



CLEARING PERMIT

Granted under section 51E of the Environmental Protection Act 1986

Purpose Permit number:	7609/1
Permit Holder:	City of Wanneroo
Duration of Permit:	7 October 2017 – 7 October 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 constructing a staircase and piled viewing platform.

2. Land on which clearing is to be done

Lot 12871 on Plan 21928 (Crown Reserve 45379), Two Rocks
Lot 10538 on Plan 14362 (Crown Reserve 33444), Two Rocks
Lot 9321 on Plan 10758 (Crown Reserve 33444), Two Rocks

3. Area of Clearing

The Permit Holder must not clear more than 0.56 hectares of native vegetation within the area hatched yellow on attached Plan 7609/1.

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. 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.

7. 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.

8. Revegetation and Rehabilitation

- (a) The Permit Holder must *revegetate* and *rehabilitate* areas cleared for *temporary works* within 12 months of the area no longer being required for the purpose for which it was cleared.
- (b) The Permit Holder is not required to *revegetate* and *rehabilitate* an area specified in condition 7(a) of this Permit if the Permit Holder intends to use that cleared area for another purpose within 24 months of that area no longer being required for the purpose for which it was originally cleared under this Permit.

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;

rehabilitate means actively managing an area containing native vegetation in order to improve the ecological function of that area;

revegetate means the re-establishment of a cover of native vegetation in an area such that the species composition, structure and density is similar to pre-clearing vegetation types in that area, and can involve *regeneration*, *direct seeding* and/or *planting*;

temporary works means access tracks, spoil areas, side tracks, site offices, storage areas, laydown areas, *extraction sites*, *camp*s, *project surveys*, *pre-construction activities* and similar works associated with a project activity that are temporary in nature;

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.

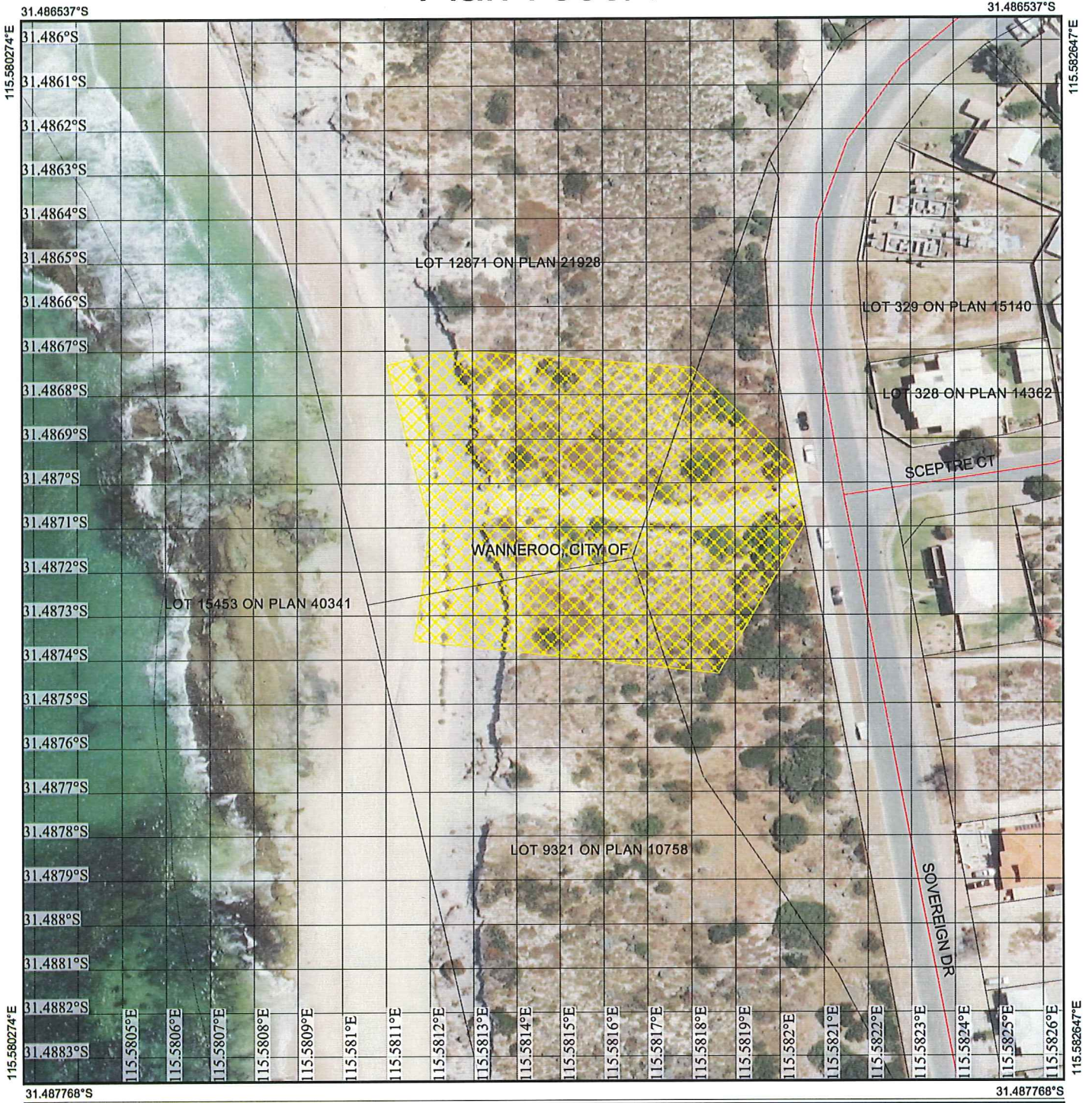


Mathew Gannaway
MANAGER
CLEARING REGULATION







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

11 September 2017

Plan 7609/1



Legend

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



1:1,194

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

Geocentric Datum of Australia 1994

Matthew Gannaway Date 11/09/2017

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



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WESTERN AUSTRALIA
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1. Application details

1.1. Permit application details

Permit application No.: 7609/1
Permit type: Purpose Permit

1.2. Applicant details

Applicant's name: City of Wanneroo

1.3. Property details

Property: Lot 9321 on Plan 10758, Two Rocks
Lot 12871 on Plan 21928, Two Rocks
Lot 10538 on Plan 14362, Two Rocks

Colloquial name:

Local Government Authority: Wanneroo, City of

DER Region: Greater Swan

DPaW District: Swan Coastal

LCDC:

Localities: Two Rocks

1.4. Application

Clearing Area (ha)	No. Trees	Method of Clearing	For the purpose of:
0.56		Mechanical Removal	Building or structure

1.5. Decision on application

Decision on Permit Application: Grant

Decision Date: 11 September 2017

Reasons for Decision: The clearing permit application was received on 24 May 2017 and has been assessed against the clearing principles, planning instruments and other matters in accordance with section 51O of the *Environmental Protection Act 1986*. It has been concluded that the proposed clearing may be at variance to Principles (g) and (h) and is not likely to be at variance to any of the remaining clearing principles.

The proposed clearing may cause land degradation in the form of wind erosion. Consideration has been given to applicant's advice that stabilisation works are planned during construction including matting and planting of native vegetation in all disturbed dune areas.

The application area is located within Bush Forever site 355; the proposed clearing may indirectly impact this conservation area through the spread of weed and dieback. Weed and dieback management practices will help mitigate this risk.

The requirement to revegetate temporarily cleared areas will help mitigate impacts to the conservation area and reduce wind erosion.

The Delegated Officer determined that the proposed clearing of 0.56 hectares of native vegetation is unlikely to have any significant environmental impacts.

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
Mapped Beard vegetation association 1007 is described as mosaic: shrublands; <i>Acacia lasiocarpa</i> and <i>Melaleuca acerosa</i> heath / shrublands; <i>Acacia rostellifera</i> and <i>Acacia cyclops</i> thicket (Shepherd et al., 2001).	The applicant proposes to clear 0.56 hectares of native vegetation within Lot 12871 on Plan 21928 (Crown Reserve 45379), Lot 10538 on Plan 14362 (Crown Reserve 33444) and Lot 9321 on Plan 10758 (Crown Reserve 33444), Two Rocks, for the purpose of constructing a staircase and piled viewing platform.	Degraded; Structure severely disturbed; regeneration to good condition requires intensive management (Keighery, 1994).	The vegetation condition and description was determined through information provided by the applicant (City of Wanneroo, 2017) and a site inspection undertaken by Department of Water and Environmental Regulation (DWER) Officers on 1 August 2017 (DWER, 2017).
Mapped Heddle vegetation complex 'Quindalup' is described as 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 flexuosa</i> (Peppermint) forest of Geographe Bay (Heddle et al., 1980).	To	Very Good; Vegetation structure altered; obvious signs of disturbance (Keighery, 1994).	The vegetation condition has been assessed as good to completely degraded. Vegetation adjacent to the existing footpath and along the dune edge is considered degraded with the presence of weeds and the vegetation structure severely impacted by disturbance (erosion). The remainder of the vegetation is considered good to very good (Keighery, 1994). Weed invasion occurs throughout the application area (City of Wanneroo, 2017; DWER, 2017). The site assessment identified the following species as requiring removal: <ul style="list-style-type: none"> • <i>Lomandra maritima</i>; • <i>Scaevola crassifolia</i>; • <i>Acanthocarpus preissii</i>; • <i>Spyridium globulosum</i>; • <i>Myoporum insulare</i>; • <i>Melaleuca cardiophylla</i> (possibly planted); and • <i>Olearia axillaris</i>. (City of Wanneroo, 2017).

3. Assessment of application against clearing principles

Comments

The application is for the clearing 0.56 hectares of native vegetation within Lot 12871 on Plan 21928 (Crown Reserve 45379), Lot 10538 on Plan 14362 (Crown Reserve 33444) and Lot 9321 on Plan 10758 (Crown Reserve 33444), Two Rocks, for the purpose of constructing a staircase and piled viewing platform. The proposed works include replacement of the existing staircase structure and piled viewing platform which is proposed to tie into the existing concrete path (City of Wanneroo, 2017).

One rare flora and 11 priority flora have been recorded within the local area (10 kilometre radius). The rare flora species occurs on slopes or gullies near the coast and, to a lesser extent, close to the summits of limestone ridges (Department of the Environment, 2017). Suitable habitat for this species is not likely to be located within the application area.

Of the priority flora located within the local area, suitable habitat may be present within the application area for one Priority 1 species. *Leucopogon maritimus* has been recorded approximately 500 metres north of the application area and is known from 17 records across a range of approximately 41 kilometres. This species is found within coastal dune vegetation, of which the mapped vegetation type 'Quindalup Complex' retains approximately 60 per cent native vegetation within the Swan Coastal Plain Interim Biogeographic Regionalisation for Australia (IBRA) region. Given the small size of the application area, impacts by existing paths, weeds and erosion and that the preferred habitat is highly represented within the local area, the proposed clearing is not likely to impact on the conservation status of this species.

The remaining priority flora species are listed as either Priority 3 or Priority 4. Priority 3 species are known from several locations, and do not appear to be under imminent threat, and Priority 4 species are considered to have been adequately surveyed, and are considered not currently threatened or in need of special protection, but could be if present circumstances change. Therefore, the proposed clearing is not likely to impact on the conservation status of any Priority 3 or Priority 4 flora species.

One fauna species, Carnaby's cockatoo (*Calyptorhynchus latirostris*), listed as rare or likely to become extinct under the *Wildlife Conservation Act 1950* has been recorded within the local area (10 kilometre radius). The vegetation present within the application area is not the preferred feeding or nesting habitat of the black cockatoos. Noting the small size, condition and type of vegetation located within the application area, the proposed clearing is not likely to impact upon significant habitat for fauna indigenous to Western Australia.

Five species of priority fauna have also been recorded from the local area (Parks and Wildlife, 2007-). Given the small size of the application area, impacts by existing paths, weeds and erosion and that the preferred habitat is highly represented within the local area, the proposed clearing is not likely to impact on the conservation status of these species.

No wetland, watercourses or threatened or priority ecological communities have been recorded within the vicinity of the application area.

The application area is located within Bush Forever Site 397, the proposed clearing will impact the Bush Forever site directly through the removal of 0.56 hectares of native vegetation. Bush Forever Site 397 consists of approximately 404.7 hectares of native vegetation; the proposed clearing will directly impact 0.14 per cent of this conservation area. Given the small size of the application area that has been heavily impacted by existing paths, weeds and erosion, the proposed clearing is not likely to have a significant impact upon this conservation area. The proposed clearing may indirectly impact this conservation area through the spread of weeds and dieback. Weed and dieback management practices will help mitigate this risk. A revegetation condition requiring all temporary cleared areas to be rehabilitated will help mitigate impacts to this conservation area.

Given the sandy soils present within the application area, the proposed clearing may cause land degradation in the form of wind erosion. The applicant has advised that stabilisation works are planned during construction including matting and planting of native vegetation in all disturbed dune areas (City of Wanneroo, 2017).

The proposed clearing of 0.56 hectares of native vegetation in a completely degraded to very good (Keighery, 1994) condition is not likely to deteriorate the quality of ground water, surface water, cause or exacerbate flooding or be considered a significant remnant within an extensively cleared area.

Given the above, the proposed clearing may be at variance to Principles (h) and (g) and is not likely to be at variance to any of the remaining clearing principles.

Methodology

References:

City of Wanneroo (2017)
Department of the Environment (2017)
Keighery (1994)
Parks and Wildlife (2007-)

GIS Datasets:

Bush Forever
SAC Biodata sets accessed August 2017
Hydrography linear
NLWRA, Current Extent of Native Vegetation
Parks and Wildlife tenure
Geomorphic Wetlands (Classification), Swan Coastal Plain
Soils, statewide

Planning instruments and other relevant matters.

Comments The application was advertised on the Department of Water and Environmental Regulation's (DWER) website on 22 June 2017 for a 21 day public submission period. No submissions have been received in relation to this application.

The Department of Planning, Lands and Heritage (DPLH) has advised that the application area is within Bush Forever Area (BFA) 397 – Coastal Strip from Wibinga to Mindarie. The vegetation complex is classified as Quindalup Complex of which 20% of the original extent is proposed to be protected within the Swan Coastal Plain portion of the Perth Metropolitan Region (DPLH, 2017)

The site implementation category for BFA 397 is classified as "Bush Forever Reserves" (existing or proposed) under SPP 2.8. Under Clause 5.1.2.1 (i) (e) of SPP 2.8, proposals should support a general presumption against the clearing of regionally significant bushland or other degrading activities, except where a proposal or decision is consistent with the overall purpose and intent of the existing Crown reserve or can be reasonably justified with regard to wider environmental, social, economic or recreational needs, and all reasonable alternatives have been considered in order to avoid or minimise any direct loss of regionally significant bushland, and reasonable offset strategies are secured to offset any loss of regionally significant bushland, where appropriate and practical (DPLH, 2017). DPLH considers that the supporting information does not fully justify the application for a permit to clear up to 0.56 ha of native vegetation for a beach access staircase structure and piled viewing platform. It is recommended that further clarity and design detail as to why 0.56 ha of native vegetation is to be cleared for a staircase and viewing platform be requested (DPLH, 2017).

In accordance with SPP 2.8 section 5.1.1 (ii) and 5.1.2 (i)(e) mitigation and offsets for the loss of regionally significant bushland is recommended (DPLH, 2017). The Delegated Officer determined that due to the small size of the application area, that has been impacted by existing access tracks, paths, weeds and erosion, the clearing proposed is not likely to have a significant impact upon this conservation area and an offset is not required. A revegetation condition requiring all temporary cleared areas to be rehabilitated will help mitigate impacts to this conservation area.

No Aboriginal Sites of Significance are located within the application area.

Methodology References:
DPLH (2017)

GIS Datasets:
Aboriginal Sites of Significance

4. References

- City of Wanneroo (2017) Environmental Assessment for Native Vegetation Clearing – Purpose Permit Proposed Construction of a Beach Access Staircase Structure and Piled Viewing Platform, Two Rocks. (DWER Ref: A1437299)
- Department of Parks and Wildlife (Parks and Wildlife) (2007-) NatureMap: Mapping Western Australia's Biodiversity. Department of Parks and Wildlife. URL: <http://naturemap.dpaw.wa.gov.au/>. Accessed August 2017
- Department of Planning, Lands and Heritage (DPLH) (2017) Direct Interest Response received on 17 August 2017 in response to Clearing Permit Application CPS 7609/1 (DWER Ref A1517076).
- Department of the Environment (2017). *Eucalyptus argutifolia* in Species Profile and Threats Database, Department of the Environment, Canberra.
- Department of Water and Environmental Regulation (DWER) (2017) Site Inspection Report for Clearing Permit Application CPS 7609/1. Site inspection undertaken 1 August 2017. (DWER Ref. A1517081).
- 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.
- 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.