GOVERNMENT OF
WESTERN AUSTRALIA

CLEARING PERMIT

Granted under section 51E of the Environmental Protection Act 1986

Purpose Permit number:	CPS 11583/1
Permit Holder:	Department of Transport and Major Infrastructure
Duration of Permit:	From 12 September 2026 to 12 September 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, access tracks and sand removal and disposal for Coral Bay Maritime Facility sand bypassing campaign.

2. Land on which clearing is to be done

Lot 146 on Deposited Plan 240276 (Crown Reserve 40079), Lyndon

Lot 525 on Deposited Plan 407153 (Crown Reserve 53686), Lyndon

Lot 321 on Deposited Plan 53672 (Crown Reserve 50541), Lyndon

Ningaloo Marine Park (M2), PIN 1048588, Lyndon

3. Clearing authorised

The permit holder must not clear more than 0.814 hectares of *native vegetation* within the areas 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 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.

6. Fauna management

The permit holder must:

(a) undertake clearing authorised under this permit in one direction towards adjacent *native vegetation;* and

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

7. Wind erosion management

The permit holder must, within one month of completing clearing, install erosion control measures sufficient to minimise the risk of wind erosion, for areas cleared under this permit.

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

No.	Relevant matter	Specifications
		(g) actions taken to comply with the requirements of condition 6. (h) actions taken to manage wind erosion in accordance with the condition 7, including a description of the wind erosion measures applied.

9. Reporting

The permit holder must provide the CEO with the required records under condition 8 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.
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

Term	Definition
	(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

19 August 2026

Schedule 1

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

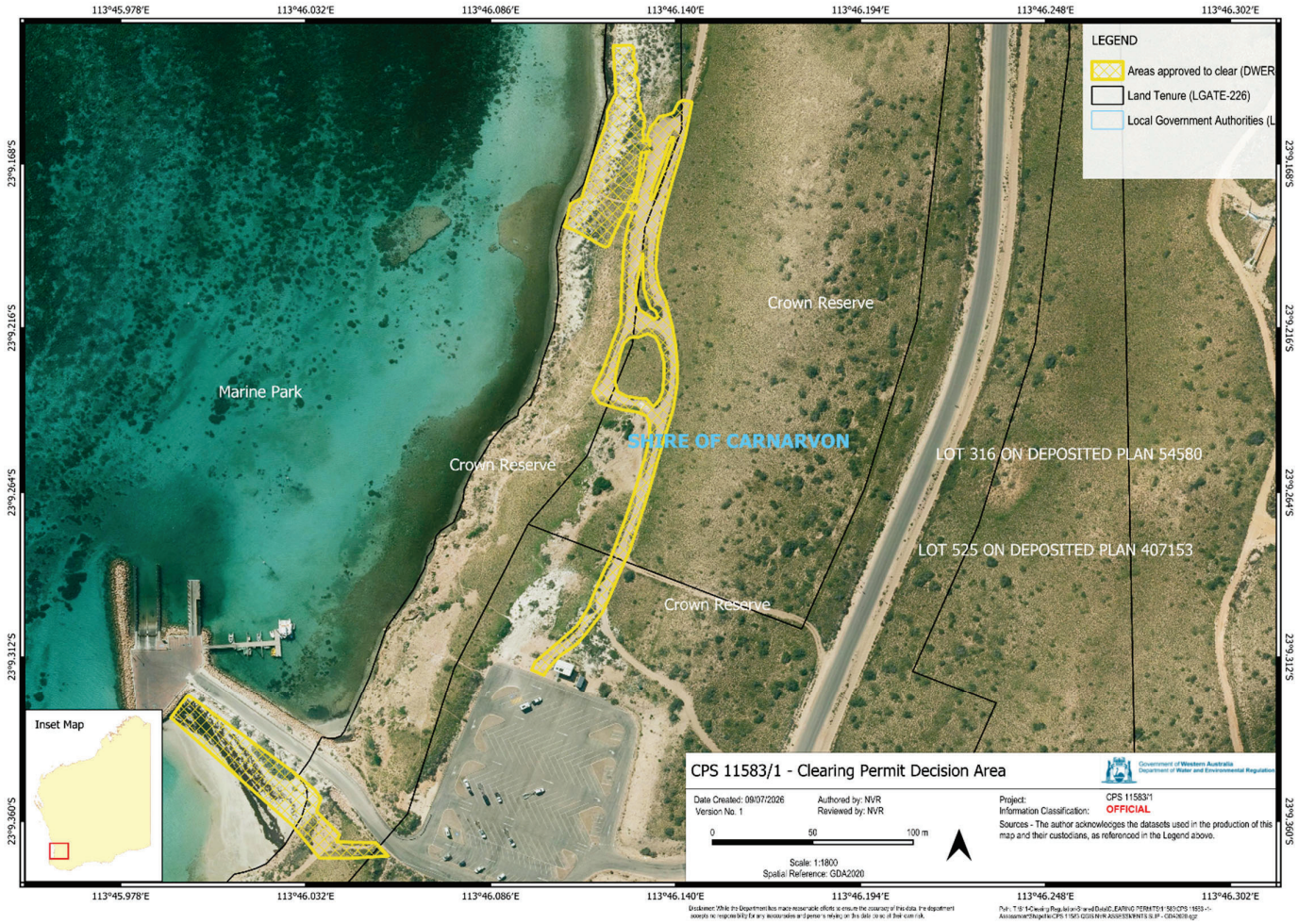


Figure 1: Map of the boundary of the area within which clearing may occur

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 11583/1
Permit type:	Purpose permit
Applicant name:	Department of Transport and Major Infrastructure (DTMI)
Application received:	5 May 2026
Application area:	0.814 hectares of native vegetation
Purpose of clearing:	Road widening, access tracks and sand removal and disposal for the Coral Bay Maritime Facility sand bypassing campaign.
Method of clearing:	Mechanical Clearing
Property:	Lot 146 on Deposited Plan 240276 (Crown Reserve 40079), Lot 525 on Deposited Plan 407153 (Crown Reserve 53686), Lot 321 on Deposited Plan 53672, (Crown Reserve 50541), Ningaloo Marine Park (M2) (PIN 1048588),
Location (LGA area/s):	Shire of Carnarvon
Localities (suburb/s):	Lyndon

1.2. Description of clearing activities

The Department of Transport and Major Infrastructure is proposing to clear 0.814 hectares of native vegetation. The proposed clearing has been proposed to maintain safe navigation and access to the Coral Bay Maritime Facility (the Facility) via the removal of sand deposits within the sand trap and redistribution to erosion prone areas north of the Facility. The vegetation proposed to be cleared is distributed across three separate areas (see figure 1, section 1.5).

1.3. Decision on application

Decision:	Granted
Decision date:	19 August 2026
Decision area:	0.814 hectares of native vegetation as depicted in figure 1, 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 14 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.1), the clearing principles set out in Schedule 5 of the EP Act (see Appendix CC), relevant planning instruments and any other matters considered relevant to the assessment (see Section 3.3). The Delegated Officer also took into consideration on improvement of safety conditions for the traffic and pedestrian.

The assessment identified that the proposed clearing would result in:

- impacts to conservation significant fauna individuals, if present during the clearing activities,
- may introduction and spread of weeds into adjacent vegetation, which could impact on the quality of the adjacent vegetation and its habitat values;
- removal of 0.814 hectares of native vegetation growing with a conservation area; and
- will cause 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 that the impacts of the proposed clearing, including the impacts to fauna present at the time of clearing and the potential spread of weeds within the application area and adjacent conservation area, can be minimised and managed to be unlikely to lead to an unacceptable risk to environmental values through appropriate conditions on the clearing permit.

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

- Avoid and minimise to reduce the impacts and extent of clearing;
- Take hygiene steps to minimise the risk of the introduction and spread of weeds, pest and diseases;
- wind erosion management controls; and
- requirement to undertake slow, progressive one directional clearing to allow terrestrial fauna to move into adjacent habitat ahead of the clearing activity.

1.5. Site map

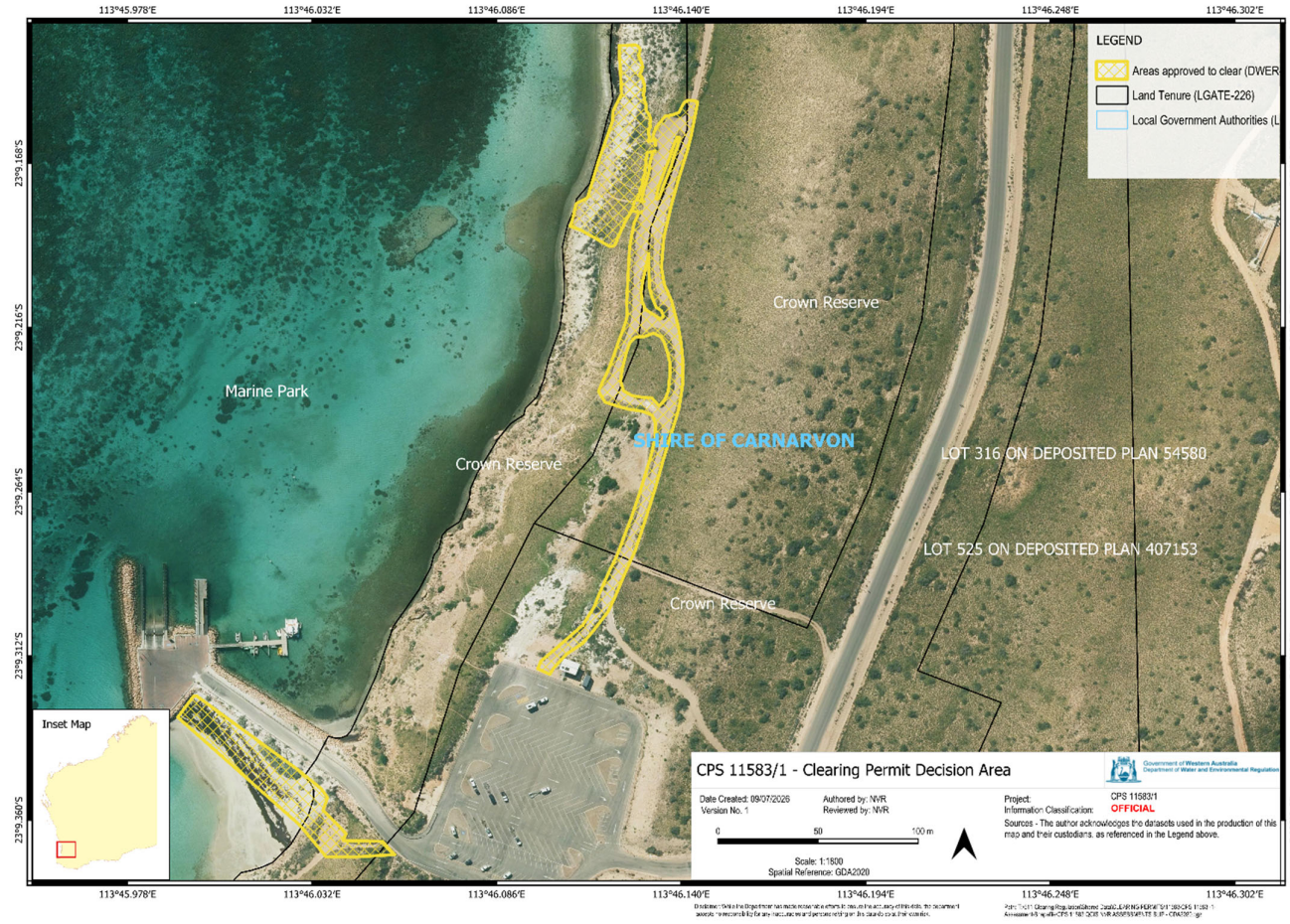


Figure 1 Map of the application area

The area(s) crosshatched yellow indicate(s) the area(s) 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)
- *Environment Protection and Biodiversity Conservation Act 1999* (Cth) (EPBC Act)
- *Planning and Development Act 2005* (WA) (P&D Act)

The key guidance documents which inform this assessment are:

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

3 Detailed assessment of application

3.1. Avoidance and mitigation measures

The Department of Transport and Major Infrastructure (DTMI) is proposing to undertake a maintenance bypassing campaign at the Coral Bay Maritime Facility (the Facility). The activity includes road widening, access tracks and sand removal and disposal. The southside Facility has been saturated with sediments due to natural northward alongshore sediment transport. The accumulation of sediments in the sand trap gets blown by wind onto the nearby road, resulting in traffic and pedestrian hazards. The sediment is expected to encroach into the boat ramp and jetties reducing water depth and causing navigational and safety issues at the Facility if the bypassing is not undertaken.

The DTMI has considered various avoidance and mitigation measures proposed as detailed below and in accordance with their Environmental Management Plan (BMT, 2026):

- Clearing areas have been selected conservatively with buffers applied around the actual clearing area. Clearing is therefore expected to be smaller than the application area.
- Although there is no intention of removing vegetation along the access tracks and existing roads, potential minor damage to vegetation boarding the existing access corridors by machinery may occur during transit or may require minor clearing to facilitate vehicle passage.
- Impact to terrestrial vegetation has been minimised by selecting cleared areas along existing cleared track and access road, where possible.
- Hydro-mulching and other dust suppression measures will be undertaken after project has been finalized, to tackle wind erosion.
- Hydro mulching with a native seed mix and / or a dust suppressant will be applied within a designated Rehabilitation Area (sand deposit area) above high-water mark.
- Monitoring of the Rehabilitation Area will determine if alternative management options are required to minimise wind and water erosion during the cyclone season (November-April) and may include further application of dust suppressants and / or installation of wind fences around the Rehabilitation Area.
- Turbidity monitoring will also be undertaken and a silt curtain installed during construction and clearing.
- Machinery will be cleared and inspected for pests/introduced pests prior to arrival to site.

The applicant advised that an alternative options assessment was undertaken and the application area was the best option considering environmental, planning, safety and costs restraints.

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) indicates that the proposed clearing may impact biological values (fauna, flora) and land and water resources. The consideration of these impacts, and the extent to which they can be managed through conditions applied in line with the section 51H and 51I of the EP Act, is set out below.

3.2.1 Biological values (Flora) - Clearing Principles (a)

Assessment

A site inspection, undertaken by BMT in September 2025, identified 13 native flora species and three weed species within the application areas and determined the vegetation to be in a degraded to completely degraded (Keighery, 1994) condition (BMT, 2026). The application areas have been significantly altered through the invasion of Buffel grass and unauthorised access.

The beach section of Clearing Area 1 (see Figure 3 in Appendix E) is dominated by Coast Saltbush (*Atriplex isatidea*) and Buffel grass. Clearing Area 2 and 3 (see Figure 3 of Appendix E) is dominated by Buffel Grass, with sparse native species cover mostly consisting of *Rhagodia preissii* along informal tracks and *Spinifex longifolius* (BMT, 2026).

According to desktop assessment, two priority flora species have been mapped within the local area (10 km radius) of the application area. These species are, *Acacia ryaniana* (P2) and *Indigofera oraria* (P1). Based on habitat preferences, distribution and extent of existing records, the application area may provide suitable habitat for these species.

Acacia ryaniana is a low growing, spinescent shrub endemic to the coastal regions of Western Australia (Western Australian Herbarium, 2026). The species is recorded from Northampton to Exmouth, including the Ningaloo region. The closest record of this species is 10 km from the application area.

Indigofera oraria is a sparse, erect shrub species endemic to Western Australia and listed as Priority 1 flora. The species has a restricted distribution within the Gascoyne region, including the Coral Bay area, where it occurs in coastal sandy and limestone-associated habitats (Western Australian Herbarium, 2026). The closest record of this species to the application area is 500 meters.

According to the site visit undertaken by BMT, no priority and threatened flora species was recorded within the application area (BMT, 2026). Given this and that the application areas are dominated by Buffel grass and occurs in degraded to completely degraded (Keighery, 1994) condition, it is not considered likely for the application area to provide suitable habitat for these priority flora species.

Conclusion

Based on the above assessment, the proposed clearing is not considered likely to impact suitable habitat for *Acacia ryaniana* (P2) and *Indigofera oraria* (P1). However, may impact surrounding vegetation through the spread of weeds.

Conditions

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

- Weed management to minimise and mitigate the introduction and spread of weeds into adjacent native vegetation.

3.2.2 Biological values (Fauna) - Clearing Principles (b)

A review of available datasets identified 33 species of conservation significant fauna, recorded in the local area comprising of twenty-seven (27) birds, one (1) reptile, four (4) mammals, and one (1) fish species. A likelihood of occurrence assessment identified that the proposed clearing area may contain suitable habitat for Caspian Tern (*Hydroprogne caspia) and* Green Turtle *(Chelonia mydas).*

Caspian Tern *(Hydroprogne caspia)*

There are 20 records of this migratory bird species recorded within the local area with the nearest record being about 600 meters from the application area. This species occurs in Coastal bays and inlets, also inland wetlands and swamps (Atlas of Living Australia, 2026), The species is listed as a Migratory and Marine species under the Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act, 1999). The proposed clearing may cause disturbance to feeding, roosting and nesting habitat, if present within the application area.

However, the application area has previously been disturbed and is dominated by weeds. It is considered that ~~,~~ suitable shelter, foraging and nesting opportunities for birds are very limited (BMT,2026). In addition, the application area is surrounded by similar habitat in better condition than within the application area. It is not considered for the proposed clearing to impact on significant habitat for this species.

Green Turtle *(Chelonia mydas).*

The Green Turtle is protected under both the EPBC Act and the Biodiversity Conservation Act 2016 (BC Act). This species has been recorded in relatively high numbers within the local area. Given the availability of suitable marine habitat, adjacent sandy beaches, and the species' migratory behaviour associated with breeding, Green Turtles may nest within the application area. However, according to EIAMP (2026), marine turtles do not regularly nest on beaches surrounding the Coral Bay Maritime Facility, with the nearest known nesting sites located at Point Maud, approximately 5 km north of the application area. Therefore, the presence of turtle nesting habitat within the application area is considered unlikely.

Ecological Linkage

The application area may function as an ecological linkage for fauna to move between larger remnants of native vegetation within the local area. The ecological linkage values will not likely be severed by the proposed clearing, noting native vegetation will remain within the access tracks. Notwithstanding the above, given that native vegetation remains surrounding the application area, a weed management condition will be required to assist in mitigating impacts to surrounding vegetation and maintaining ecological linkage values.

Conclusion

Based on the above assessment, the proposed clearing is unlikely to result in the loss of significant fauna habitat, however, may impact individuals present during clearing activities. For the reasons set out above, it is considered that the impacts of the proposed clearing on fauna habitat during implementation of project can be managed by slow directional clearing to allow fauna to move into adjacent vegetation.

The proposed clearing may also introduce and spread of weeds into adjacent habitat and therefore weed management condition will be placed on the permit.

Conditions

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

- Directional clearing to allow fauna in the application area to move away to the adjacent vegetation, ahead of clearing.
- Weed management measures will be required as a condition on the clearing permit to mitigate impacts to adjacent vegetation.

3.2.3 Land and water resources – Clearing Principle (g)

Assessment

The soil system within the application area is mapped as Coast system (240Cs), described as large coastal dunes (some unvegetated) with narrow swales, limestone plains, wave-cut platforms and beaches, supporting diverse tall and low shrublands. The mapped soils are moderately susceptible to wind erosion. Noting the location of the application area on the coast, the proposed clearing may cause land degradation through soil erosion if sandy soils are left bare for long periods of time.

The applicant has advised that the natural northward alongshore sediment is transported along the Coral Bay coastline towards the southern side of Coral Bay Maritime Facility, getting caught in the existing sand trap. The accumulation of sand frequently creates wind-blown sand deposition on the nearby road, causing traffic and pedestrian hazards (BMT, 2026). The purpose of the proposed clearing is to transport this sand to another location to reduce this hazard.

To reduce the risk of wind erosion within the application area, the applicant has advised that hydro mulching and dust suppressant will be used as control measures to prevent wind erosion and dust pollution in the area.

Conclusion

Based on the above, the proposed mitigation measures provided by the applicant is considered to minimise the potential impacts of the proposed clearing through wind erosion.

Conditions

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

- Installation of wind erosion measures.

3.2.4 Conservation Areas – Clearing Principle (h)

The application area occurs within the Ningaloo Marine Park Coastal Strip Reserve. The Nyinggulara National Park extends immediately east of this Reserve. Clearing Area 1 also occurs within the Ningaloo Marine Park.

The proposed clearing may introduce and spread weeds into these conservation areas. Removal and disturbance of soil and clearing activities within DBCA land will require approval under the Conservation and Land Management Act, 1984 (CALM Act, 1984). DBCA has provided a letter of support for the proposed clearing and is working closely with the applicant to minimise potential impact from the clearing activity on reserve and biodiversity value. DBCA will issue a lawful authority pursuant to Regulation 4 of the Conservation and Land Management Regulation 2022, prior to work commencing.

Conclusion

Based on the above assessment, the proposed clearing may introduce and spread weeds within the conservation areas. Weed management measure will minimise this risk.

Conditions

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

- Weed management measures will be required as a condition on the clearing permit to mitigate impacts to adjacent vegetation.

3.3 Relevant planning instruments and other matters

The proposed clearing fall within a Special Purpose (shore-based activities) zone of the Ningaloo Marine Park and the Ningaloo Marine Park Coastal Strip Reserve, which are managed under the CALM Act 1984. Removal and disturbance of soil and clearing activities in CALM land require approval in the form of a Regulation 4 Lawful Authority. DBCA has issued support letter and stated that lawful authority pursuant to Regulation 4 of the Conservation and Land Management Regulation 2022, will be issued prior to work commencing.

The application area falls within a Proclaimed Groundwater Management Area under the RIWI Act (DPIRD 2025). As works will not result in the taking (abstraction) of groundwater or temporary dewatering, a licence under the RIWI Act is not required.

Ministerial Statement 652 is the environmental approval for the construction and long-term operation of the Coral Bay Maritime Facility. Conditions and commitments in MS 652 applicable to the maintenance bypassing campaign are summarised below:

- silt curtain to be installed around the Excavation Area (Condition 7-1).
- during maintenance of the Facility (1) turbidity, measured not more than 100 metres down current from the silt curtain, should not exceed background turbidity measured at reference sites and (2).
- there should be no impact on the values of the Maud Sanctuary Zone of the NMP (Condition 7-1).
- the Pollution Contingency Management System (PCMS), is to be followed at all times (Condition 6-2 and Commitment 5; DoT 2023)
- Maintenance campaigns at the Facility are to be undertaken in accordance with a Dredging Environmental Management Plan based on the principles in the DTMI's EMF (Commitment 4.9 and OEMP [BMT 2018]).

The Shire of Carnarvon advised that local government approvals are not required, and that the proposed clearing is consistent with the Shire's Local Planning Scheme. The Shire did not have any objections to the proposed clearing.

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

End

Appendix A. Additional information provided by applicant

Summary of comments	Consideration of comment
Additional information provided by the applicant in response to the Department's request for further information on the 16 July 2026.	The applicant submitted the Coral Bay Maritime Facility Maintenance Bypassing Environmental Impact Assessment and Management Plan which has been considered in section 3.1 and 3.2.

Appendix B. Site characteristics

B.1. Site characteristics

Characteristic	Details
Local context	The area proposed to be cleared is 0.814 hectares of native vegetation in an extensive land use zone. The proposed clearing is along the coast of Ningaloo Marine Park Strip with vegetation consisting of drought tolerant shrublands, grasslands, coastal plant which are adaptive to arid climate of the region. Spatial data indicates the local area (10-kilometre radius from the centre of the area proposed to be cleared) retains approximately 95 per cent of the original native vegetation cover.
Ecological linkage	The application area is not mapped in any of the ecological linkages.
Conservation areas	The application area is mapped within the Ningaloo Marine Park and the Ningaloo Coastal Reserve.
Vegetation description	Photographs supplied by the applicant indicates the vegetation within the proposed clearing area consists of mostly dominated by Baffle grass and Coast Saltbush (*Atriplex isatidea*), with sparse distribution of native species. Representative photos are available in appendix D. This is consistent with the vegetation mapped in the application area mapped vegetation type(s): • Beard 662, which is described as described as "Hummock grassland; shrub steppe; mixed acacia scrub & dwarf scrub with soft spinifex & *Triodia basedowii*" (DPIRD 2019). The mapped vegetation type retains approximately 98.75 per cent of the original extent (Government of Western Australia, 2019).
Vegetation condition	Photographs supplied by the applicant indicate the vegetation within the proposed clearing area is in degraded to completely degraded (Keighery, 1994) condition. The full Keighery (1994) condition rating scale is provided in Appendix DD.
Climate and landform	The application area experiences warm, sunny, and generally dry climate with mild winters, hot summers, infrequent but sometimes intense rainfall with annual rainfall ranging from 200-220mm. The Carnarvon region is characterised by low-lying coastal plains, alluvial floodplains, red sand plains, dune systems, saline flats, and limestone formations.
Soil description	The soil within the application area is mapped as Coast system (240Cs) described as large coastal dunes (some unvegetated) with narrow swales, limestone plains, wave-cut platforms and beaches, supporting diverse tall and low shrublands.
Land degradation risk	The application area has high possibilities of wind erosion whereby the coastal sand blown towards settlement and road causing public hazard.
Waterbodies and Hydrogeography	The desktop assessment and aerial imagery indicated that no wetland and waterbodies transect the application area. The application area is mapped in Gascoyne Groundwater Area proclaimed under RIWI Act 1914. Groundwater salinity within the application area is mapped at 3000-7000 miligrams per total dissolved solids.

Characteristic	Details
Flora	The desktop assessment identified a total of 2 priority flora species within the local area (10 km radius). A site inspection, undertaken by BMT in September 2025, identified 13 native flora species and three weed species within the application areas and determined the vegetation under application to be in a degraded to completely degraded (Keighery, 1994) condition (BMT, 2026). The application areas have been significantly altered through the invasion of buffel grass and unauthorised access.
Ecological communities	The desktop assessment identified that there are no conservation significant ecological communities within the application area. The closest TEC is 34Kms away from the application area (Yarcowie Land System). With consideration to the site characteristics and relevant datasets, (See Appendix G.1) the application area is not considered likely to contain vegetation representative of a Threatened Ecological Community (TEC) or Priority Ecological Community (PEC).
Fauna	The desktop assessment identified 33 species of conservation significant fauna in the local area composed of twenty-seven (27) birds, one (01) reptile, four (04) mammals, and one (01) fish species. A likelihood of occurrence assessment identified that the proposed clearing area contains suitable habitat for one migratory bird, *Hydroprogne caspia (MI)* and Green Turtle *Chelonia mydas(VU),* while rest of the priority fauna are unlikely to be present in the application area.

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*					
Carnarvon	8382890.35	8360801.46	99.74	1023121.94	12.2
Vegetation complex					
BVA 662	426256.64	420299.14	98.75	31751.52	7.54
Local area					
10 Kms	406352.145	384624.819	94.65	-	-

*Government of Western Australia (2019)

B.3. 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)	Number of known records (total)	Are surveys adequate to identify? [Y, N, N/A]
Acacia ryaniana	2	Y	Y	Y	10.28	8	Y
Indigofera oraria	1	Y	N	Y	0.54	6	Y

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

B.4. Fauna analysis table

Species name	Conservation status	Suitable habitat features? [Y/N]	Suitable vegetation type? [Y/N]	Distance of closest record to application area (km)	Number of known records (total)	Are surveys adequate to identify? [Y, N, N/A]
Chelonia mydas	VU	Y	Y	2	30	Y
Hydroprogne caspia	MI	Y	Y	0.69	20	Y

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

B.5 Land Degradation risk table

Risk categories	***Land Unit 1***
Wind erosion	M1: 10-30% of the map unit has a high to extreme hazard as mentioned by the applicant in the application form.
Water erosion	Not recorded
Salinity	Not recorded
Subsurface Acidification	Not recorded
Flood risk	Not recorded
Water logging	Not recorded
Phosphorus export risk	Not recorded

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: The area proposed to be cleared does not contain locally/ regionally significant flora, fauna, habitats, assemblages of plants.	Not likely to 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 application area may provide suitable habitat for conservation significant migratory bird species, Caspian Tern (*Hydroprogne caspia)* and for the Green Turtle (*Chelonia mydas*). However, due to the current level of disturbance and weed cover, it is not considered likely for significant fauna habitat to occur within the application area.	May be at variance	Yes Refer to Section 3.2.2, above.
Principle (c): *"Native vegetation should not be cleared if it includes, or is necessary for the continued existence of, threatened flora."* Assessment: The area proposed to be cleared is unlikely to contain threatened flora species listed under the BC Act given its degraded condition and previous disturbance	Not likely to be at variance	No

Assessment against the clearing principles	Variance level	Is further consideration required?
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 does not contain species that represent a TEC.	Not at variance	No
Environmental value: significant remnant vegetation and conservation areas		
Principle (e): *"Native vegetation should not be cleared if it is significant as a remnant of native vegetation in an area that has been extensively cleared."* Assessment: The extent of the mapped vegetation type / native vegetation in the local area is consistent with the national objectives and targets for biodiversity conservation in Australia. The vegetation proposed to be cleared is not considered to be part of a significant ecological linkage in the local area.	Not at variance	No
Principle (h): *"Native vegetation should not be cleared if the clearing of the vegetation is likely to have an impact on the environmental values of any adjacent or nearby conservation area."* Assessment: The application area occurs within the Ningalo Marine Park Coastal Strip Reserve. The Nyinggulara National Park extends immediately east of this Reserve. Clearing Area 1 also occurs within the Nigaloo Marine Park. The proposed clearing may introduce weeds into these conservation areas.	At variance	Yes Refer to Section 3.2.4, above.
Environmental value: land and water resources		
Principle (f): *"Native vegetation should not be cleared if it is growing in, or in association with, an environment associated with a watercourse or wetland."* Assessment: Given no water courses or wetlands are recorded within the application area, the proposed clearing is unlikely to impact riparian native vegetation.	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 moderately susceptible to wind erosion. Noting the extent / location of the application area and the condition of the vegetation, the proposed clearing is likely to have an appreciable impact on land degradation.	At variance	Yes Refer to Section 3.2.3, above.
Principle (i): *"Native vegetation should not be cleared if the clearing of the vegetation is likely to cause deterioration in the quality of surface or underground water."* Assessment: Given no water courses / wetlands / Public Drinking Water Sources Areas are recorded within the application area, the proposed clearing is unlikely to impact surface or ground water quality.	Not at variance	No

Assessment against the clearing principles	Variance level	Is further consideration required?
Principle (j): *"Native vegetation should not be cleared if the clearing of the vegetation is likely to cause, or exacerbate, the incidence or intensity of flooding."* Assessment: The mapped soils and topographic contours in the surrounding area do not indicate the proposed clearing is likely to contribute to increased incidence or intensity of flooding. Given no water courses / wetlands are recorded within the application area, the proposed clearing is unlikely to contribute to waterlogging.	Not 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 Southwest 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. Photograph of the vegetation (DMT,2026) and maps of the clearing and rehabilitation area (BMT, 2026) Table 1: Photographs of vegetation within the application area (DMTI, 2026)

Table 1: Photographs of vegetation within the application area (DMTI, 2026)

















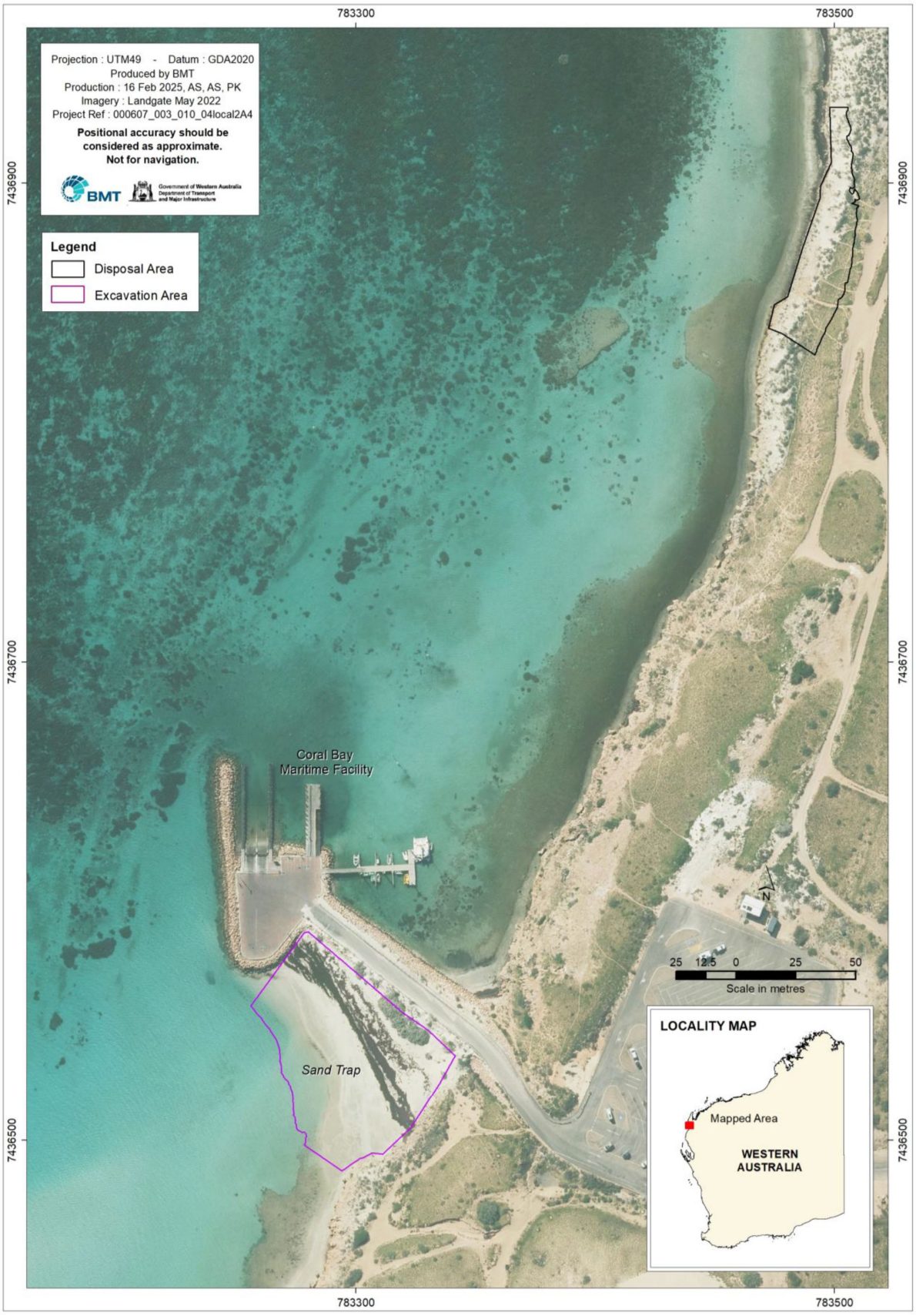


Figure 2: Proposed evacuation area and sand disposal area.

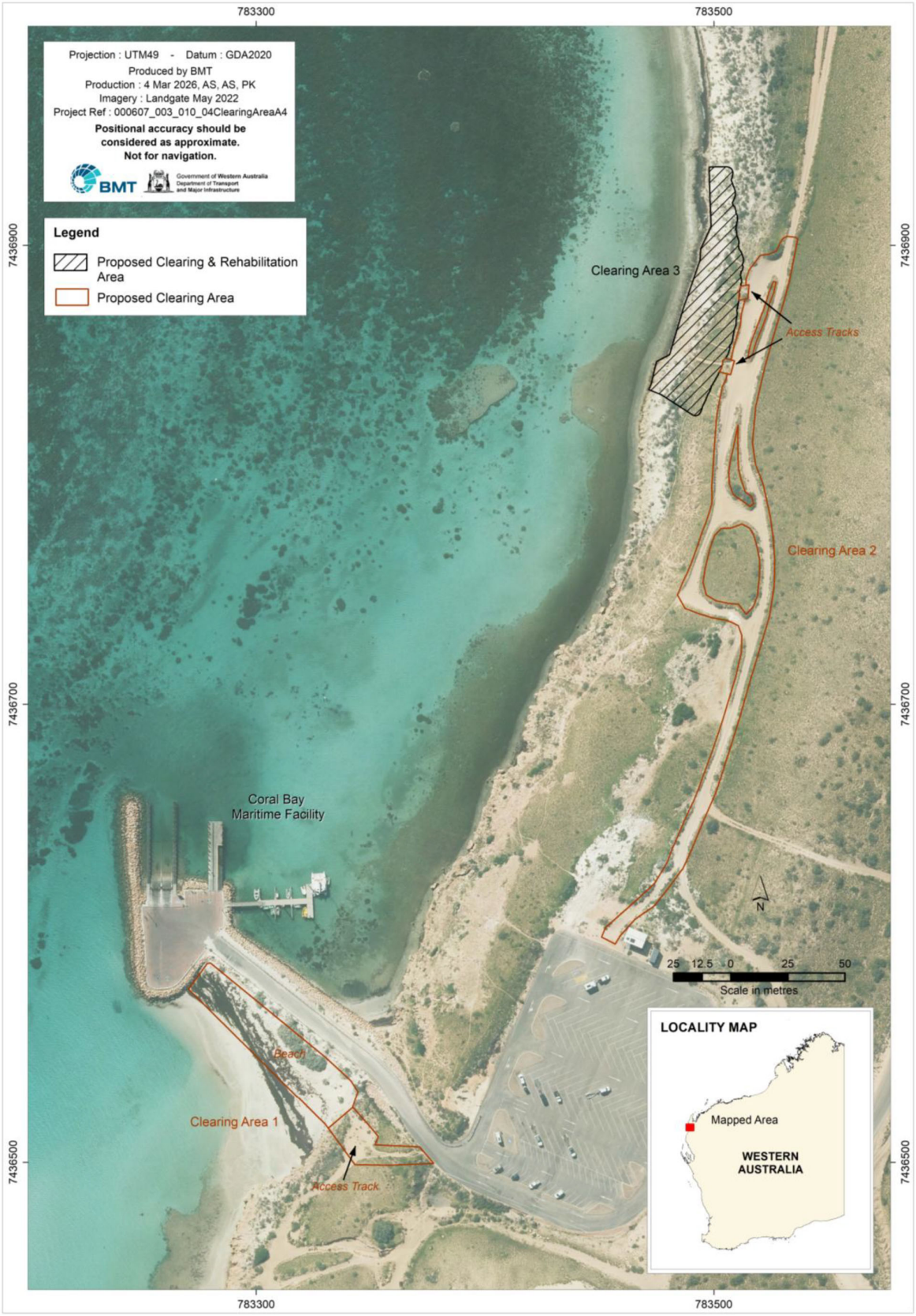


Figure 3: Proposed clearing areas and rehabilitation areas

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

Atlas of Living Australia 2026, *Hydroprogne caspia* (Caspian Tern) species profile, Atlas of Living Australia, viewed 11 August 2026, <https://www.ala.org.au/>.

BMT (2026) – Coral Bay Maritime Facility Bypassing – Environmental Impact Assessment and Management Plan

DMTI (2026) *Clearing permit application CPS 11583/1*, received 05 May 2026 (DWER Ref: DWERVT22437).

Department of Environment Regulation (DER) (2013). *A guide to the assessment of applications to clear native vegetation*. Perth. Available from: https://www.der.wa.gov.au/images/documents/your-environment/native-vegetation/Guidelines/Guide2_assessment_native_veg.pdf.

Department of Water and Environmental Regulation (DWER) (2019). *Procedure: Native vegetation clearing permits*. Joondalup. Available from: https://dwer.wa.gov.au/sites/default/files/Procedure_Native_vegetation_clearing_permits_v1.PDF.

DBCA (2026) Letter of support for Proposed Native Vegetation Clearing within NYINGGULU (NINGALOO) COASTAL RESERVES (RESERVE 53686) and NINGALOO MARINE PARK (RESERVE 40079). Department of Biodiversity, Conservation and Attractions, Western Australia, Received on 05/05/2026 (DWER ref: DWERDT1317470)

Environmental Protection Authority (EPA) (2016). *Technical Guidance - Flora and Vegetation Surveys for Environmental Impact Assessment*. Available from: http://www.epa.wa.gov.au/sites/default/files/Policies_and_Guidance/EPA%20Technical%20Guidance%20-%20Flora%20and%20Vegetation%20survey_Dec13.pdf.

Environmental Protection Authority (EPA) (2016). *Technical Guidance – Terrestrial Fauna Surveys.* Available from: https://www.epa.wa.gov.au/sites/default/files/Policies_and_Guidance/Tech%20guidance-%20Terrestrial%20Fauna%20Surveys-Dec-2016.pdf.

Government of Western Australia (2019) *2018 South West Vegetation Complex Statistics. Current as of March 2019*. WA Department of Biodiversity, Conservation and Attractions, Perth, https://catalogue.data.wa.gov.au/dataset/dbca

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

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

Shire of Carnarvon (2026) *Advice for clearing permit application CPS 11583/1*, received 29 June 2026 (DWER Ref: DWERDT1351462).

Shepherd, D.P., Beeston, G.R. and Hopkins, A.J.M. (2001) *Native Vegetation in Western Australia, Extent, Type and Status*. Resource Management Technical Report 249. Department of Agriculture, Western Australia.

Western Australian Herbarium (1998-). *FloraBase - the Western Australian Flora*. Department of Biodiversity, Conservation and Attractions, Western Australia. https://florabase.dpaw.wa.gov.au/ (Accessed 15 July 2026)