



CLEARING PERMIT

Granted under section 51E of the Environmental Protection Act 1986

PERMIT DETAILS

Purpose Permit Number: 4050/1
File Number: 2010/009158-1
Duration of Permit: 24 January 2011 to 24 January 2013

PERMIT HOLDER

Capricorn Village Joint Venture

LAND ON WHICH CLEARING IS TO BE DONE

Lot 661 on Deposited Plan 49302 (Crown Reserve 48603)
Lot 8024 on Deposited Plan 49302 (Crown Reserve 48714)
Lot 15452 on Plan 40341 (Crown Reserve 20561)

PURPOSE FOR WHICH THE CLEARING MAY BE DONE

Clearing for the purpose of a board walk.

CONDITIONS

1. The Permit Holder must not clear more than 0.54 hectares of native vegetation within the area cross hatched yellow on attached Plan 4050/1.
2. Weed control
 - (a) When undertaking any clearing or other activity authorised under this Permit, the Permit Holder must take the following steps to minimise the risk of the introduction and spread of *weeds*:
 - (i) clean earth-moving machinery of soil and vegetation prior to entering and leaving the area to be cleared;
 - (ii) ensure that no *weed*-affected soil, *mulch*, *fill* or other material is brought into the area to be cleared; and
 - (iii) restrict the movement of machines and other vehicles to the limits of the areas to be cleared.
 - (b) At least once in each 12 month period for the term of this Permit, the Permit Holder must remove or kill any *weeds* growing within areas cleared under this Permit.
3. Wind erosion management
The Permit Holder shall not clear native vegetation unless construction of a board walk begins within 1 week of the clearing being undertaken.

Definitions

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

fill means material used to increase the ground level, or fill a hollow;

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;

weed/s means a species listed in Appendix 3 of the "Environmental Weed Strategy" published by the Department of Conservation and Land Management (1999), and plants declared under section 37 of the *Agriculture and Related Resources Protection Act 1976*.

Kelly Faulkner
MANAGER
NATIVE VEGETATION CONSERVATION BRANCH

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

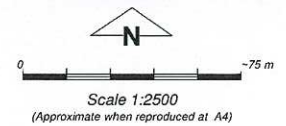
30 December 2010

Plan 4051/1



LEGEND

- Road Centrelines
- Local Government Authorities
- Clearing Instruments**
- Areas Approved to Clear
- Cadastre for labelling
- Swan Coastal Plain North
20cm Orthomosaic - Landgate
2009



Geocentric Datum Australia 1994
 Note: the data in this map have not been projected. This may result in geometric distortion or measurement inaccuracies.

Date 30/1/10

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.: 4050/1
Permit type: Purpose Permit

1.2. Proponent details

Proponent's name: Capricorn Village Joint Venture

1.3. Property details

Property: LOT 8024 ON PLAN 49302 (House No. 160 CAPRICORN YANCHEP 6035)
LOT 661 ON PLAN 49302 (House No. 620L TWO ROCKS YANCHEP 6035)
LOT 15452 ON PLAN 40341 (House No. 340L TWO ROCKS TWO ROCKS 6037)

Local Government Area: City of Wanneroo

Colloquial name:

1.4. Application

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

1.5. Decision on application

Decision on Permit Application: Granted
Decision Date: 30 December 2010

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:</p> <p>1007 - Mosaic: Shrublands; Acacia lasiocarpa & Melaleuca acerosa heath / Shrublands; Acacia rostellifera & Acacia cyclops thicket (Shepherd 2009).</p> <p>Heddle:</p> <p>Quindalup Complex - Coastal dune complex consisting mainly of two alliances - the strand and fore-dune alliance and the mobile and stable dune alliance. Local variations include the low closed forest of <i>M. lanceolata</i> - <i>Callitris preissii</i> and the closed scrub of <i>Acacia rostellifera</i> (Heddle et al. 1980).</p>	<p>The area under application is typical coastal scrub, consisting predominately of <i>Olearia axillaris</i>, <i>Acanthocarpus</i>, <i>Scaevola crassifolia</i>, <i>Lomandra maritima</i> and <i>Myoporum insulare</i>.</p>	<p>Excellent: Vegetation structure intact; disturbance affecting individual species, weeds non-aggressive (Keighery 1994)</p>	<p>The vegetation and clearing description is based on information obtained during a site inspection (DEC 2010).</p>
<p>As above</p>	<p>There are already pre-existing tracks at the southern end of the application and immediately adjacent to this area is degraded vegetation with some annual weed species from historical disturbance.</p>	<p>Degraded: Structure severely disturbed; regeneration to good condition requires intensive management (Keighery 1994)</p>	<p>As above</p>

3. Assessment of application against clearing principles

Comments **Proposal is not likely to be at variance to this Principle**
The area applied to be cleared is 0.54ha of vegetation within Foreshore reserves R20561, R48603 & R48714. The northern section of the area under application is best described as typical coastal shrubland in an excellent

(Keighery 1994) condition with a high level of species diversity. The southern most section also comprises of typical coastal shrub in a degraded (Keighery 1994) condition, with pre-existing tracks and annual weed species from historical disturbances (DEC 2010).

There are seven records of four priority flora, *Leucopogon* sp. Perth coastal, *Conostylis pauciflora* subsp *euryrhipis*, *Hibbertia helianthemoides* and *Stylidium maritimum*, within the local area. Of these species it is considered *Leucopogon* sp. Perth coastal, *Conostylis pauciflora* subsp *euryrhipis* and *Stylidium maritimum* may occur within the area under application as these species are known to occur in the same soil type and vegetation association as the applied area.

Within the local area (10km radius) there were 4 fauna species of conservation significance recorded. The Graceful Sun moth (GSM) (*Syenmon gratiose*) is recorded in the local area (20km radius). The GSM (Endangered under the Environment Protection and Biodiversity Conservation Act 1999, Threatened under the Wildlife Conservation Act 1950) is only known from two types of habitats. One habitat is open areas of hermland, heathland and shrubland on Quindalup soils close to the coast, where it breeds on *Lomandra maritima* (Bishop et al 2010). During a site investigation *Lomandra maritima* was identified and occurring within the application area (DEC 2010), however, GSM habitat is not likely to be impacted by the boardwalk due to the alignment. Stringent management strategies should be implemented during construction as not to impact on *Lomandra maritima* habitat areas.

The area under application is within Bush Forever Site 397, known as 'Coastal Strip from Wilbinga to Mindarie'. This Bush Forever site is part of a regionally significant fragmented bushland/wetland linkage (Government of Western Australia 2000). The proposed clearing of 0.54 may impact on the environmental values of this Bush Forever Site through fragmentation of intact remnant vegetation. The potential to indirectly impact the Bush Forever site through the spread or introduction of weed species by machinery also exists. Therefore, the proposed clearing may have an impact on the values of the conservation reserve. Weed management conditions will manage and mitigate any impacts to the surrounding conservation area.

The area under application is associated with coastal dune formations. Chief soils are calcareous sands on the coastal dunes (Northcote et al. 1968). Generally, these soils have a high risk of wind erosion and a low risk of water erosion due to the high infiltration rates associated with sands. Given its proximity to the coast, the proposed clearing has a high risk of wind erosion and therefore may be at variance to principle (g). Wind erosion management conditions will manage and mitigate any impacts of the proposed clearing.

Given the above, the proposed clearing may be at variance to principle (g) and (h) and is not likely to be at variance to the remaining principles.

Methodology

Reference:

Bishop et al (2010)

DEC (2010)

Government of Western Australia (2000)

Keighery (1994)

Northcote et al. (1968)

GIS Database:

- Swan Coastal Plain North 20cm Orthomosaic - Landgate 2009

- Hedde Vegetation Complexes

- Bush Forever

- SAC Biodatasets - accessed November 10

- Pre European Vegetation

- Soils, Statewide

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

Comments

The property is zoned Parks and Recreation under the Metropolitan Regional Scheme.

Western Australian Planning Commission (WAPC) approval has been issued for Lot 661, Lot 8024 and Lot 15452.

The City of Wanneroo (CoW) has provided authorisation for the applicant to construct beach access pathways at Capricorn Village, Yanchep with Lots managed by CoW.

A submission letter received from Department of Planning (2010) advises they have no objections to the clearing, however, recommends the following conditions:

- Removal of vegetation to be restricted to that essential for the proposed site works and no further clearing shall occur. As mitigation for any clearing, an offsets package is to be prepared and implemented prior to the commencement of site works based on a ratio of 2:1, in accordance with EPA Position Statement No. 9 and State planning policy 2.8; and

- No fill, construction materials, rubbish or any deleterious matter shall be deposited in Bush Forever area 397.

The area under application is located within an area identified as a permanent Aboriginal Site of Significance. It is the responsibility of the proponent to ensure that no Aboriginal Sites of Significance are damaged through the clearing process.

Methodology

References:

- Department of Planning (2010)

GIS Databases:

- Aboriginal Sites of Significance

- Metropolitan Regional Scheme

4. References

- Bishop et al (2010) Survey Guidelines for the Graceful sun-moth (*Synemon gratiosa*) & site habitat assessments August 2010 Version 1.1. Science Division and Swan Region, Department of Environment and Conservation.
- DEC (2010) Site Inspection Report for Clearing Permit Application CPS 4050/1, Lots 661 and 8024 on Deposited Plan 49302, Yanchep. Site inspection undertaken 29 November 2010. Department of Environment and Conservation, Western Australia (DEC Ref. A354170).
- Department of Planning (2010) State Strategic Policy's response - Application to clear Native Vegetation - CPS4050/1. DEC ref: A354179
- Government of Western Australia (2000) Bush Forever Volumes 1 and 2. Western Australian Planning Commission, Perth WA.
- Keighery, B.J. (1994) Bushland Plant Survey: A Guide to Plant Community Survey for the Community. Wildflower Society of WA (Inc). Nedlands, Western Australia.
- Northcote, K. H. with Beckmann G G, Bettenay E., Churchward H. M., van Dijk D. C., Dimmock G. M., Hubble G. D., Isbell R. F., McArthur W. M., Murtha G. G., Nicolls K. D., Paton T. R., Thompson C. H., Webb A. A. and Wright M. J. (1960-68): 'Atlas of Australian Soils, Sheets 1 to 10, with explanatory data'. CSIRO and Melbourne University Press: Melbourne.
- Shepherd, D.P. (2009) Adapted from: Shepherd, D.P., Beeston, G.R., and Hopkins, A.J.M. (2001), Native Vegetation in Western Australia. Technical Report 249. Department of Agriculture Western Australia, South Perth.

5. Glossary

Term	Meaning
BCS	Biodiversity Coordination Section of DEC
CALM	Department of Conservation and Land Management (now BCS)
DAFWA	Department of Agriculture and Food
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 DEC)