



## CLEARING PERMIT

Granted under section 51E of the Environmental Protection Act 1986

<b>Purpose Permit number:</b>	CPS 6038/1
<b>Permit Holder:</b>	City of Wanneroo
<b>Duration of Permit:</b>	31 May 2014 – 31 May 2019

The Permit Holder is authorised to clear native vegetation subject to the following conditions of this Permit.

### PART I – CLEARING AUTHORISED

#### 1. Purpose for which clearing may be done

Clearing for the purpose of constructing the Yanchep Surf Lifesaving Club, hardstand area, vehicle access, car park, pathway, picnic recreation areas and revegetation to stabilise earthwork batters.

#### 2. Land on which clearing is to be done

Lot 503 on Deposited Plan 70083 - Reserve 12439, Yanchep  
Lot 10603 on Deposited Plan 186553 - Reserve 39022, Yanchep

#### 3. Area of Clearing

The Permit Holder must not clear more than 0.46 hectares of native vegetation within the area hatched yellow on attached Plan 6038/1.

#### 4. Application

This Permit allows the Permit Holder to authorise persons, including employees, contractors and agents of the Permit Holder, to clear native vegetation for the purposes of this Permit subject to compliance with the conditions of this Permit and approval from the Permit Holder.

#### 5. Type of clearing authorised

This Permit authorises the Permit Holder to clear native vegetation for the activities described in condition 1 of this Permit to the extent that the Permit Holder has the power to carry out works involving clearing for those activities under the *Local Government Act 1995* or any other written law.

### PART II – MANAGEMENT CONDITIONS

#### 6. Dieback and weed control

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* and *dieback*:

- clean earth-moving machinery of soil and vegetation prior to entering and leaving the area to be cleared;
- shall only move soils in *dry conditions*;
- ensure that no *dieback* or *weed*-affected soil, *mulch*, *fill* or other material is brought into the area to be cleared; and
- restrict the movement of machines and other vehicles to the limits of the areas to be cleared.

## DEFINITIONS

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

*dieback* means the effect of *Phytophthora* species on native vegetation;

*dry conditions* means when soils (not dust) do not freely adhere to rubber tyres, tracks, vehicle chassis or wheel arches;

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

*weed/s* means any plant -

- (a) that is a declared pest under section 22 of the Biosecurity and Agriculture Management Act 2007; or
- (b) published in a Department of Parks and Wildlife Regional Weed Rankings Summary, regardless of ranking; or
- (c) not indigenous to the area concerned.



M Warnock  
MANAGER  
NATIVE VEGETATION CONSERVATION BRANCH

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

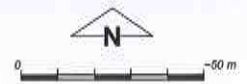
1 May 2014

# Plan 6038/1



## LEGEND

- Road Centrelines
- Clearing Instruments
- Areas Approved to Clear
- Cadastre
- Local Government Authorities
- Perth Metropolitan Area
- North 15cm Orthomosaic - Landgate 2012



Scale 1:2000  
(Approximate when reproduced at A4)

Geocentric Datum Australia 1994

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

*M Warnock* Date 1/5/14  
M Warnock

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.



# Clearing Permit Decision Report

Government of Western Australia  
Department of Environment Regulation

## 1. Application details

### 1.1. Permit application details

Permit application No.: 6038/1  
Permit type: Purpose Permit

### 1.2. Proponent details

Proponent's name: City of Wanneroo

### 1.3. Property details

Property: LOT 10603 ON PLAN 186553 (House No. 3 BRAZIER YANCHEP 6035)  
LOT 503 ON PLAN 70083 (House No. 5 BRAZIER YANCHEP 6035)  
Local Government Area: City of Wanneroo  
Colloquial name:

### 1.4. Application

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

### 1.5. Decision on application

Decision on Permit Application: Grant  
Decision Date: 1 May 2014

## 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>Mapped Beard vegetation association 1007: Mosaic: Shrublands; Acacia lasiocarpa &amp; Melaleuca acerosa heath / Shrublands; Acacia rostellifera &amp; Acacia cyclops thicket (Shepherd et al. 2001).</p> <p>Hedde: 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 M. lanceolata - Callitris preissii and the closed scrub of Acacia rostellifera (Hedde et al. 1980).</p>	<p>The application is to clear 0.46 hectares of native vegetation within Lot 503 on Deposited Plan 70083 (Reserve 12439) and Lot 10603 on Deposited Plan 186553 (Reserve 39022), Yanchep, for the purpose of constructing the Yanchep Surf Lifesaving Club, hardstand area, vehicle access, car park, pathway, picnic recreation areas and revegetation to stabilise earthwork batters.</p>	<p>Very Good: Vegetation structure altered; obvious signs of disturbance (Keighery 1994) To Degraded: Structure severely disturbed; regeneration to good condition requires intensive management (Keighery 1994)</p>	<p>The condition of the vegetation was determined by a field survey (Cardno 2011).</p>

## 3. Assessment of application against clearing principles

### Comments

Application CPS 6038/1 is to clear 0.46 hectares of native vegetation within Lot 503 on Deposited Plan 70083 (Reserve 12439) and Lot 10603 on Deposited Plan 186553 (Reserve 39022), Yanchep, for the purpose of constructing the Yanchep Surf Lifesaving Club, hardstand area, vehicle access, car park, pathway, picnic recreation areas and revegetation to stabilise earthwork batters.

Priority three and four flora species have been mapped within the local area (10 kilometre radius) and are situated within the same soil type and vegetation association as those of the application area. Although its identification could not be confirmed, a field survey identified a species that resembled a Priority four species within the application area (Cardno 2011). Priority four species are considered to have been adequately surveyed and not in need of special protection but could be if circumstances change (Smith 2012). Therefore the proposed clearing is not likely to impact upon the conservation status of this potential Priority four species. No other rare or priority flora species were identified within the application area (Cardno 2011).

Although there are no priority ecological communities, several threatened ecological communities have been

mapped within the local area. However, none of these are within the same soil type or vegetation association as the application area. The nearest is mapped approximately four kilometres northeast of the application area.

The area is mapped within a confirmed Carnaby's Cockatoo breeding area. However, no evidence of black cockatoo activity was observed over the course of a field survey and it was concluded that the species is unlikely to utilise the vegetation present. The Black-striped Snake, *Neelaps calonotos*, inhabits dunes and sand-plains vegetated with heaths and Eucalyptus/Banksia woodland, therefore there is a high likelihood of this Priority three species occurring within the application area. The presence of breeding habitat, suited to the Priority four species, Graceful Sun Moth, indicates a high likelihood of its presence (Cardno 2011). Given the small area under application and that it is surrounded by an extensive area of remnant vegetation (Bush Forever Site 397) it is unlikely that the area under application is significant habitat for these species. The report by Cardno (2011) advocates practices that will allow individuals to escape development activities, as well as trapping programs, undertaken by experts for the relocation of individuals.

Given that the local area (10 kilometre radius) is highly vegetated (70 per cent), along with the above considerations, the application area is unlikely to comprise a high level of biological diversity. Therefore, it does not serve as a significant remnant of native vegetation in an area that has been extensively cleared.

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 may impact the environmental values of this conservation area through the direct clearing of native vegetation and possibly the introduction or spread of weed and dieback. Weed and dieback management measures will minimise impacts to this Bush Forever site.

The area under application is associated with coastal dune formations. Chief soils are calcareous sands on the coastal dunes (Northcote et al. 1960-1968). 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. Land degradation impact will be mitigated if construction commences soon after clearing has taken place.

No watercourses or wetlands occur within or in close proximity to the application area. Given the clearing consists of 0.46 hectares and the local area is highly vegetated, it is unlikely the proposed clearing will cause or exacerbate flooding or impact on water quality.

Considering the above, the application may be at variance to clearing Principles (g) and (h) and is not likely to be at variance to the remaining principles.

#### Methodology

##### References:

- Cardno (2011)
- Government of Western Australia (2000)
- Heddle et al. (1980)
- Keighery (1994)
- Northcote et al. (1960-68)
- Shepherd et al (2001)
- Smith (2012)

##### GIS Datasets:

- Bushforever
- Carnaby's Cockatoo Breeding Areas Confirmed
- Heddle Vegetation Complexes
- NWLRA, Extent of Native Vegetation
- Pre-European Vegetation
- SAC Biodatasets - accessed April 2014
- Soils, Statewide (Unit)

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

##### Comments

The southernmost portion of the application is within an aboriginal site of 'mythological' significance i.e. Yancheb Beach. However, the purpose of the clearing application 'will not impact upon any Aboriginal sites' (Department of Aboriginal Affairs 2013).

The application area is within the zone of 'Parks and Recreation' under the Metropolitan Regional Scheme.

The Department of Water has 'no comment' regarding the application (DoW 2014).

No public submissions have been received.

#### Methodology

##### Reference:

- Department of Aboriginal Affairs (2013)
- DoW (2014)

GIS Datasets:

- Aboriginal Sites of Significance
- Metropolitan Regional Scheme

#### 4. References

- Cardno (2011) Yanchep Lagoon Redevelopment Proposal - Flora, Fauna and Vegetation Report. Cardno, Western Australia (DER Ref: A736163).
- Department of Aboriginal Affairs (2013) Advice received in relation to clearing permit application CPS 6038/1, received 21 October 2013. Department of Aboriginal Affairs, Western Australia (DER Ref: A736163).
- DoW (2014) Advice received in relation to clearing permit application CPS 6038/1, received 8 April 2014. Department of Water, Western Australia (DER Ref: A746428).
- Government of Western Australia (2000) Bush Forever Volumes 1 and 2. Western Australian Planning Commission, Perth WA.
- Government of Western Australia (2013) 2012 Statewide Vegetation Statistics incorporating the CAR Reserve Analysis (Full Report). Current as of October 2012. WA Department of Environment and Conservation, Perth.
- 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.
- 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., Beeston, G.R., and Hopkins, A.J.M. (2001), Native Vegetation in Western Australia. Technical Report 249. Department of Agriculture Western Australia, South Perth.
- Smith, M.G. (2012) Threatened and Priority Flora List for Western Australia. WA Department of Environment and Conservation, Perth.