



CLEARING PERMIT

Granted under section 51E of the Environmental Protection Act 1986

Purpose Permit number:	CPS 7573/1
Permit Holder:	Metropolitan Redevelopment Authority
Duration of Permit:	10 September 2017 to 10 September 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 undertaking the proposed development works for the Scarborough Beach Redevelopment Area.

2. Land on which clearing is to be done

Lot 10541 on Deposited Plan 240238, Scarborough
The Esplanade (PIN 11225549), Scarborough

3. Area of Clearing

The Permit Holder must not clear more than 0.66 hectares of native vegetation within the area hatched yellow on attached Plan 7573/1.

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.

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;
- 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;

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
MANAGER
CLEARING REGULATION

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

18 August 2017

Plan 7573/1



Legend

-  Imagery
-  Clearing Instruments Activities
-  Local Government Authority



1:10,324
 (Approximate when reproduced at A4)
 GDA 94 (Lat/Long)
 Geocentric Datum of Australia 1994

[Signature] Date 18/8/12

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.: 7573/1
Permit type: Purpose Permit

1.2. Applicant details

Applicant's name: Metropolitan Redevelopment Authority

1.3. Property details

Property: ROAD RESERVE - 11225549, SCARBOROUGH
LOT 10541 ON DEPOSITED PLAN 240238, SCARBOROUGH
Colloquial name: The Esplanade
Local Government: CITY OF STIRLING
Authority:
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:
0.66		Mechanical Removal	Recreation

1.5. Decision on application

Decision on Permit Application: Granted
Decision Date: 18 August 2017
Reasons for Decision: The clearing permit application received on 24 April 2017 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 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 revegetation within previously cleared access paths that will be closed once the new infrastructure is completed in consultation with the City of Stirling.

The Delegated Officer determined that the disturbance caused by the proposed clearing may introduce or spread weeds into adjacent areas of remnant vegetation. Weed and dieback management practices will assist to minimise this risk.

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
The application area has been mapped as the following vegetation type: 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 <i>Melaleuca lanceolata</i> (Rottnest Teatree) - <i>Callitris preissii</i> (Rottnest Island Pine), the closed scrub of <i>Acacia rostellifera</i> (Summer-scented Wattle) and the low closed <i>Agonis</i>	The application is to clear 0.66 hectares of native vegetation for the purpose of undertaking the proposed development works for the Scarborough Beach Redevelopment Area.	Very Good; Vegetation structure altered; obvious signs of disturbance (Keighery, 1994). To Completely Degraded; No longer intact, completely/almost completely	The condition and description of the vegetation was determined 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 vegetation and flora survey of the application area identified three vegetation types being: <ul style="list-style-type: none"> '<i>Olearia axillaris</i> open shrubland' over a sparse understorey of <i>Conostylis candicans</i> and <i>Spinifex longifolius</i>; 'Mixed shrubland' of <i>Acacia cyclops</i>, <i>Spyridium globulosum</i>, <i>Olearia axillaris</i>, <i>Scaevola crassifolia</i> and

flexuosa (Peppermint) forest of Geographe Bay (Heddle et al., 1980).

without native species (Keighery, 1994).

Acanthocarpus preissii over an open understorey of *Lepidosperma gladiatum* and *Spinifex longifolius*; and 'Tall shrubland' of *Acacia cyclops*, *Calothamnus quadrifidus*, *Rhagodia baccata* over *Scaevola crassifolia* and an understorey of weedy grasses and herbs; *Melaleuca lanceolata* tree are associated with this vegetation type (Natural Area Consulting Management Services, 2015).

3. Assessment of application against clearing principles

Comments

The application is to clear 0.66 hectares of native vegetation within Lot 10541 on Deposited Plan 240238 and The Esplanade (PIN 11225549), Scarborough, for the purpose of upgrading and landscaping existing car park and beach access areas, and constructing and re-landscaping the former surf lifesaving club area as part of the Scarborough Beach Redevelopment Area (RPS Environment, 2017).

The application area is located on a modified dune system where much of the vegetation proposed for clearing is located adjacent to high foot traffic areas near existing carparks, buildings and landscaped areas. Given this, the vegetation proposed for clearing has been significantly impacted by previous and existing disturbances, and is subject to edge effects from surrounding land-uses.

The flora and vegetation survey undertaken by Natural Area Consulting Management Services identified that the vegetation within the application area ranged from a completely degraded to very good (Keighery, 1994) condition. The majority of the application area (approximately 91 percent (0.6 hectares)) is in a degraded to completely degraded (Keighery, 1994) condition, approximately 0.04 hectares is in a very good (Keighery, 1994) condition, and the remainder (0.02 hectares) is in a good (Keighery, 1994) condition (Natural Area Consulting Management Services (2015).

The application area consists of three vegetation types including '*Olearia axillaris* open shrubland', 'Mixed shrubland' and 'Tall shrubland'. The majority of the application area was identified in the flora and vegetation survey as being the '*Olearia axillaris* open shrubland' vegetation type (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 Management Consulting 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 within the application area is not considered to be analogous to any priority ecological community or threatened ecological community that have been recorded within the local area given the predominately degraded (Keighery, 1994) condition of the application area.

The City of Stirling retains approximately two per cent of its pre-European vegetation and the local area (10 kilometre radius) retains approximately 5.6 per cent (1778.8 hectares) native vegetation cover. The application area is mapped as comprising Heddle Quindalup vegetation complex which retains approximately 61 per cent of its pre-European vegetation within the Swan Coastal Plain (Government of Western Australia, 2016).

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 existing landuse practices and that the application area does not contain conservation significant flora or fauna taxa.

The proposed clearing on sandy soil will increase the risk of wind erosion, however noting the relatively small size of the application area and the proposed end land use of upgrading existing infrastructure that will be constructed immediately following clearing approval, the risk of appreciable land degradation is low. In addition, it is noted that the applicant has advised that they will prepare and develop a rehabilitation plan in consultation with the Shire of Stirling detailing rehabilitation and stabilisation measures to manage the risk of wind erosion (RPS Environment, 2017).

There are no watercourses or wetlands have been mapped within the application area. The closest waterbody 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 application area occurs approximately 50 metres south and 430 metres north of Bush Forever sites 308 and 310 respectively. 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 disturbance caused by the proposed clearing may introduce or spread weeds into adjacent areas of remnant vegetation. Weed and dieback management practices will assist to minimise 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 (2016)
Keighery (1994)
Natural Area Consulting Management Services (2015)
RPS Environment (2017)

GIS Databases:

Parks and Wildlife tenure
Hydrography, linear DOW
NWLRA, Extent of Native Vegetation
Pre-European vegetation
SAC Bio datasets – Accessed (August 2017)
Soils, statewide
Bushforever

Planning instruments and other relevant matters.

Comments

The City of Stirling advised that as the application area occurs within the Metropolitan Redevelopment Authority redevelopment scheme area, no separate planning approvals would be required from the City of Stirling (City of Stirling, 2017). The City of Stirling has advised that they will undertake revegetation within previously cleared access paths that will be closed once the new infrastructure is completed.

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

The application was advertised online on 19 May 2017 by DER inviting submissions from the public within a 21 day period. No submissions were received in relation to this application.

Methodology

References:

City of Stirling (2017)

GIS Databases:

Aboriginal Sites of Significance

4. References

- City of Stirling (2017) Direct interest response for clearing permit application CPS 7573/1. Received on 22 May 2017 (DER Ref: A1503451).
- Commonwealth of Australia (2001) National Objectives and Targets for Biodiversity Conservation 2001-2005, Canberra.
- EPA (2008) Environmental Guidance for Planning and Development. Guidance Statement No. 33. Environmental Protection Authority, Western Australia.
- Government of Western Australia (2016). 2016 Statewide Vegetation Statistics incorporating the CAR Reserve Analysis (Full Report). Current as of October 2016. WA Department of Parks and Wildlife, Perth.
- Keighery, B.J. (1994) Bushland Plant Survey: A Guide to Plant Community Survey for the Community. Wildflower Society of WA (Inc). Nedlands, 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.
- 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: A1414904).
- RPS Environment (2017) Supporting documentation for Clearing Permit Application CPS 7573/1 (DER Ref: A1416728).