



## CLEARING PERMIT

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

**Purpose Permit number:**

CPS 7676/1

**Permit Holder:**

City of Joondalup

**Duration of Permit:**

14 September 2017 – 14 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 constructing a viewing platform.

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

Lot 15446 on Plan 40340, Ocean Reef.

Lot 12803 on Plan 15142, Ocean Reef.

**3. Area of Clearing**

The Permit Holder must not clear more than 0.006 hectares of native vegetation within the area cross-hatched yellow on attached Plan 7676/1.

**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 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:

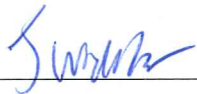
*dieback* means the effect of *Phytophthora* species on native vegetation;

*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.



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James Widenbar  
MANAGER  
CLEARING REGULATION

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

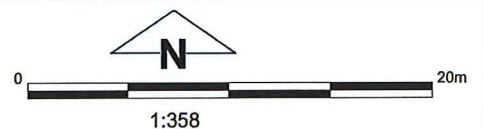
15 August 2017

# Plan 7676/1



## Legend

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



(Approximate when reproduced at A4)

GDA 94 (Lat/Long)

Geocentric Datum of Australia 1994

*S. M. de la* Date *15/8/17*

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.: 7676/1  
Permit type: Purpose Permit

### 1.2. Applicant details

Applicant's name: City of Joondalup

### 1.3. Property details

Property: Lot 15446 on Plan 40340, Ocean Reef  
Lot 12803 on Plan 15142, Ocean Reef  
City of Joondalup  
Local Government Authority:  
DER Region: Greater Swan  
DPaW District: SWAN COASTAL  
Localities: ILUKA

### 1.4. Application

Clearing Area (ha)	No. Trees	Method of Clearing	For the purpose of:
0.006		Cutting	Building or Structure

### 1.5. Decision on application

Decision on Permit Application:

Granted

Decision Date:

15 August 2017

Reasons for Decision:

The clearing permit application was received on 29 June 2017 and 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 identified that the application area is within a Bush Forever Site and located on a steep dune slope.

The Delegated Officer determined that the proposed clearing may impact the environmental values of adjacent vegetation through the possible introduction or spread of weeds and dieback. Weed and dieback management measures will minimise impacts to adjacent native vegetation.

The Delegated Officer also determined that the proposed clearing may lead to soil erosion but considered the application area being surrounded by other vegetation, the relatively small scale of clearing, being conducted with hand tools, and the subsequent viewing platform being constructed, that there is a low risk of soil erosion causing appreciable land degradation.

The Delegated Officer has determined that the proposed clearing is not likely to result in 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

The application area has been mapped as the following vegetation type:

Heddl Vegetation Quindalup Complex which is described as: 'coastal dune complex - low closed forest and closed scrub' (Heddl *et al.*, 1980).

##### Clearing Description

The application is to clear 0.006 hectares of native vegetation within Lot 15446 on Plan 40340 and Lot 12803 on Plan 15142, Ocean Reef for the purpose of constructing a viewing platform.

##### Vegetation Condition

Very Good; Vegetation structure altered; obvious signs of disturbance (Keighery, 1994).

To

Degraded; Structure severely disturbed; regeneration to good condition requires intensive management (Keighery, 1994).

##### Comment

The condition and the description of the vegetation within the application area were determined via a review of aerial imagery.



### 3. Assessment of application against clearing principles

**Comments** The application is to clear 0.006 hectares of native vegetation within Lot 15446 on Plan 40340 and Lot 12803 on Plan 15142, Ocean Reef for the purpose of constructing a viewing platform. It is noted that the applicant advised that the application area is currently being impacted by pedestrian using the area as an unauthorised vantage point.

The vegetation under application is within Bush Forever Site No. 325 and is known as 'Coastal strip from Burns Beach to Hillarys'. Indirect impacts to adjoining areas of the Bush Forever site may also occur due to the potential for the introduction or spread of weeds.

Noting the size of the proposed clearing and that weed management measures will be conditioned on the permit, no significant residual impacts to the environmental values of the Bush Forever site are expected. Given the above, impacts are minimal and the proposed clearing is not likely to be at variance to principle (h).

The Department of Biodiversity, Conservation and Attractions (DBCA) Swan Coastal District advised that potential issues must be considered carefully (erosion, weed invasion) within an area that is already fragmented by recreational walkways and playgrounds. The Region also advised that, from a brief site inspection, the floristic composition of the application area has species that occurring within a known threatened ecological community (SCP30a) and priority ecological community (PEC, SCP29a). The Region noted that established floristic plots of this PEC are mapped 700m north of the application area in similar vegetation and that the boundaries of the occurrences have not been mapped and are likely to continue into the application area. Noting the relatively small size and partly degraded (Keighery, 1994) condition, impacts to ecological communities are considered to be minimal and it is not considered to contain a high level of biological diversity or be necessary for the maintenance of a threatened ecological community.

Noting the application area is located on a steep sandy dune slope, the proposed clearing may lead to soil erosion. However it is noted that the application area is surrounded by other vegetation and considering the relatively small scale of clearing, being conducted with hand tools, and that a viewing platform is to be constructed in the application area, the risk of soil erosion causing appreciable land degradation is considered to be low.

Consideration has been given to impacts to biodiversity, significant fauna habitat, rare flora, threatened ecological communities, remnant vegetation values, wetlands, watercourses, land degradation, surface water quality, groundwater quality, and flooding. The assessment has found that the proposed clearing is not likely to be at variance to any of the clearing principles.

Implementing hygiene management practices will limit the risk of weeds and dieback spreading within adjacent vegetation.

**Methodology** References:  
Keighery (1994)  
(Hedde *et al.*, 1980).

GIS Databases:  
- Groundwater salinity, statewide  
- Hydrography, linear  
- Hydrography, hierarchy  
- IBRA Australia  
- Parks and Wildlife Tenure  
- Pre-European Vegetation  
- SAC Biodatasets Assessed July 2017  
- Soils, statewide

### Planning instruments and other relevant matters.

**Comments** The application was advertised online on the Department of Water and Environmental Regulation's website on 24 July 2017 for a 14 day submission period. No public submissions have been received.

No registered Aboriginal Sites of Significance occur within the application area.

**Methodology** GIS datasets:  
Aboriginal Sites of Significance

### 4. References

- Department of Biodiversity, Conservation and Attractions (DBCA) (2017) Advice provided to the Department of Water and Environmental Regulation regarding clearing permit application CPS 7676/1 (DER ref A1505572).
- 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.