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 11596/1
Permit type:	Area permit
Applicant name:	City of Wanneroo
Application received:	13 May 2026
Application area:	0.055 hectares of native vegetation
Purpose of clearing:	Renewal and upgrade of existing beach access ways
Method of clearing:	Mechanical removal
Property:	Lot 3051 on Deposited Plan 47952 Lot 15449 on Deposited Plan 40340
Location (LGA area/s):	City of Wanneroo
Localities (suburb/s):	Mindarie

1.2. Description of clearing activities

The vegetation proposed to be cleared is contained within three areas within a narrow coastal strip and consists of low-growing shrub species (see Figure 1, Section 1.5). The application is to clear up to 0.055 hectares of native vegetation to facilitate the renewal and upgrade of existing beach access ways. The works will involve the removal of coastal shrub vegetation to enable demolition of existing infrastructure and construction of new access structures.

Clearing will be undertaken using mechanical methods, with activities confined to the minimum area required to safely complete construction works.

The application was not revised during the assessment process.

1.3. Decision on application

Decision:	Granted
Decision date:	23 September 2026
Decision area:	0.055 hectares of native vegetation, as depicted in Section 1.5, below.

1.4. Reasons for decision

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

In making this decision, the Delegated Officer had regard for the site characteristics (see Appendix B), relevant datasets (see Appendix F.1), the findings of a flora survey (see Appendix E), 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 that the proposed clearing is for the renewal and upgrade of existing beach access infrastructure to improve public safety and accessibility.

The assessment identified that the proposed clearing will result in:

- the loss of 0.055 hectares of native vegetation in good condition, which provides habitat for fauna, including suitable habitat for quenda and black-striped snake, and potential habitat for graceful sun moth
- the loss of 0.055 hectares of vegetation within Bush Forever Site 397
- the potential introduction and spread of weeds into adjacent vegetation
- the risk of localised land degradation in the form of wind erosion due to soil disturbance.

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 can be minimised and managed to unlikely lead to an unacceptable risk to environmental values. The applicant has suitably demonstrated avoidance and minimisation measures, and the Delegated Officer has determined that the impacts of the proposed clearing are not considered significant and do not require an environmental offset.

While the proposal will result in the clearing of 0.055 hectares of native vegetation within Bush Forever Site 397, the applicant has committed to revegetating approximately 0.11 hectares within the same Bush Forever site, equating to a revegetation ratio of approximately 2:1. The Delegated Officer considered this revegetation commitment when assessing the residual impacts of the proposal.

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

- avoid, minimise to reduce the impacts and extent of clearing
- take hygiene steps to minimise the risk of the introduction and spread of weeds
- undertake slow, progressive one directional clearing to allow terrestrial fauna to move into adjacent habitat ahead of the clearing activity
- wind erosion management through the construction of the beach access way shortly following the clearing of the proposed area
- undertake planning and ensure long-term survival of 0.11 hectares of native vegetation representative of the vegetation present prior to clearing (Figure 2 and 3, Section 1.5).

1.5. Site maps



Figure 1 Map of the application area

The areas crosshatched yellow indicate the areas authorised to be cleared under the granted clearing permit.



Figure 2 Map of the revegetation areas

The areas crosshatched red indicate the areas subject to revegetation conditions under the granted clearing permit.



Figure 3 Map of the revegetation areas

The areas crosshatched red indicate the areas subject to revegetation conditions 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)
- *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)
- Technical guidance – *Flora and Vegetation Surveys for Environmental Impact Assessment* (EPA, 2016)

3 Detailed assessment of application

3.1. Avoidance and mitigation measures

Evidence was submitted by the applicant, demonstrating that clearing of native vegetation has been reasonably avoided and minimised to the extent practicable. The City of Wanneroo undertook comprehensive investigation of the existing infrastructure, including structural condition assessments, detailed engineering inspections, LiDAR survey review, and site investigations. After multiple design options were evaluated, the existing plan was proposed to improve public safety and accessibility while minimising environmental impacts. The applicant has proposed several measures to minimise the extent and impacts of clearing, including:

- restricting clearing strictly to the minimum area required (0.055 hectares) to enable safe demolition and construction activities
- surveying and clearing delineating the approved clearing boundary using fencing and/or flagging prior to works commencing, to prevent inadvertent disturbance to adjacent vegetation
- implementing a construction management plan (CMP) detailing clearing methods, demolition procedures, material handling, site hygiene, and dust suppression measures
- undertaking all works with appropriate machinery and methods to minimise disturbance beyond the approved footprint, including careful excavation around limestone formations
- stabilising all temporarily disturbed areas following construction using coir mesh to reduce erosion risk (Figure 2 and 3, Section 1.5)
- rehabilitating disturbed areas through revegetation with appropriate native species, with planting and maintenance undertaken in suitable seasons, and, if necessary, staged over multiple years to ensure establishment success (Figure 2 and 3, Section 1.5).

The Delegated Officer was satisfied that the applicant has made a reasonable effort to avoid and minimise potential impacts of the proposed clearing on environmental values.

3.2. Assessment of impacts on environmental values

In assessing the application, the Delegated Officer has had regard for the site characteristics (see Appendix 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 present a risk to biological values (fauna) 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

Quenda (*Isoodon fusciventer)*

Quenda, also known as the southwestern brown bandicoot, is listed as a Priority species under the BC Act. The species typically inhabits areas with dense, low vegetation cover, including scrubby and often swampy environments, as well as adjacent woodlands and forest systems. Quendas are commonly associated with habitats that provide thick understorey for shelter and foraging, including areas near wetlands on the Swan Coastal Plain (Atlas of Living Australia, 2026).

Quenda have been recorded within relatively close proximity to the application area and are known to persist in fragmented and urbanised habitats. The vegetation structure within the application area, characterised by dense low shrub cover and sandy soils, provides suitable conditions for shelter, nesting, and foraging. The site may therefore form part of the local home range for quenda, with individuals potentially utilising the area for foraging and refuge.

However, the habitat within the application area is not unique, and similar or higher-quality habitat occurs in adjacent vegetation, including along the coastal corridor. The small extent of the clearing footprint, combined with the connectivity of surrounding habitat, means that any individuals present are likely to relocate into adjacent areas with minimal displacement stress. As such, while the area provides suitable habitat, it is not considered essential for maintaining local populations, and impacts are expected to be minor and localised.

Black-striped snake (*Neelaps calonotos)*

The black-striped snake is listed as a priority species under the BC Act. It has been recorded in close proximity to the application area. The species is a fossorial reptile that is typically associated with the loose, well-drained sandy soils of Banksia woodlands, coastal heathlands, and dune systems in the Swan Coastal Plain. The application area contains suitable habitat features, including sandy substrates and sparse vegetation cover, which provide opportunities for burrowing, shelter, and foraging (Grokipedia, 2026; ICUN Red List, 2017).

Clearing of the vegetation may result in the removal of sheltering habitat and potential disturbance to individuals occupying the site. However, given the species is highly cryptic and mobile within suitable substrates, and similar habitat is continuous in adjacent areas, any impacts are expected to be restricted to the immediate area and are unlikely to affect the persistence of the species at a local scale.

Graceful sun moth (*Synemon gratiosa)*

The graceful sun moth is listed as a priority species under the BC Act. It has been recorded within the broader locality, and its known distribution includes sandy coastal environments such as those present within the application area. This species is dependent on the presence of specific larval host plants, typically *Lomandra* species, which occur in only two general coastal vegetation communities on the Swan Coastal Plain (DBCA, 2010; DBCA, 2012):

- *Banksia* woodland/woolly bush on deep sands, in the northern suburbs of Perth on the Swan Coastal Plain. In these sites the graceful sun month breeds on *Lomandra hermaphrodita,* which often occurs in low numbers; or
- open areas of herbland, heathland and shrubland on Quindalup soils (sand and limestone) close to the coast where it breeds on *Lomandra maritima,* which is often present in reasonable numbers and may even be a dominant understorey herb. Sites on limestone may have both *Lomandra* species present.

Adult sun-moths are only detectable during a limited period of each year (Late February through early April, varying by 1-2 weeks, dependant on weather conditions) (DBCA, 2010), the surveys conducted by the City of Wanneroo (2026b) were conducted early February, likely missing the active period for sun-moth. Male graceful sun moth have territories that are about 20 square metres in extent, often along hilltops or the ridges of dunes.

While the soils within the application area are generally suitable, the vegetation survey did not confirm the presence of key host plants required to support the species. However, the revegetation plan identified *Lomandra maritima* at the off-site revegetation area further along the coast (City of Wanneroo, 2026c). As such, the likelihood that the clearing site supports a signification population is considered low, however the species is likely to be in the local area. Potential habitat within the site cannot be completely discounted, since graceful sun-moths are very sensitive to habitat loss via urban expansion, agriculture and development. Should individuals occur, the small

extent of clearing and availability of more extensive and potentially higher-quality habitat in surrounding areas would limit the impact to a localised scale.

Conclusion
Based on the above assessment, the proposed clearing will result in the loss of a small area (0.055 hectares) of native vegetation that provides habitat for fauna, including suitable habitat for quenda and black-striped snake, potential habitat for graceful sun moth.

For the reasons set out above, it is considered that the impacts of the proposed clearing on fauna habitat can be managed through the implementation of mitigation measures, including slow, directional clearing to allow fauna to disperse into adjacent vegetation, minimising disturbance to surrounding habitat, and revegetating approximately 0.11 hectares of land within Bush Forever Site 397 using locally native coastal species (City of Wanneroo, 2026c). The revegetation program will improve vegetation cover and habitat values over time and incorporates monitoring, weed management, maintenance and contingency planting.

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

- undertaking slow, progressive, one-directional clearing to allow fauna to move into adjacent habitat ahead for the clearing activity
- implementing measures to minimise the introduction and spread of weeds into adjacent vegetation
- undertake planning and ensure long-term survival of 0.11 hectares of native vegetation representative of the vegetation present prior to clearing according to the revegetation plan.

3.2.2. Conservation areas - Clearing Principle H

Assessment
The application is located within Bush Forever Site 397 – Coastal Strip from Wilbinga to Mindarie, which is reserved as regional open space under the Metropolitan Region Scheme. Through Bush Forever Volume 1: Policies, Principles and Processes, the Bush Forever sites were identified on the basis of criteria relating to conservation value (DPLH, 2000). State Planning Policy 2.8 Bushland Policy for the Perth Metropolitan Region (Bush Forever Policy) sets out that proposals and decision making in respect of Bush Forever areas should support a general presumption against the clearing of regionally significant bushland or other degrading activities, except where a proposal or decision is consistent with the overall purpose and intent of the existing crown reserve or can be reasonably justified with regard to wider environmental, social, economic or recreational needs (clause 5.1.2.1(i)(e)). The Policy also sets out that unavoidable adverse impacts on regionally significant bushland within a Bush Forever area should be offsets at a ratio of at least 2:1 in habitat hectares.

Noting the wider social and recreational needs associated with the proposed works, the proposed clearing is considered consistent with the Bush Forever Policy, provided rehabilitation is undertaken. As such, the revegetation calculation requirement for rehabilitating the Bush Forever site is 0.11 hectares.

The applicant has committed to revegetating approximately 0.11 hectares within Bush Forever Site 397, including both onsite and offsite revegetation areas, which will be managed and monitored in accordance with a revegetation plan (City of Wanneroo, 2026c).

Conclusion
For the reasons set out above, the proposed clearing will be directly clearing Bush Forever site 397 and will therefore have a significant residual impact on conservation areas.

Condition
To address these impacts, the following management measures will be required as a condition on the clearing permit:

- avoid, minimise to reduce the impacts and extent of clearing
- take hygiene steps to minimise the risk of the introduction and spread of weeds
- undertake planting and ensure long-term survival of 0.11 hectares of native vegetation which is representative vegetation of bush forever site 397 prior to clearing.

3.3. Relevant planning instruments and other matters

The Department of Planning, Lands and Heritage (DPLH) provided advice that the proposal would result in the loss of vegetation within a Bush Forever site and forms part of a broader coastal ecological linkage (DPLH, 2026). DPLH noted the importance of avoiding and minimising impacts to regional bushland values and considering cumulative

impacts associated with the future infrastructure renewal works and that environmental offsets should be considered where appropriate and practical. The applicant has committed to a 2:1 rehabilitation offset of 0.11 hectares within and adjacent to the application area.

An Aboriginal site of significance have been mapped within the application area, Rosslare Soak. 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
In response to the department's request for further information dated 10 July 2026, the City of Wanneroo submitted a revegetation proposal to address the residual impacts associated with the clearing of 0.055 hectares of native vegetation within Bush Forever Site 397. The City advised that a total of approximately 0.11 hectares of revegetation would be undertaken, comprising: • an onsite revegetation area within Lot 3051 on DP 47952 and Lot 15449 on DP 40340, and • an offsite revegetation area within Lot 15449 on DP 40340. The applicant provided a revegetation plan, implementation methodology, management commitments and spatial data (shapefiles) identifying the revegetation areas. The revegetation program includes site preparation, weed control, planting of locally native coastal species, monitoring, maintenance, contingency planting and reporting commitments (City of Wanneroo, 2026c).	The additional information was reviewed and considered during the assessment. The revegetation areas were determined to provide approximately 0.11 hectares of revegetation within Bush Forever Site 397, consistent with the department's request for revegetation at a ratio of approximately 2:1 relative to the proposed clearing area, to align with the Bush Forever Policy.

Appendix B. Site characteristics

C.1. Site characteristics

Characteristic	Details
Local context	The area proposed to be cleared (0.055 hectares) is part of a 21-hectare isolated patch of remnant native vegetation in the intensive land use zone of Western Australia. It is surrounded by residential areas and along the West Australian coastline. The proposed clearing area is part of a small, isolated remnant in a highly cleared and developed landscape; however, a small informal ecological linkage follows the coastline to more extensive remnant vegetation. Spatial data indicates the local area (10-kilometre radius from the centre of the area proposed to be cleared) retains approximately 41.8 per cent of the original native vegetation cover.
Ecological linkage	The application area is within formal ecological linkages including Gnangara Ecological Linkage and Perth Regional Ecological Linkage. An informal ecological linkage follows along the coastline connecting the application area to more extensive patches of remnant vegetation.
Conservation areas	The application area falls within a Bush Forever site (Site number 397), however, no other conservation areas intersect the application area. The next closest conservation area is Neerabup National Park situated 3.8 kilometres east of the application area.
Vegetation description	Supporting information supplied by the applicant (City of Wanneroo, 2026a, b) indicate the vegetation within the proposed clearing area consists of: • *Spinifex longifolia* • *Olearia axillaris* • *Scaevola crassifolia* • *Frankenia pauciflora* • *Carpobrotus virescens* • *Myoporum insulare* • *Rhagodia baccata* • *Threlkeldia diffusa* The full survey descriptions and photographs are available in Appendix E (Figure 3 and 4).

Characteristic	Details
	This is inconsistent with the mapped vegetation type for the Swan Coastal Plain – Aeolian Deposits: • Cottesloe Complex-Central and South, characterised by mosaic of woodland of *Eucalyptus gomphocephala* (Tuart) and open forest of *Eucalyptus gomphocephala* (Tuart) – *Eucalyptus marginata* (Jarrah) – *Corymbia calophylla* (Marri); closed heath on the Limestone outcrops. *The mapped vegetation type retains approximately 31.05 per cent of the original extent (Government of Western Australia, 2019).*
Vegetation condition	Supporting information supplied by the applicant (City of Wanneroo, 2026a, b), indicate the vegetation within the proposed clearing area is in good (Keighery, 1994) condition, described as: • Vegetation structure significantly altered by very obvious signs of multiple disturbances. Retains basic vegetation structure or ability to regenerate it. The full Keighery (1994) condition rating scale is provided in Appendix D. The full survey descriptions and photographs are available in Appendix E (Figure 3 and 4).
Climate and landform	The mean average annual rainfall in the region is recorded as 603 millimetres (Weather and Climate, 2026). The application area is relatively flat with an elevation about sea level of 5 metres and on a very gentle slope of approximately 3%.
Soil description	The soil is mapped as Karrakatta shallow soils Phase (211Sp_Kls), low hills and ridges, base limestone or shallow siliceous or calcareous sand over limestone. Dense low shrub dominated by Dryandra sessilis, Melaleuca huegelli and species of Grevillea.
Land degradation risk	Based on available data, the application area is at high to extreme wind erosion risk.
Waterbodies	The desktop assessment and aerial imagery indicated that no waterbodies intersect the application area. The application area is adjacent to the Indian Ocean to the west. The closest natural waterbody (aside from the Indian Ocean) is a perennial swamp 5 kilometres to the east.
Hydrogeography	The application area is not located within a proclaimed surface water area, however, It does lie within the Perth Groundwater Area, proclaimed under the RIWI Act. According to available databases, the groundwater salinity is 500 – 1000 milligrams to litres total dissolved solids within the application area. There are no RIWI waterlines which intersect the application area.
Flora	The desktop assessment identified that 12 conservation significant flora species have been recorded within the local area, comprising of three threatened species and nine priority species. The closest to the application area being threatened species *Marianthus paralius,* 429 metres away. A total of three records of conservation significant flora has been identified within one kilometre of the application area, including *Marianthus paralius* (Threatened)*, Leucopogon maritimus* (Priority)*,* and *Eucalyptus argutifolia* (Threatened), these records occur in the same soil type as the application area.
Ecological communities	There are no threatened ecological communities within the application area. The closest threatened ecological community (Tuart (*Eucalyptus gomphocephala)* woodlands and forests of the Swan Coastal Plain) located 2.5 kilometres east of the application area.
Fauna	There are records of 38 fauna of conservation significance within the local area, six marsupials, two marine mammals, one placental mammal, two marine reptiles, one terrestrial reptile, five invertebrates, four black cockatoos, nine migratory sea birds, eight 'other' birds. The quenda and the black striped snake have been recorded in close proximity to the application area. The application area is within Carnaby's black cockatoo distribution, and the buffered feeding habitat. There are 15 records of black cockatoo roosts within 10 kilometres of the application area, the closest being 4.7 kilometres away. There are no confirmed black cockatoo breeding trees within the application area.

C.2. Flora analysis table

With consideration for the site characteristics set out above, relevant datasets (see Appendix F.1), and biological survey information, impacts to the following conservation significant flora required further consideration.

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)
Eucalyptus argutifolia	T	Y	Y	Y	0.96	117
Leucopogon maritimus	P	Y	Y	Y	0.81	29
Marianthus paralius	T	Y	Y	Y	0.42	5

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

C.3. Fauna analysis table

With consideration for the site characteristics set out above, relevant datasets (see Appendix F.1), and biological survey information, impacts to the following conservation significant fauna required further consideration.

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]
Neelaps calonotos (Black-striped snake)	P	Y	Y	0.24	5	Y
Synemon gratiosa (Graceful sun-moth)	P	Y	Y	1.58	735	Y
Isoodon fusciventer (Quenda)	P	Y	Y	1.03	159	Y

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

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 significant flora, fauna, habitats, assemblages of plants, containing common and widespread species typical of the Swan Coastal Plain.	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: Desktop datasets indicate numerous conservation significant fauna species within the local area, with some records in close proximity. The vegetation present may provide habitat values including foraging and shelter for a range of terrestrial fauna species. While the vegetation is in a disturbed condition and the clearing footprint is small, the application area forms part of a coastal vegetation system which contributes to a broader ecological linkage and may support local fauna movement and habitat use. Given the presence of nearby records, potential habitat values, and ecological linkage function, there is a risk that the proposed clearing may impact fauna if found present during the time of the clearing.	May 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: Desktop assessment identified records of threatened flora within the broader locality; however, no conservation significant flora species were identified within the application area during the vegetation survey. While the site shares similar soil type with nearby records of threatened flora, the absence of these species during targeted surveys indicates a low likelihood of occurrence. Given the survey effort and the disturbed condition of the vegetation, the application area is unlikely to contain threatened flora species under the BC Act or be necessary for their continued existence.	Not likely to be at variance	No
Principle (d): *"Native vegetation should not be cleared if it comprises the whole or a part of, or is necessary for the maintenance of, a threatened ecological community."* Assessment: The area proposed to be cleared does not contain species that can indicate a threatened ecological community.	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 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 part of a significant ecological linkage in	May be at variance	No .

Assessment against the clearing principles	Variance level	Is further consideration required?
the local area, however the small extent of the clearing footprint reduces its significance at a landscape level.		
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 a Bush Forever site, and while clearing within a conservation area has the potential to impact its environmental values, the proposed clearing is of a very small extent and is associated with upgrading existing infrastructure.	At variance	Yes *Refer to Section 3.2.2, 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: No watercourses or wetlands are recorded within the application area, and the proposed clearing is not growing in association with an environment associated with a watercourse or wetland. The application area is adjacent to the shoreline, however the proposed onsite revegetation will mitigate any impacts to the dune system.	Not 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 soils within the application area are highly susceptible to wind erosion. Removal of vegetation may increase the risk of localised land degradation, particularly during and immediately after clearing. However, given the small clearing are and the proposed mitigation measures, the risk of significant or long-term land degradation is considered manageable.	May be at variance	No
Principle (i): *"Native vegetation should not be cleared if the clearing of the vegetation is likely to cause deterioration in the quality of surface or underground water."* Assessment: Given no watercourses, wetlands, or Public Drinking Water Source Areas are recorded within the application area, the proposed clearing is unlikely impact surface or ground water quality.	Not 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: 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 watercourses or 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 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 excerpts and Photographs

5. Flora and Vegetation

On 04 February 2026, the City's Environmental Asset Team [redacted] conducted a vegetation assessment of the proposed 0.055-hectare BAW clearing area (Attachment F – Clearing Plan and Attachment G – Shapefiles) identifying a total of 17 species, including 8 native flora and 9 weed species.

The BAW clearing area subject to this application are predominately in Good condition, with the dominant species being, *Olearia axillaris*, and *Scaevola crassifolia*. (Attachment H – Site Photographs, Attachment I – Flora List and Photograph Locations, Table 2 below). The site was observed to have widespread weed cover with the dominant weed species being *Pelagonium capitatum* and *Tetragonia decumbens* (Sea Spinach).

Table 2. Species identified during the vegetation assessment on 04 February 2026.

Mindarie Tees Court BAW, MINDARIE VEGETATION ASSESSMENT FLORA LIST	
Native Species	**Weed Species**
Spinifex longifolia	*Tetragonia decumbens*
Olearia axillaris	*Cynodon dactylon*
Scaevola crassifolia	*Lagurus ovatus*
Frankenia pauciflora	*Avena barbata*
Carpobrotus virescens	*Bromus diandrus*
Myoporum insulare	*Crassula glomerata*
Rhagodia baccata	*Melaleuca lanciolata*
Threlkeldia diffusa	*Pelargonium capitatum*
[redacted]	*Sonchus oleraceus*

The vegetation proposed for clearing to facilitate the support the renewal and upgrade of the BAW contains remnant native vegetation belonging to the Swan Coastal Plain and Cottesloe Complex-Central and South vegetation complexes. The proposed clearing occurs within an Environmentally Sensitive Area (Figure 4), Bush Forever Site No. 397 (Figure 3) and forms an Ecological Linkage (Figure 3).

As the proposed clearing area lies within an Environmentally Sensitive Area, no exemption may be applied under *Part V of the Environmental Protection Act 1986* (Figure 4).

Figure 4: Excerpt from Environmental Impact Assessment concerning flora and vegetation present within the application area, as conducted by the City of Wanneroo (2026b).



Figure 5: Photographs supplied by applicant of application area (City of Wanneroo, 2026a)

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)

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