



## CLEARING PERMIT

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

<b>Purpose Permit number:</b>	CPS 7351/1
<b>Permit Holder:</b>	Secret Foreshore Pty Ltd
<b>Duration of Permit:</b>	28 January 2017 – 28 January 2022

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 residential and commercial unit development.

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

Lot 2661 on Deposited Plan 66987, Secret Harbour  
Lot 2662 on Deposited Plan 66987, Secret Harbour  
Lot 2663 on Deposited Plan 66987, Secret Harbour  
Lot 2664 on Deposited Plan 66987, Secret Harbour

**3. Area of Clearing**

The Permit Holder must not clear more than 5.95 hectares of native vegetation within the area cross-hatched yellow on attached Plan 7351/1.

**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:

- avoid the clearing of native vegetation;
- minimise the amount of native vegetation to be cleared; and
- reduce the impact of clearing on any environmental value.

A handwritten signature in blue ink, appearing to read "Mathew Gannaway".

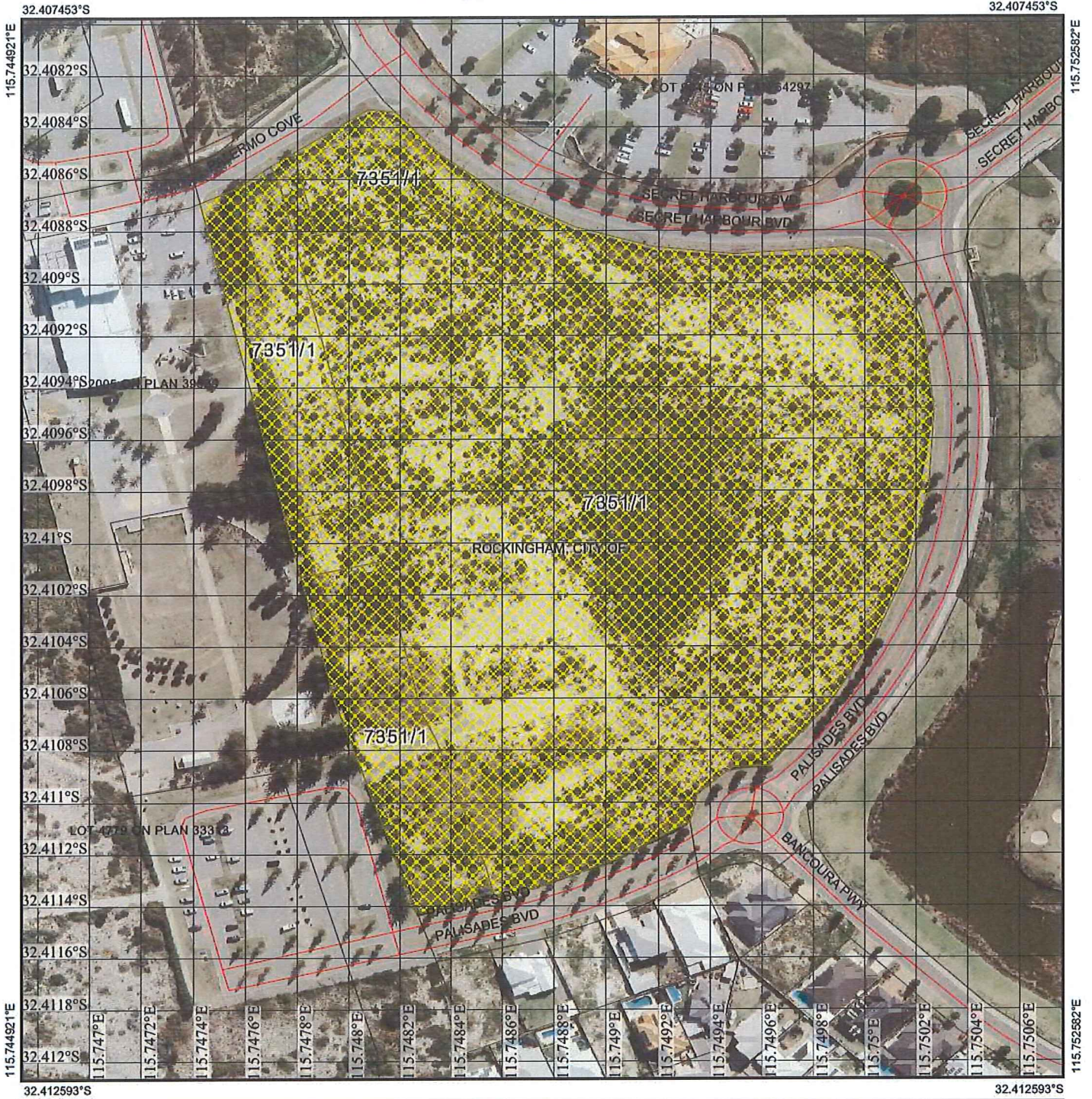
Mathew Gannaway  
MANAGER  
CLEARING REGULATION

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

29 December 2016

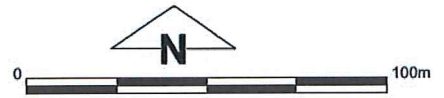


# Plan 7351/1




## Legend

-  Roads
-  Imagery
-  Clearing Instruments Activities
-  Local Government Authority
-  Cadastre



1:2,000  
 (Approximate when reproduced at A4)  
 GDA 94 (Lat/Long)  
 Geocentric Datum of Australia 1994

 Date 29/12/16  
 Matthew Gannaway

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





## 1. Application details

### 1.1. Permit application details

Permit application No.: 7351/1  
Permit type: Purpose Permit

### 1.2. Applicant details

Applicant's name: Secret Foreshore Pty Ltd

### 1.3. Property details

Property: Lot 2661 on Deposited Plan 66987, Secret Harbour  
Lot 2662 on Deposited Plan 66987, Secret Harbour  
Lot 2663 on Deposited Plan 66987, Secret Harbour  
Lot 2664 on Deposited Plan 66987, Secret Harbour  
City of Rockingham

Local Government Authority: Greater Swan  
DER Region: Swan Coastal  
DPaW District: Secret Harbour  
Localities: Secret Harbour

### 1.4. Application

Clearing Area (ha)	No. Trees	Method of Clearing	For the purpose of:
5.95		Mechanical Removal	Residential and commercial unit development

### 1.5. Decision on application

Decision on Permit Application: Grant

Decision Date: 29 December 2016

Reasons for Decision: The clearing permit application is to clear 5.95 hectares for the purpose of residential and commercial unit development, and was received on 1 November 2016.

The clearing permit application has been assessed against the clearing principles, planning instruments and other matters in accordance with s51O of the *Environmental Protection Act 1986*.

The Delegated Officer determined that the proposed clearing is not likely to be at variance to any of the clearing principles.

State and other relevant policies have been taken into consideration in this decision.

## 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
Hedde vegetation Quindalup complex is comprised of coastal dune complex - low closed forest and closed scrub (Hedde et al., 1980).	The applicant has proposed to clear up to 5.95 hectares within Lots 2661 - 2664 on Deposited Plan 66987, Secret Harbour, for the purpose of residential and commercial unit development.	Degraded; Structure severely disturbed; regeneration to good condition requires intensive management (Keighery, 1994).	Vegetation condition was determined during a site inspection conducted by DER (DER, 2016).
A site inspection of the application area was conducted by officers of the Department of Environment Regulation (DER) on 14 December 2016 (DER, 2016). The application area was found to be representative of a coastal shrubland in degraded (Keighery, 1994) condition (DER, 2016).			The applicant has advised that the application area has been previously cleared multiple times, which is consistent with the findings of the site inspection (DER, 2016). A high level of weed cover and dumped rubbish were observed within the application area (DER, 2016).

### 3. Assessment of application against clearing principles

#### Comments

The applicant proposes to clear up to 5.95 hectares within Lots 2661 - 2664 on Deposited Plan 66987, Secret Harbour, for the purpose of residential and commercial unit development.

The vegetation within the application area is in degraded (Keighery, 1994) condition, with a high level of weed cover (DER, 2016). Of the 29 flora species identified during the site inspection, 14 were weed species (DER, 2016). The area has been previously cleared, and contains dumped rubbish throughout the site (DER, 2016). The surrounding area has been extensively cleared for residential development.

The application area does not form a linkage between other remnants of native vegetation in the local area (10 kilometre radius), and given the degraded condition of vegetation is not likely to provide significant fauna habitat.

Two rare and 13 priority flora have been recorded in the local area. Noting the habitat requirements of these species and the condition and type of the vegetation present, these rare and priority flora species are not likely to occur within the application area.

Two threatened ecological communities (TEC) and five priority ecological communities (PEC) have been recorded in the local area, the nearest being 'woodlands over sedgelands in Holocene dune swales of the southern Swan Coastal Plain' TEC located 73 metres from the application area. No woodland over sedgelands vegetation was observed within the application area (DER, 2016). The vegetation within the application area does not represent a TEC or PEC, and is not likely to be necessary for the maintenance of a TEC or PEC.

The application area is mapped as Heddl vegetation Quindalup complex, of which 63 per cent of its pre-European extent remains within the Swan Coastal Plain (Department of Parks and Wildlife, 2015). The vegetation within the application area is in a degraded (Keighery, 1994) condition and has been previously cleared (DER, 2016), and is not likely to be representative of the pre-European vegetation in this area. Given the vegetation condition, the application area is not considered to represent a significant remnant within an extensively cleared area.

The nearest conservation area is Bush Forever site 377, located 655 metres from the application area. The application area is in degraded (Keighery, 1994) condition, and does not provide an ecological linkage to this or other conservation areas.

Two wetlands are mapped within the application area. No evidence of a wetland was observed during the site inspection (DER, 2016). Hydrology in the area is likely to have been impacted by the development of the surrounding area and the previous clearing within the application area.

Noting the condition of the vegetation under application, it is considered that the proposed clearing is not likely to impact vegetation associated with a wetland or watercourse, cause appreciable land degradation, impact the environmental values of a conservation area, cause deterioration in the quality of surface water or groundwater, or cause or exacerbate the incidence or intensity of flooding.

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

#### Methodology

##### References:

DER (2016)  
Department of Parks and Wildlife (2015)  
Keighery (1994)

##### GIS Databases:

- Hydrography, linear
- Imagery
- NLWRA, Current Extent of Native Vegetation
- Parks and Wildlife tenure
- SAC Bio datasets accessed December 2016

## Planning instruments and other relevant matters.

**Comments** The City of Rockingham granted development approval for eighteen grouped dwellings and nine multiple dwellings within the application area on 20 July 2016 (Ref. A1192568). The City of Rockingham granted development approval for earthworks on 12 December 2016 (Ref. A1348719).

The City of Rockingham also resolved to approve a Local Development Plan for the proposed land use subject to the modification of the setback of building structures (Ref. A1192568).

A subdivision was granted by the Western Australian Planning Commission on 13 November 2007. This approval expired on 13 November 2010 (Ref. A1192568).

The clearing permit application was advertised in *The West Australian* newspaper on 5 December 2016 for a 21 day submission period. No public submissions have been received in relation to this application.

There are no Aboriginal Sites of Significance mapped within the application area.

**Methodology** GIS Databases:  
- Aboriginal sites register system

## 4. References

- Department of Environment Regulation (DER) (2016) CPS 7351/1 site inspection report. Department of Environment Regulation (DER REF: A1348722).
- Department of Parks and Wildlife (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.
- 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.