



## CLEARING PERMIT

*Granted under section 51E of the Environmental Protection Act 1986*

### PERMIT DETAILS

Area Permit Number: 394/3

File Number: 19736/3

Duration of Permit: From 13 October 2007 to 30 June 2020

### PERMIT HOLDER

City of Mandurah

### LAND ON WHICH CLEARING IS TO BE DONE

Lot 580 on Deposited Plan 73309, Meadow Springs

Lot 581 on Deposited Plan 73309, Meadow Springs

### AUTHORISED ACTIVITY

Clearing of up to 7.5 hectares of native vegetation within the area cross hatched yellow on attached Plan 394/3.

### 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 authorised under this Permit:
  - (i) the location where the clearing occurred, recorded using a Global Positioning System (GPS) unit set to Geocentric Datum Australia 1994 (GDA94), expressing the geographical coordinates in Eastings and Northings or decimal degrees;
  - (ii) the date that the area was cleared; and
  - (iii) the size of the area cleared (in hectares).
- (b) In relation to the offset of areas pursuant to condition 2:
  - (i) the location of any area of *offsets* recorded using a Global Positioning System (GPS) unit set to Geocentric Datum Australia 1994 (GDA94), expressing the geographical coordinates in Eastings and Northings or decimal degrees;
  - (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 30 March 2020 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 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, or who is approved by the CEO as a suitable environmental specialist.

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



Jane Clarkson  
ACTING SENIOR MANAGER  
CLEARING REGULATION

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

23 April 2015

[illegible]

GOVERNMENT OF  
WESTERN AUSTRALIA



## 1. Application details

### 1.1. Permit application details

Permit application No.: 394/3  
Permit type: Area Permit

### 1.2. Proponent details

Proponent's name: City of Mandurah

### 1.3. Property details

Property: LOT 580 ON PLAN 73309, MEADOW SPRINGS  
LOT 581 ON PLAN 73309, MEADOW SPRINGS

Colloquial name:  
Local Government Authority:  
DER Region:  
DPaW District:  
LCDC:  
Localities:

City of Mandurah  
Greater Swan  
Swan Coastal

### 1.4. Application

Clearing Area (ha)	No. Trees	Method of Clearing	For the purpose of:
7.5		Mechanical Removal	Recreation

### 1.5. Decision on application

Decision on Permit Application: Granted  
Decision Date: 23 April 2015

## 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
Beard vegetation association: 998 - Medium woodland; tuart (Shepherd et al. 2001).  Hedde 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 (Hedde et al. 1980).  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 (Hedde et al. 1980).	The clearing of 7.5 hectares of native vegetation within Lot 580 and Lot 581 on Deposited Plan 73309, Meadow Springs, is for the purpose of recreation.	Excellent; Vegetation structure intact; disturbance affecting individual species, weeds non-aggressive (Keighery, 1994).	<p>Vegetation from within the application 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</p>

Hibbertia hypericoides, Phyllanthus calycinus low shrubland over Conostylus aculeata subsp. aculeata.

affAr

Acacia aff rostellifera, (Grevillea preissii subsp. preissii, Rhagodia baccata subsp. baccata) open heath over Hibbertia hypericoides, Phyllanthus calycinus low open shrubland over Desmodium 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 axillaris) 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.

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.

### 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), may be at variance to Principles (c), (e), (g), (h) and (i), and was not likely to be at variance to Principles (d) and (f). As a result, it was 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 the former Department of Environment and Conservation on 25 October 2007.

CPS 394/1 was amended on 25 October 2011 to extend the permit duration for three years to allow adequate time for the City of Mandurah to develop and implement a revised offset proposal (CPS 394/2). A revised offset proposal was approved on 28 February 2013 and included actions up until April 2020.

CPS 394/2 has been amended to extend the permit duration to allow for the offset actions to be completed (CPS 394/3).

The assessment against the clearing principles has not changed and can be found in the Clearing Permit Decision Report for CPS 394/1.

#### Methodology

#### 4. References

- Hedde, E. M., Loneragan, O. W., and Havel, J. J. (1980) Vegetation Complexes of the Darling System, Western Australia. In Department of Conservation and Environment, Atlas of Natural Resources, Darling System, Western Australia.
- 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.
- 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.