application area.

3.3. Relevant planning instruments and other matters

The application was advertised on the department's website for a 21-day public comment period. No public submissions were received in relation to this application.

Proposed clearing will occur in the Mandurah Road reserve (PINs 1199419, 1199420, 1199421, 1367332, 1367328,), from the intersection of Anstey Road (PIN 11750647). Main Roads Western Australia (MRWA) has management authority over the application area. A letter of authority from MRWA has been granted to City of Rockingham to allow the City to undertake the clearing works subject to conditions.

The application area falls within the public road network and the clearing purpose is consistent with the City of Rockingham Local Planning Strategy and Town Planning Scheme No. 2. Additional local government approvals under the *Planning and Development Act 2005*, or any other Act, are not required.

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

End

Appendix A. Additional information provided by applicant

Summary of comments	Consideration of comment
City of Rockingham (2026) The applicant provided additional information to; • Provide evidence of efforts taken to avoid and minimise environmental impacts resulting from the proposed clearing; • Provide evidence of mitigation of land degradation; • Risk management; • Demonstration that the required approvals have been issued.	This information has been considered in section 3.1 of the decision report
Reconnaissance Flora and Vegetation Survey – Del Botanics Environmental Consulting, 2026	Survey information considered throughout the decision report as relevant.

Appendix B. Site characteristics

B.1. Site characteristics

Characteristic	Details
Local context	The application area is a 0.45 hectares patch of native vegetation in the intensive land use zone of Western Australia. The application area is within Mandurah Road reserve and primarily surrounded by major roads, residential housing and recreation land uses. Spatial data indicate the local area (10 km radius from the centre of the application area) retains approximately 35.98 per cent of the pre-European native vegetation extent.
Ecological linkage	The application area is part of a mapped ecological linkage (Perth Regional Ecological Linkages).
Conservation areas	There are no conservation areas mapped within the application area. The closest conservation area is mapped 140 metres east of the application area, namely Rockingham Lakes Regional Park.
Vegetation description	Photographs supplied by the applicant and a vegetation survey (Del Botanics Environmental Consulting, 2026) indicate the vegetation within the proposed clearing area consists of an open woodland of *Eucalyptus gomphocephala* over *Spyridium globulosum* and *Acacia spp*. shrubland with a weedy understory of grasses. Representative photos are available in Appendix E. The mapped vegetation type retains approximately 32.16 per cent of the original extent (Government of Western Australia, 2019).
Vegetation condition	A vegetation survey (Del Botanics Environmental Consulting, 2026) indicates the vegetation condition within the proposed clearing area is in Completely Degraded to Good (Keighery, 1994) condition, with most of the basic vegetation structures impacted from previous disturbance activities. Understory is comprised of mainly weedy grass with maintained turfed lawns in the north section of the site near the roundabout (Del Botanics Environmental Consulting, 2026). The full Keighery (1994) condition rating scale is provided in Appendix D. Representative photos are available in Appendix E.

Characteristic	Details
Climate and landform	The application area is within the northern extent of the Swan Coastal Plain lying approximately 20 meters AHD (Australian Height Datum). The climate is Mediterranean, with dry, hot summers and cool, wet winters. According to the Bureau of Meteorology (2021); Garden Island WA, site number 009256, the annual mean rainfall for the area is estimated to be 598.0 millimetres per annum, with rain falling predominantly between June to August.
Soil description	The soil is mapped as Spearwood System S2a Phase (211Sp__S2a) with the lower slopes (1-5%) consisting of sand dunes and plains of yellow deep sands, pale deep sands and yellow/brown shallow sands (DPIRD, 2023).
Land degradation risk	The application area is mapped as having a high risk of wind erosion and moderate phosphorus export risk (DPIRD, 2023).
Waterbodies	Existing data and aerial imagery indicated that no wetlands or waterbodies transect the application area. The application area is approximately 140m west of Anstey Swamp however it is separated by road drainage infrastructure and is not likely to be significantly hydrologically connected to Anstey Swamp.
Hydrogeography	The application area is mapped within the Stakehill Groundwater Area proclaimed under the *Rights in Water Irrigation Act 1914* (RIWI Act). No Public Drinking Water Source Areas intersect the application area.
Flora	A review of available databases identified 17 rare flora species records within the local area. These species are listed under the *Biodiversity Conservation Act 2016* (BC Act) and/or *Environmental Protection and Biodiversity Conservation Act 1999* (EPBC Act), or as Priority (P) species by the Department of Biodiversity Conservation and Attractions (DBCA). Based on habitat preferences, distribution, mapped vegetation type and condition of the vegetation no species known from the local area are likely to occur within the application area. A reconnaissance survey undertaken by Del Botanics Environment Consulting (2026) did not identify any State or Commonwealth listed threatened flora species within the application area. One priority flora, *Grevillea olivacea* (P4) was recorded within the application area. * *This occurrence is located south of the mapped distribution area and is readily available in local nurseries and therefore it is possible this occurrence was planted in situ.
Ecological communities	No Threatened Ecological Communities (TEC) are mapped within the application area, and a vegetation survey did not identify any vegetation consistent with the listing characteristics of a TEC. Several occurrences of Tuart (*Eucalyptus gomphocephala*) woodlands and forests of the Swan Coastal Plain are recorded north, east, south and west of the application area from 40 to 240 meters away. The application area is described as open woodland of *Eucalyptus gomphocephala* over *Spyridium globulosum* and *Acacia spp*. shrubland with a weedy understory of grasses however this patch does not meet the diagnostic criteria and thresholds required to be representative of the Tuart Woodlands TEC (Del Botanics Environmental Consulting, 2026).
Fauna	A review of available databases identified 37 fauna species records within the local area, including eight conservation significant species. None of these existing records occur within the application area, with the closest record (with the exception of several specially protected migratory bird species records within the Serpentine River reserve) is an occurrence of *Lerista lineata* (Perth Slider, lined skink), approximately 0.69 kilometres from the application area. Based on the habitat preferences for locally known species the application area is not likely to provide significant habitat for conservation significant fauna species. Three (3) conservation significant species may have secondary and/or transient habitat within the application area including,

Characteristic	Details
	• *Isoodon fusciventer* (quenda) • *Zanda latirostris* (Carnaby' cockatoo); and • *Calyptorhynchus banksii naso* (Forest red-tailed black cockatoo).

B.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	3,5666.72	1,169.29	32.78	5,53	0.15
Vegetation complex					
Cottesloe Complex-Central and South	45,229.61	14,567.87	32.16	6,606.12	14.58
Local area					
10km radius	20682.12	7443.176	35.98	-	-

B.3. Fauna analysis table

Conservation significant fauna likely to occur in the application area.

Species name	Conservation status	Suitable habitat features? [Y/N]	Suitable vegetation type? [Y/N]	Distance of closest record to application area (km)	Number of known records (total)
Isoodon fusciventer (quenda)	P4	N	Y	0.89	658
Zanda latirostris (Carnaby' cockatoo)	EN	N	Y	0.5	220
Calyptorhynchus banksii naso (Forest red-tailed black cockatoo)	VU	N	Y	3.27	54

B.4. Land degradation risk table

Risk categories	***Land Unit 1***
Wind erosion	H2: >70% of the map unit has a high to extreme hazard
Water erosion	L1: <3% of the map unit has a moderate to high hazard
Salinity	L1: <3% of the map unit has a moderate to high hazard
Subsurface Acidification	L1: <3% of the map unit has a moderate to high hazard
Flood risk	L1: <3% of the map unit has a moderate to high hazard
Water logging	L1: <3% of the map unit has a moderate to high hazard
Phosphorus export risk	M1: 10-30% of the map unit has a high to extreme hazard

Appendix C. 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: Most of the vegetation within the application area is in completely degraded (Keighery, 1994) condition with small pockets ranging up to good (Keighery, 1994) condition. The vegetation includes one, possibly planted, priority 4 flora species outside of its known home range and provides limited low quality foraging habitat for conservation significant species of black cockatoo. Given the condition and extent of native vegetation within the application area it is not likely to represent a high level of local biodiversity compared to other native vegetation present in the local area.	Not likely to be at variance	No
Principle (b): *"Native vegetation should not be cleared if it comprises the whole or a part of, or is necessary for the maintenance of, a significant habitat for fauna."* Assessment: The vegetation within the application area consists of low-quality secondary foraging habitat for conservation significant species of black cockatoos and suitable habitat for quenda. Based on the condition and extent of the vegetation within the application area, the fauna habitat present is not likely to comprise pert or, or be necessary for the maintenance of significant habitat for these populations in situ.	Not likely to be at variance	Yes Refer to Section 3.2.1, above
Principle (c): *"Native vegetation should not be cleared if it includes, or is necessary for the continued existence of, threatened flora."* Assessment: No threatened flora species are known or likely to occur in the application area.	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 vegetation within the application area is not mapped as a known TEC. A reconnaissance survey conducted by Del Botanics Environmental Consulting Pty Ltd (Del Botanics, 2026) noted Tuart trees within the application area however determined that the patch did not meet the diagnostic criteria and thresholds required to be Tuart Woodlands TEC.	Not likely to be at variance	No
Environmental value: significant remnant vegetation and conservation areas		
Principle (e): *"Native vegetation should not be cleared if it is significant as a remnant of native vegetation in an area that has been extensively cleared."* Assessment: The proposed clearing is consistent with the national objectives and targets for biodiversity conservation in Australia that provides targets to prevent clearance of ecological communities with an extent below 30 per cent of that present pre the year 1750, below which species loss appears to accelerate exponentially at an ecosystem level (Commonwealth of Australia 2001).	Not likely to be at variance	No

Assessment against the clearing principles	Variance level	Is further consideration required?
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: The application area does not intersect any conservation areas and clearing is not likely to directly or indirectly impact the environmental values of nearby conservation areas given the existing roadway between the application area and nearest conservation area.	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 native vegetation proposed for clearing is not growing in, or in association with, an environment associated with a watercourse or wetland. Given existing roadside infrastructure (drainage) the vegetation within the application area is not likely to be significantly hydrologically connected to nearby Anstey Swamp.	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 soils are highly susceptible to wind erosion and have moderate phosphorus export risk. Due to the extent of clearing, existing road infrastructure and degraded (Keighery, 1994) condition of the vegetation, the proposed clearing is unlikely to cause appreciable land degradation.	Not likely to 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 watercourses, wetlands, or drainage lines intersect the application area. Given existing roadside infrastructure (drainage) the vegetation within the application area is not likely to be significantly hydrologically connected to nearby Anstey Swamp. The proposed clearing is not likely to cause deterioration in the quality of surface water or underground water.	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: Given the extent of clearing and existence of roadside infrastructure to manage water runoff, the proposed clearing is not likely to cause or exacerbate the incidence or intensity of flooding.	Not likely to be at variance	No

Appendix D. Vegetation condition rating scale

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

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

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

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

Appendix E. Biological survey information and photographs

Representative photographs of the application area have been provided by the applicant (City of Rockingham, 2026) and are included below from Figure 2 to Figure 10.



Figure 2



Figure 3



Figure 4



Figure 5



Figure 6



Figure 7



Figure 8



Figure 9



Figure 10

Flora and vegetation survey excerpts (Del Botanics Environmental Consulting, 2026)

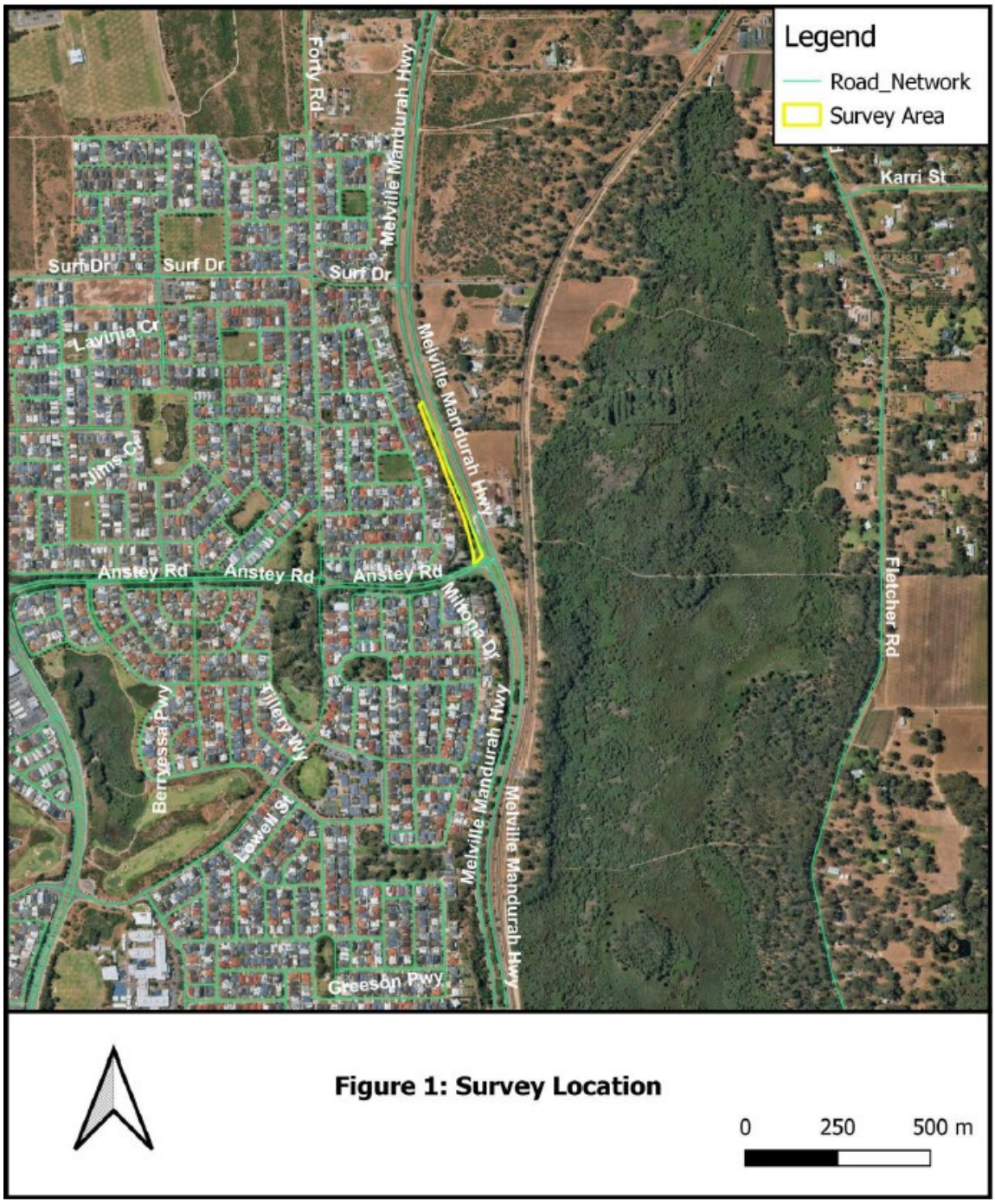


Figure 11: Reconnaissance survey area

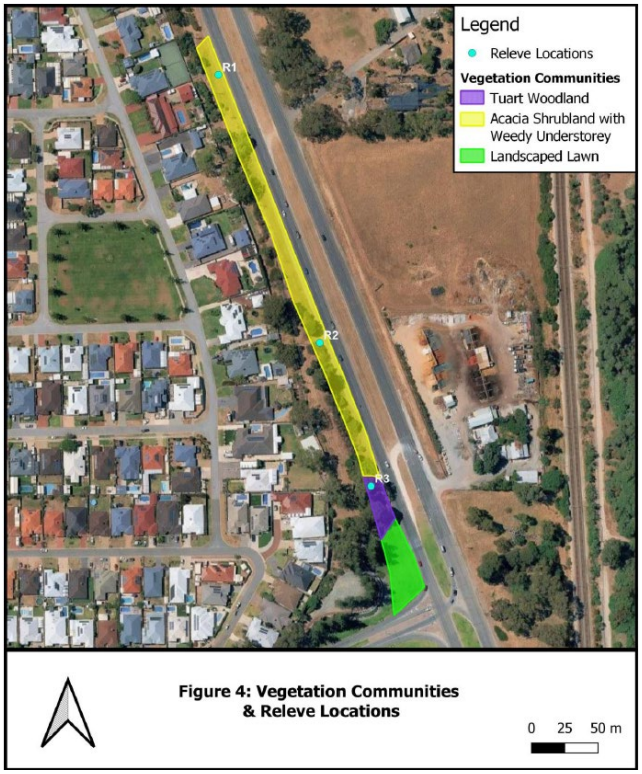


Figure 12: Mapped vegetation communities

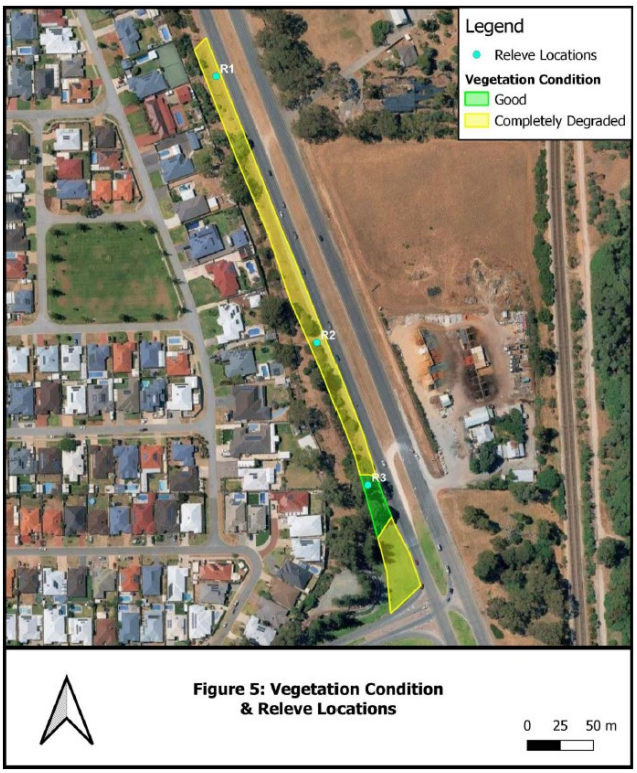


Figure 13: Mapped vegetaton condition

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
- 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)

F.2. References

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