



GOVERNMENT OF
WESTERN AUSTRALIA

CLEARING PERMIT

Granted under section 51E of the Environmental Protection Act 1986

PERMIT DETAILS

Area Permit Number: 394/2
File Number: 19736
Duration of Permit: From 13 October 2007 to 13 October 2015

PERMIT HOLDER

City of Mandurah

LAND ON WHICH CLEARING IS TO BE DONE

Lot 1320 on Plan 45446 (Camden Way MEADOW SPRINGS 6210)

AUTHORISED ACTIVITY

1. Clearing of up to 7.5 hectares of native vegetation within the area cross hatched yellow on attached Plan 394/2.

CONDITIONS

1. Avoid, minimise etc clearing

In determining the amount of native vegetation to be cleared the Permit Holder must have regard to the following principles, set out in 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.

2. Offsets

(a) Determination of offsets

- (i) If part or all of the clearing to be done is or may be at variance with one or more of the clearing principles, then the Permit Holder must implement an *offset* in accordance with Conditions 2 (a) and 2 (b) of this Permit with respect to that native vegetation.
- (ii) In determining the *offset* to be implemented with respect to a particular area of native vegetation proposed to be cleared under this Permit, the Permit Holder must have regard to the offset principles contained in condition 2 (b) of this Permit.
- (iii) Once the Permit Holder has developed an offset proposal, the Permit Holder must provide that offset proposal to the CEO for the CEO's approval prior to undertaking any clearing to which the offset relates, and prior to implementing the offset.
- (iv) Clearing may not commence until and unless the CEO has approved the offset proposal.
- (v) The Permit Holder shall implement the offset proposal approved under condition 2 (a)(iii).
- (vi) Each offset proposal shall include a direct offset, timing for implementation of the offset proposal and may additionally include contributing offsets.

(b) Offset principles

For the purpose of this Part, the offset principles are as follows:

- (i) *direct offsets* should directly counterbalance the loss of the native vegetation;
- (ii) *contributing offsets* should complement and enhance the *direct offset*;
- (iii) *offsets* are implemented only once all avenues to avoid, minimise, rectify or reduce environmental impacts have been exhausted;
- (iv) the environmental values, habitat, species, ecological community, physical area, ecosystem, landscape, and hydrology of the *offset* should be the same as, or better than, that of the area of native vegetation being *offset*;
- (v) a ratio greater than 1:1 should be applied to the size of the area of native vegetation that is offset to compensate for the risk that the *offset* may fail;
- (vi) *offsets* must entail a robust and consistent assessment process;

- (vii) in determining an appropriate *offset*, consideration should be given to ecosystem function, rarity and type of *ecological community*, *vegetation condition*, habitat quality and area of native vegetation cleared;
- (viii) the *offset* should either result in no net loss of native vegetation, or lead to a net gain in native vegetation and improve the condition of the natural environment;
- (ix) *offsets* must satisfy all statutory requirements;
- (x) *offsets* must be clearly defined, documented and audited;
- (xi) *offsets* must ensure a long-term (10-30 year) benefit; and
- (xii) an *environmental specialist* must be involved in the design, assessment and monitoring of *offsets*.

RECORD KEEPING AND REPORTING

3. Records must be kept

The Permit Holder must maintain the following records for activities done pursuant to this Permit, as relevant:

- (a) In relation to the clearing of native vegetation undertaken pursuant to this Permit:
 - (i) the location where the clearing occurred, recorded using Geocentric Datum Australia 1994;
 - (ii) the date(s) that the area was cleared; and
 - (iii) the size of the area cleared (in hectares).
- (b) In relation to the *offset* pursuant to condition 2:
 - (i) the location of any *offset activity* recorded using Geocentric Datum Australia 1994;
 - (ii) a description of the *offset* activities undertaken; and
 - (iii) the size of the *offset* area (in hectares).

4. Reporting

- (a) The Permit Holder must provide to the CEO on or before 30 June of each year, a written report:
 - (i) of records required under condition 3 of this Permit; and
 - (ii) concerning activities done by the Permit Holder under this Permit between 1 January and 31 December of the preceding year.
- (b) Prior to 13 July 2015 the Permit Holder must provide to the CEO a written report of records required under condition 3 of this Permit where these records have not already been provided under condition 4(a) of this Permit.

DEFINITIONS

The following meanings are given to terms used in this Permit:

condition means the rating given to native vegetation using the *Keighery scale* and refers to the degree of change in the structure, density and species present in the particular vegetation in comparison to undisturbed vegetation of the same type;

contributing offsets has the same meaning as is given to that term in the Environmental Protection Authority's *Position Statement No.9 Environmental Offsets*, January 2006;

direct offsets has the same meaning as is given to that term in the Environmental Protection Authority's *Position Statement No.9 Environmental Offsets*, January 2006;

ecological community means a naturally occurring biological assemblage that occurs in a particular type of habitat (English and Blythe, 1997; 1999). The scale at which ecological communities are defined will depend on the level of detail in the information source, therefore no particular scale is specified. An ecological community is a naturally occurring biological assemblage that occurs in a particular type of habitat;

environmental specialist means a person who is engaged by the permit holder for the purpose of providing environmental advice, who holds a tertiary qualification in environmental science or equivalent, and has experience relevant to the type of environmental advice that an environmental specialist is required to provide under this Permit;

offset means an offset required to be implemented under Condition 2 of this Permit;

revegetation means the re-establishment of a cover of native vegetation in an area such that the species composition, structure and density is similar to pre-clearing vegetation types in that area, and can involve regeneration, direct seeding and/or planting.



Kelly Faulkner
MANAGER
NATIVE VEGETATION CONSERVATION BRANCH

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

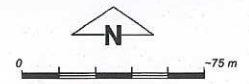
25 October 2011

Plan 394/2



LEGEND

-  Road Centrelines - DLI 1/5/04
-  Swan Coastal Plain South 20cm Orthomosaic - DL106
-  Cadastre for labelling - DLI
-  Clearing Instruments
-  Areas Approved to Clear

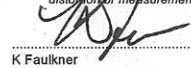


Scale 1:3000

(Approximate when reproduced at Letter)

Geocentric Datum Australia 1994

Note: the data in this map have not been projected. This may result in geometric distortion or measurement inaccuracies.

 Date 26/10/17
K Faulkner

Officer with delegated authority under Section 20 of the Environmental Protection Act 1986

Information derived from this map should be confirmed with the data custodian acknowledged by the agency acronym in the legend.



1. Application details

1.1. Permit application details

Permit application No.: 394/2
Permit type: Area Permit

1.2. Proponent details

Proponent's name: City of Mandurah

1.3. Property details

Property: LOT 1320 ON PLAN 45446 (MEADOW SPRINGS 6210)
Local Government Area: CITY OF MANDURAH

1.4. Application

Clearing Area (ha) 7.5
Method of Clearing Mechanical Removal
For the purpose of: Recreation

1.5. Decision on application

Decision on Permit Application: GRANT
Decision Date: 27 October 2011

2. Site Information

2.1. Existing environment and information

2.1.1. Description of the native vegetation under application

| Vegetation Description | Clearing Description | Vegetation Condition | Comment |
|--|--|---|---|
| <p>Beard vegetation association: - 998: Medium woodland; tuart</p> <p>Heddle vegetation complexes: - Cottesloe Complex -Central and South: Mosaic of woodland of E. gomphocephala and open forest of E. gomphocephala - E. marginata - E. calophylla; closed heath of Limestone outcrops.</p> <p>- Yoongarillup Complex: Woodland to tall woodland of E. gomphocephala with Agonis flexuosa in the second storey. Less consistently and open forest of E. gomphocephala - E. marginata - E. calophylla</p> | <p>The proposal includes the clearing of 7.5 hectares of native vegetation from within Lot 9007 on Plan 36767, Meadow Springs, for the purpose of recreation.</p> <p>Vegetation from within this area was identified and mapped by Morgan (2005) during a spring flora survey in 2004. Nine vegetation units were identified during the mapping of this area, with the relatively high number being attributed to the considerable diversity of vegetation within the site. The identified vegetation units are:</p> <p>In general the vegetation on-site is mainly Melaleuca and Acacia open to closed scrub and heaths on the crest and upper slopes of the limestone ridge, with small areas of Allocasuarina humilis and Myrtaceous shrublands and scattered Eucalyptus gomphocephala.</p> <p>Aco Acacia cochlearis, (Acacia aff rostellifera) shrubland over Allocasuarina humilis, Grevillea preissii subsp. preissii, Hibbertia hypericoides low open heath.</p> <p>Ah Hakea prostrata, Olearia axillaris scattered shrubs over Allocasuarina humilis, (Acacia pulchella var. glaberrima) shrubland over Melaleuca systina, Grevillea crythmifolia, Hibbertia hypericoides low open shrubland.</p> <p>Ar Acacia rostellifera tall closed scrub over Allocasuarina humilis scattered shrubs over Hibbertia hypericoides, Phyllanthus calycinus low shrubland over Conostylus aculeata subsp. aculeata.</p> <p>affAr Acacia aff rostellifera, (Grevillea preissii subsp. preissii, Rhagodia baccata subsp. baccata) open heath over Hibbertia</p> | <p>Excellent: Vegetation structure intact; disturbance affecting individual species, weeds non-aggressive (Keighery 1994)</p> | <p>Vegetation clearing description based on information obtained from a vegetation survey of the applied area (Morgan, 2005) and from a site visit conducted on 17 August 2005.</p> |

hypericoides, *Phyllanthus calycinus* low open shrubland over *Desmocladius asper* open sedgeland.

EgArGp

Eucalyptus gomphocephala scattered trees over *Acacia rostellifera*, (*Santalum acuminatum*) shrubland to tall open scrub over *Trymalem ledifolium* var. *ledifolium* scattered shrubs over *Grevillea preissii* subsp. *preissii*, *Phyllanthus calycinus* low open shrubland.

EgSgOa

Santalum acuminatum, (*Hakea trifurcata*, *Olearia axilaris*) shrubland over *Rhagodia baccata* subsp. *baccata*, *Allocasuarina humilis* open shrubland over *Grevillea preissii* subsp. *preissii*, (*Acacia lasiocarpa* var. *lasiocarpa*, *Gompholobium tomentosum*, *Phyllanthus calycinus*) low open heath.

Ht

Hakea trifurcata, (*Santalum acuminatum*) open to closed scrub over *Rhagodia baccata* subsp. *baccata*, *Allocasuarina humilis* open shrubland over *Grevillea preissii* subsp. *preissii*, *Hibbertia hypericoides* low shrubland to low open heath.

Mh

Melaleuca huegelii open scrub (lots of it about 2m high) over *Templetonia retusa*, (*Spyridium globulosm*) scattered tall shrubs over *Trymalem ledifolium* subsp. *ledifolium* open shrubland over *Grevillea preissii* subsp. *preissii*, *Acacia truncata* (Lake Preston variant), *Phyllanthus calycinus* low shrubland.

SaAhGp

Eucalyptus gomphocephala scattered trees over *Hakea prostrata*, *Olearia axillaris*, *Santalum acuminatum* scattered tall shrubs over *Allocasuarina humilis*, *Trymalem ledifolium* var. *ledifolium* shrubland over *Grevillea preissii* subsp. *preissii*, *Hibbertia hypericoides*, *Phyllanthus calycinus* low shrubland.

3. Assessment of application against clearing principles

Comments

The City of Mandurah's permit CPS 394/1 to clear 7.5 ha within Lot 1320 on Plan 45446 Camden Way, Meadow Springs for the development of an active sports reserve was found to be at variance to Principles a and b and may be at variance to Principles c, e, g, h and i. As a result, it is a condition of CPS 394/1 that an offset be implemented to mitigate the clearing that is or may be at variance with the clearing principles. An offset was approved by DEC on 25 October 2007. The assessment against the clearing principles has not changed and can be found in the Clearing Permit Decision Report for CPS 394/1.

As part of the effectiveness review project carried out by DEC, it was identified that a review of the approved offset plan was necessary due to part of the area approved as offset being applied to be cleared, that two of the offset sites were on private property and there was no evidence that the City was actively managing the offset sites. The City's permit, CPS 394/1, is due to expire on the 13 October 2012 which would not allow sufficient time for the development and implementation of a revised offset plan. Consequently, the permit duration is to be extended by 3 years in order to ensure that there is adequate time for the City to develop and implement a revised offset plan.

Planning instrument, Native Title, Previous EPA decision or other matter.

Comments

The City of Mandurah made no comment on the proposed amendment and waived the 28 day notice period for providing comment on the proposed amendment (City of Mandurah, 2011).

Methodology

References:
- City of Mandurah (2011)

4. References

- City of Mandurah (2011) Email correspondence: Notification from the City of Mandurah of waiver of 28 day notification period for providing comment to proposed amendment to clearing permit CPS 394/1. City of Mandurah, Mandurah, Western Australia. DEC ref A442981.
- Keighery, B.J. (1994) Bushland Plant Survey: A Guide to Plant Community Survey for the Community. Wildflower Society of WA (Inc). Nedlands, Western Australia.
- Morgan, B. (2005) Flora and Vegetation Values in a Bush land Area at Meadow Springs. DEC TRIM ref. IN19671.

5. Glossary

| Term | Meaning |
|-------|--|
| DAFWA | Department of Agriculture and Food Western Australia |
| DEC | Department of Environment and Conservation |
| DEP | Department of Environmental Protection (now DEC) |
| DoE | Department of Environment |
| DoIR | Department of Industry and Resources |
| DRF | Declared Rare Flora |
| EPP | Environmental Protection Policy |
| GIS | Geographical Information System |
| ha | Hectare (10,000 square metres) |
| TEC | Threatened Ecological Community |
| WRC | Water and Rivers Commission (now DoW) |