



CLEARING PERMIT

Granted under section 51E of the Environmental Protection Act 1986

Purpose Permit number:	CPS 7219/1
Permit Holder:	Peet Funds Management Limited
Duration of Permit:	From 5 November 2016 to 5 November 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 road construction.

2. Land on which clearing is to be done

Lot 3000 on Deposited Plan 44066, Burns Beach.

3. Area of Clearing

The Permit Holder must not clear more than 0.49 hectares of native vegetation within the area cross hatched yellow on attached Plan 7219/1.

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

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;

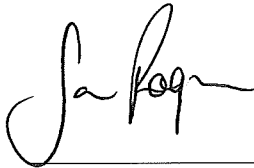
fill means material used to increase the ground level, or fill a hollow;

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;

planting means the re-establishment of vegetation by creating favourable soil conditions and planting seedlings of the desired species;

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.



Samara Rogers
A/MANAGER
CLEARING REGULATION
DEPARTMENT OF ENVIRONMENT REGULATION

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

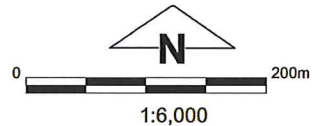
6 October 2016

Plan 7219/1



Legend

-  Imagery
-  Clearing Instruments Activities
-  Local Government Authority



(Approximate when reproduced at A4)
GDA 94 (Lat/Long)

Geocentric Datum of Australia 1994

S. Rogers Date 6/10/16
S Rogers

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



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1. Application details

1.1. Permit application details

Permit application No.: 7219/1
Permit type: Purpose Permit

1.2. Applicant details

Applicant's name: Peet Funds Management Limited

1.3. Property details

Property: LOT 3000 ON DEPOSITED PLAN 44066, BURNS BEACH
Colloquial name:
Local Government: JOONDALUP, CITY OF
Authority:
DER Region: Greater Swan
DPaW District: SWAN COASTAL
LCDC:
Localities: BURNS BEACH

1.4. Application

Clearing Area (ha)	No. Trees	Method of Clearing	For the purpose of:
0.49		Mechanical Removal	Road construction or upgrades

1.5. Decision on application

Decision on Permit Application: Granted
Decision Date: 6 October 2016
Reasons for Decision: The clearing permit application received on 9 August 2016 has been assessed against the clearing principles, planning instruments and other matters in accordance with s51O of the *Environmental Protection Act 1986*. It has been concluded that the proposed clearing may be at variance to principle (h) and is not likely to be at variance to any of the remaining clearing principles.

The Delegated Officer determined that the clearing is unlikely to have any significant environmental impacts. State policies and other relevant policies have been taken into consideration in the decision to grant a clearing permit.

The Delegated Officer considered that the implementation of suitable weed and dieback management measures was appropriate to address the impacts of the proposed clearing.

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
One Beard vegetation association and two Heddle vegetation associations have been mapped within the application area:	The application is to clear 0.49 hectares of native vegetation for the purpose of battering and constructing a 3 metre setback to accommodate construction of a boundary road along the northern edge of Burns Beach Estate.	Completely Degraded: No longer intact, completely/almost completely without native species (Keighery, 1994).	Vegetation condition was determined during a flora and vegetation survey of undertaken by Alan Tingay and Associates in 1999 and validated by Emerge ecologists on 11 August 2015 and 28 June 2016, confirming vegetation values within the application area (Emerge, 2016).
Beard vegetation association 949 is described as low woodland; banksia (Shepherd et al., 2001).		To:	Two vegetation communities were identified:
Heddle Quindalup Complex is comprised of a coastal dune complex – low closed forest and closed scrub.		Very Good: Vegetation structure altered; obvious signs of disturbance (Keighery, 1994).	Plant Community A – closed shrublands of <i>Accacis ap.</i> Over open shrubland of <i>Xanthorrhoea preissii</i> and <i>Macrozamia rieflei</i> .
Heddle Cottesloe Complex: Central and South - Woodland and open forest and closed (Heddle et al, 1980).			Plant Community D – Closed shrubland of <i>Banksia sessilis</i> and <i>Acacia ap.</i> Over open shrubland of <i>Xanthorrhoea preissii</i> and <i>Macrozamia riedlei</i> on outcropping limestone.

3. Assessment of application against clearing principles

Comments The clearing permit application is to clear 0.49 hectares of native vegetation within Lot 3000 on Deposited Plan 44066, Burns Beach, for the purpose of battering and constructing a 3 metre setback to accommodate construction of a boundary road along the northern edge of Burns Beach Estate. The application area is located within the City of Joondalup, which is a constrained area.

A site inspection undertaken by Emerge consultants identified that 0.4 hectares of the vegetation within the application area is considered to be in a good (Keighery, 1994) condition and 0.09 hectares is previously disturbed and is in a completely degraded (Keighery, 1994) condition (Emerge, 2016).

The application area is located within Bush Forever site 322, Burns Beach Bushland, which is mostly considered to be in an excellent to pristine (Keighery, 1994) condition (Emerge, 2016; Government of Western Australia, 2000). Given the application area falls adjacent to Bush forever site 322, the clearing of the vegetation within the application area has the potential to increase the spread of weeds and dieback into this conservation area. Weed and dieback management practices are likely to minimise this risk.

The site inspection by Emerge consultants identified two separate vegetation communities, referred to as Community A and Community D. Emerge consultants advised that Plant Community A may represent the priority ecological community (PEC) 'coastal shrublands on shallow sands' while Community D may represent the PEC 'Northern Spearwood shrublands and woodlands'. The application area contains approximately 0.35 hectares of Community A and 0.05 hectares of Community D (Emerge, 2016). Given this, the application area may contain 0.4 hectares of a PEC. The proposed clearing of the two PEC's are not likely to impact the conservation status or result in a significant residual impact.

The proposed road battering of 1:3 gradient increases the possibility of land degradation from wind and water erosion. The four types of surface geology mapped within the application area are considered low to moderately susceptible to water erosion and moderately too high to wind erosion. The applicant has advised that sections of the battered area will be re-established with local provenance seed. The proposed clearing may have the potential for land degradation, however given the relatively small size of the application area, it is not considered to be appreciable.

Consideration has been given to impacts to biodiversity, significant fauna habitat, rare flora, threatened ecological communities, remnant vegetation values, wetlands, watercourses, land degradation, impacts to conservation areas, surface water quality, groundwater quality and flooding.

Given the presence of vegetation in better condition nearby and the relatively small size of the application area, the proposed clearing is not likely to significantly impact on rare or priority flora, a priority or threatened ecological community, conservation reserves within the local area or significant fauna habitat and is not likely to be classified as clearing a significant remnant within a highly cleared landscape.

Given the above, clearing the vegetation under application may be at variance to Principle (h) and is not likely to be at variance to the remaining clearing principles.

Methodology

References
Emerge (2016)
Keighery (1994)

GIS datasets:
-Hydrography linear
-Parks and Wildlife Tenure
-SAC Bio datasets accessed September 2016

Planning instruments and other relevant matters.

Comments The application was advertised in *The West Australian* newspaper on 29 August 2016 by DER inviting submissions from the public within a 7 day period. No submissions were received in relation to this application.

The Department of Planning (DoP) considers the proposed clearing to be responsive of the intent of the site, and land management measures to mitigate any adverse impacts on Bush Forever site 322 have been appropriately considered by the Western Australian Planning Commission as part of development approval 34-50131-2 (Department of Planning, 2016).

The Department of Environment Regulation also advised the City of Joondalup of the proposal, no comment was received.

Methodology

References
Department of Planning (2016)

4. References

- Emerge Associates (2016) Clearing Permit (Purpose Permit) application for a portion of Lot 3000 Burns Beach for road batter construction (DER Ref: A A1145357).
- Government of Western Australia (2000) Bush Forever Volumes 1 and 2. Western Australian Planning Commission, Perth WA.
- 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.
- Department of Planning (2016) CPS 7219/1 – Application to clear native vegetation under the Environmental Protection Act 1986 (WAPC 805-2-1-32P.26) (DER Ref: A1170115).
- Keighery, B.J. (1994) Bushland Plant Survey: A Guide to Plant Community Survey for the Community. Wildflower Society of WA (Inc). Nedlands, 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.