



CLEARING PERMIT

Granted under section 51E of the Environmental Protection Act 1986

Purpose Permit number: CPS 6922/1
Permit Holder: Metropolitan Redevelopment Authority
Duration of Permit: 2 April 2016 to 2 April 2021

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 recreational facilities and an access road.

2. Land on which clearing is to be done

Lot 10541 on Deposited Plan 240238 (Reserve 12992), Scarborough

3. Area of Clearing

The Permit Holder must not clear more than 0.43 hectares of native vegetation within the area hatched yellow on attached Plan 6922/1.

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.

PART II – MANAGEMENT CONDITIONS

5. Avoid, minimise etc clearing

In determining the amount of native vegetation to be cleared authorised under this Permit, 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.

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*:

- (a) clean earth-moving machinery of soil and vegetation prior to entering and leaving the area to be cleared;
- (b) ensure that no *dieback* or *weed*-affected soil, *mulch*, *fill* or other material is brought into the area to be cleared; and
- (c) 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;

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 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.

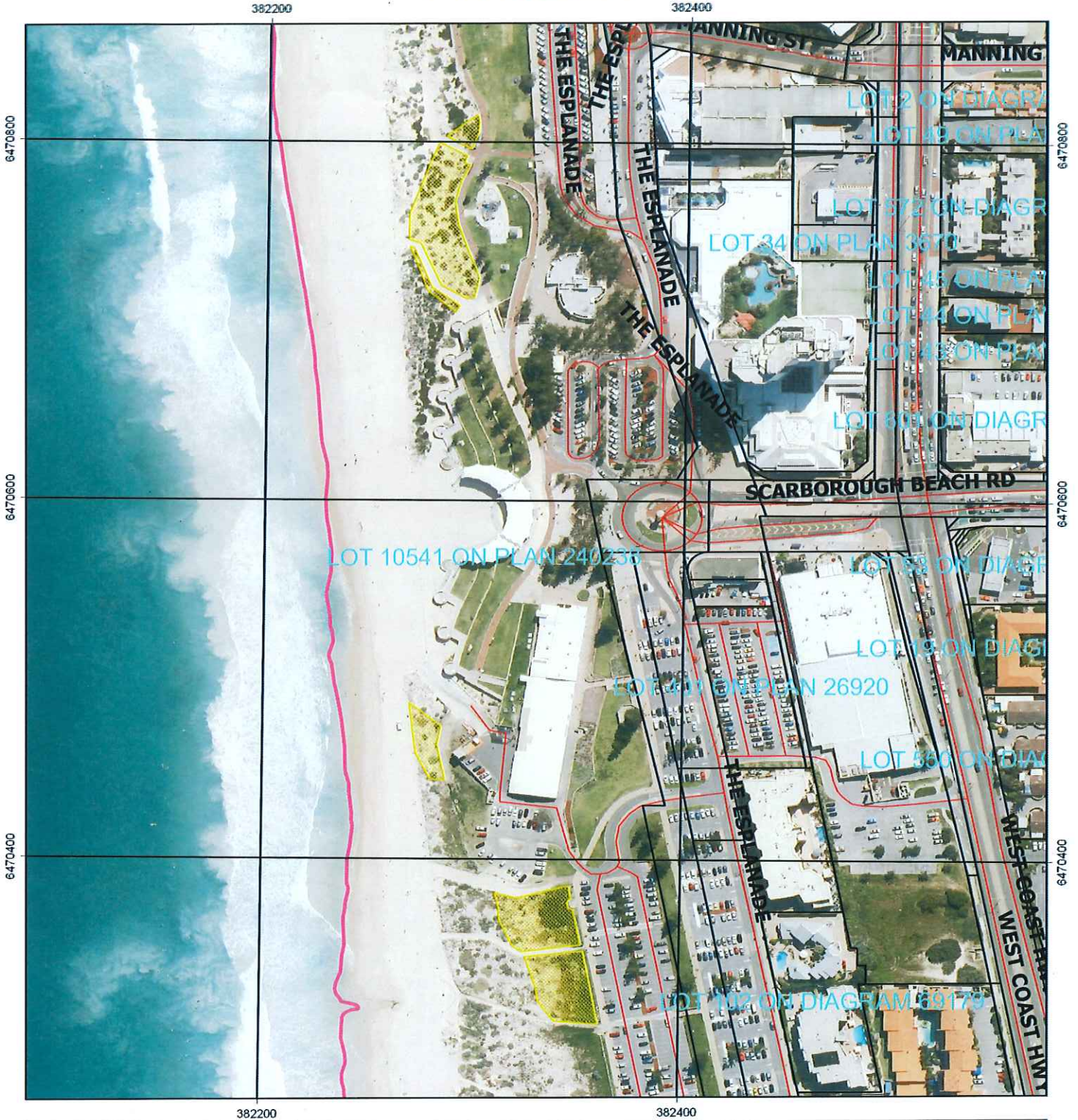


James Widenbar
A/SENIOR MANAGER
CLEARING REGULATION





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

3 March 2016

Plan 6922/1



Legend

-  Cadastre
-  Roads
-  Areas approved to clear
Virtual Mosaic (LGATE-V001)
-  LGA



1:2,000

MGA94
Geocentric Datum of Australia 1994

 Date 3/3/2016
James Widenbar

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



GOVERNMENT OF
WESTERN AUSTRALIA



1. Application details

1.1. Permit application details

Permit application No.: 6922/1
Permit type: Purpose Permit

1.2. Applicant details

Applicant's name: Metropolitan Redevelopment Authority

1.3. Property details

Property: LOT 10541 ON DEPOSITED PLAN 240238, SCARBOROUGH
Local Government Authority: STIRLING, CITY OF
DER Region: Greater Swan
DPaW District: SWAN COASTAL
Localities: SCARBOROUGH

1.4. Application

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

1.5. Decision on application

Decision on Permit Application: Granted

Decision Date: 03 March 2016

Reasons for Decision: The clearing application has been assessed against the clearing principles, planning instruments and other matters in accordance with s51O of the Environmental Protection Act 1986, and it has been concluded that the proposed clearing is not likely to be at variance to any of the clearing principles.

Through assessment it has been determined that the clearing of a relatively small area that has been subject to historical disturbance due to current land use practices, is unlikely to have any significant environmental impacts. Consideration was given to the applicant proposing to undertake restoration of the foreshore through the implementation of a Foreshore Management Plan in consultation with the City of Stirling and the public. State policies and other relevant policies have also been taken into consideration in the decision to grant a clearing permit.

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 1007 is described as: Mosaic: Shrublands; Acacia lasiocarpa & Melaleuca acerosa heath / Shrublands; Acacia rostellifera & Acacia cyclops thicket (Shepherd et al., 2001).	The clearing of 0.43 hectares of native vegetation is for the purpose of constructing recreational facilities and an access road associated with the Scarborough Redevelopment Project.	Very Good; Vegetation structure altered; obvious signs of disturbance (Keighery, 1994). To Completely Degraded; No longer intact, completely/almost completely without native species (Keighery, 1994).	The condition and description of the vegetation was established through the Level 2 Flora and Vegetation Survey undertaken by Natural Area Holdings Pty Ltd in October 2015 (Natural Area Consulting Management Services, 2015). The application area consists of two vegetation types described as Olearia axillaris Open Shrubland and Mixed Shrubland (Natural Area Consulting Management Services, 2015).
Hedde vegetation Quindalup complex is comprised of 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			

Melaleuca lanceolata (Rottneest Teatree) - Callitris preissii (Rottneest Island Pine) and the closed scrub of Acacia rostellifera (Summer-scented Wattle) (Hedde et al., 1980).

3. Assessment of application against clearing principles

Comments The applicant proposes to clear up to 0.43 hectares of native vegetation within Lot 10541 on Deposited Plan 240238, Scarborough, for the purpose of constructing recreational facilities and an access road associated with the Scarborough Redevelopment Project. The vegetation proposed for clearing is located on a modified dune system that has been subject to disturbance from existing recreational activities.

The flora and vegetation survey undertaken by Natural Area Consulting Management Services (2015) identified two vegetation associations within the application area. The majority of the application area (approximately 75 per cent) comprises of *Olearia axillaris* Open Shrubland (Natural Area Consulting Management Services, 2015). The remaining 25 per cent of the application area consists of mixed shrubland (Natural Area Consulting Management Services, 2015).

The vegetation proposed to be cleared ranges from a completely degraded to very good (Keighery, 1994) condition. Approximately 43 per cent of the application area is considered to be in a degraded (Keighery, 1994) condition, 44 per cent in a very good (Keighery, 1994) condition, two per cent in a good (Keighery, 1994) condition, and 11 per cent in a completely degraded (Keighery, 1994) condition (Natural Area Consulting Management Services, 2015). Vegetation that is considered degraded is located in high foot traffic areas near carparks and subsequently has a high concentration of weed invasion (Natural Area Consulting Management Services, 2015).

A collective total of 76 flora species comprising of 40 native species and 36 introduced species were recorded during the Level 2 flora and vegetation survey undertaken by Natural Area Consulting Management Services (2015) in October 2015. The proposed clearing is not likely to impact on priority or rare flora taxa, a priority or threatened ecological community, or provide significant fauna habitat given the modified nature of the site and the high presence of weeds. In addition, no priority or rare flora species were recorded during the survey, which was appropriately timed to detect the presence of conservation significant flora species recorded in the local area (10 kilometre radius).

The vegetation surrounding the application area (10 kilometre radius) retains approximately five per cent native vegetation. The vegetation types mapped on site, Hedde Quindalup complex and Beard vegetation association 1007, retain 63 and 70 per cent of their pre-European vegetation extents respectively within the Swan Coastal Plain Bioregion (Government of Western Australia, 2014; Parks and Wildlife, 2015). The City of Stirling retains approximately six per cent of its pre-European vegetation extent (Government of Western Australia, 2014).

The National Objectives Targets for Biodiversity Conservation in Australia has a target to prevent clearance of ecological communities with an extent below 30 per cent of that present pre-1750, below which species loss appears to accelerate exponentially at an ecosystem level (Commonwealth of Australia, 2001). The Environmental Protection Authority recognises that the Perth Metropolitan Region is a 'constrained area', where there is a modified objective to retain at least 10 per cent of the pre-European of each ecological community (EPA, 2006). Whilst the application area is located in an extensively cleared local area, the vegetation proposed for clearing is not considered to be a significant remnant given the historical disturbance resulting from current landuse practices and high density of weed cover.

There are no mapped waterbodies that occur within the application area. The closest mapped waterbody to the application area is a multiple use artificial lake located 900 metres east of the application area. Given the distance of the closest waterbody to the application area, it is not likely the proposed clearing will impact on vegetation growing in association with this watercourse.

The proposed clearing on sandy soil will increase the risk of wind erosion, however given the relatively small area to be cleared and the proposed end land use of recreational facilities and an access road that will be constructed immediately following clearing approval, the risk of appreciable land degradation is unlikely. In addition, the applicant has advised that a draft Foreshore Management Plan has been prepared and will be further developed to include management actions for managing dune stabilisation.

The application area is located 320 metres south of Bush Forever site 308 and 535 metres north of Bush Forever site 310. The application area has no direct connectivity to these sites given the existing development that adjoins the area proposed for clearing. Therefore, the proposed clearing is not likely to impact the environmental values of these conservation areas.

The proposed clearing may increase the risk of weeds and dieback spreading into adjacent remnant vegetation. Weed and dieback management measures will assist in mitigating this risk.

Given the relatively small size of the application area, it is unlikely that the proposed clearing will cause or exacerbate flooding, or impact upon water quality.

Given the above, the proposed clearing is not likely to be at variance to any of the clearing principles.

Methodology References:
Commonwealth of Australia (2001)
EPA (2006)
Government of Western Australia (2014)
Keighery (1994)
Natural Area Consulting Management Services (2015)
Parks and Wildlife (2015)

GIS Databases:
Parks and Wildlife tenure
Hydrography, linear DOW
NWLRA, Extent of Native Vegetation
Pre-European vegetation
SAC Bio datasets – Accessed (February 2016)
Soils, statewide
Bushforever

Planning instruments and other relevant matters.

Comments The applicant has advised that a draft Foreshore Management Plan (FMP) has been prepared to guide the restoration of foreshore areas which will be developed further to include details of revegetation, weed control, access management and dune stabilisation. In addition, a revegetation plan will be prepared as part of the implementation of the FMP (Metropolitan Redevelopment Authority, 2016).

No Aboriginal Sites of Significance have been mapped within the application area.

No submissions from the public have been received in relation to this application.

Methodology References:
Metropolitan Redevelopment Authority (2016)

GIS Databases:
Aboriginal Sites of Significance

4. References

- Commonwealth of Australia (2001) National Objectives and Targets for Biodiversity Conservation 2001-2005, Canberra.
- EPA (2006) Guidance for the Assessment of Environmental Factors - Level of Assessment for Proposals Affecting Natural Areas Within the System 6 Region and Swan Coastal Plain Portion of the System 1 Region. Guidance Statement No 10. Environmental Protection Authority, Western Australia.
- Government of Western Australia (2014) 2014 Statewide Vegetation Statistics incorporating the CAR Reserve Analysis (Full Report). Current as of June 2014. WA Department of Environment and Conservation, Perth
- Heddle, 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.
- Heddle, 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.
- Metropolitan Redevelopment Authority (2016) Supporting documentation for Clearing Permit Application CPS 6922/1 (DER Ref: A1047451).
- Natural Area Consulting Management Services (2015) Metropolitan Redevelopment Authority. Flora and Vegetation Survey and Desktop Fauna Survey Report – Scarborough Redevelopment Project. Whiteman, Western Australia (DER Ref: A1046314).
- Parks and Wildlife (2015) 2015 South West Forest and Swan Coastal Plain Vegetation Complex Statistics: a report prepared for the Department of Environment Regulation. Current as of March 2015. Department of Parks and Wildlife, Perth, 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.