



## CLEARING PERMIT

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

<b>Purpose Permit number:</b>	CPS 8208/1
<b>Permit Holder:</b>	City of Joondalup
<b>Duration of Permit:</b>	11 February 2019 to 11 February 2024

### ADVICE NOTE

The finds referred to in condition 8 of this Permit are intended for contributing towards the purchase of 1.16 hectares of native vegetation with similar environmental values.

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 dual pathway and expanding the existing carpark

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

Lot 10789 on Diagram 69296, Hillarys  
Lot 15445 on Plan 40340, Ocean Reef

#### 3. Area of Clearing

The Permit Holder must not clear more than 0.58 hectares of native vegetation within the area shaded yellow on attached Plan 8208/1.

#### 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 and reduce the impacts and extent of 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:

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

## 7. 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*:

- (a) clean earth-moving machinery of soil and vegetation prior to entering and leaving the area to be cleared;
- (b) ensure that no *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. Monetary contributions to a fund maintained for the purpose of establishing or maintaining vegetation (offset)

Prior to undertaking any clearing authorised under this Permit and no later than 11 June 2019, the Permit Holder shall provide documentary evidence to the CEO that funding of \$16,981 has been transferred to the Department of Water and Environmental Regulation for the purpose of establishing or maintaining native vegetation.

## PART III - RECORD KEEPING AND REPORTING

### 9. Records must be kept

The Permit Holder must maintain the following records for activities done pursuant to this Permit, in relation to the clearing of native vegetation authorised under this Permit:

- (a) the location where the clearing occurred, recorded using a Global Positioning System (GPS) unit set to Geocentric Datum Australia 1994 (GDA94), expressing the geographical coordinates in Eastings and Northings or decimal degrees;
- (b) the date that the area was cleared;
- (c) the size of the area cleared (in hectares);
- (d) actions taken to avoid, minimise and reduce the impacts and extent of clearing in accordance with condition 6 of this Permit; and
- (e) actions taken to minimise the risk of the introduction and spread of *weeds* in accordance with condition 7 of this Permit

### 10. Reporting

The Permit Holder must provide to the CEO the records required under condition 9 of this Permit, when requested by the CEO.

## DEFINITIONS

The following meanings are given to terms used in this Permit:

**CEO:** means the Chief Executive Officer of the Department responsible for the administration of the clearing provisions under the *Environmental Protection Act 1986*;

**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 Biodiversity, Conservation and Attractions Regional Weed Rankings Summary, regardless of ranking; or
- (c) not indigenous to the area concerned.



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Samara Rogers  
MANAGER  
NATIVE VEGETATION REGULATION

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

21 January 2019



# Plan 8208/1

115°43.728'E

115°43.776'E

115°43.824'E

115°43.872'E

115°43.920'E

31°48.432'S

31°48.480'S

31°48.528'S

31°48.576'S

31°48.432'S

31°48.480'S

31°48.528'S

31°48.576'S



115°43.728'E

115°43.776'E

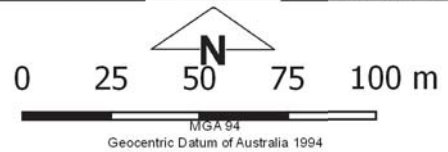
115°43.824'E

115°43.872'E

115°43.920'E

## Legend

-  CPS areas approved to clear
-  Local Government Authorities
-  Cadastre
-  Roads
-  Image



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



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 WESTERN AUSTRALIA  
 WA Crown Copyright 2018



# Clearing Permit Decision Report

## 1. Application details

### 1.1. Permit application details

Permit application No.: 8208/1  
Permit type: Purpose Permit

### 1.2. Applicant details

Applicant's name: City of Joondalup  
Application received date: 2 October 2018

### 1.3. Property details

Property: LOT 10789 ON DIAGRAM 69296, HILLARYS  
LOT 15445 ON PLAN 40340, OCEAN REEF  
Local Government Authority: JOONDALUP, CITY OF  
Localities: HILLARYS

### 1.4. Application

Clearing Area (ha)	No. Trees	Method of Clearing	Purpose category:
0.58	0	Mechanical Removal	To construct a dual use path and expand the existing carpark.

### 1.5. Decision on application

Decision on Permit Application: Granted  
Decision Date: 21 January 2019

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

Through the assessment it has been determined that the application area comprises Bush Forever site 325. The Delegated Officer determined that the proposed clearing is likely to impact on the environmental values of this conservation area.

The applicant avoided and minimised impacts to the Bush Forever site through design and to address the residual impacts, has provided a monetary contribution of \$16,981 to the Department of Water and Environmental Regulation for the purchase of 1.16 hectares of native vegetation with similar values to the area to be cleared.

After consideration of the above, the Delegated Officer determined that the offset will ensure that the integrity of Bush Forever site 325 is upheld and is consistent with State Planning Policy 2.8 Bushland Policy for the Perth Metropolitan Region (SPP 2.8).

The Delegated Officer determined that the proposed clearing may increase the risk of weeds spreading into surrounding Bush Forever site and vegetated areas. A weed management condition has been placed on the permit to mitigate the impact of spreading weeds into adjacent vegetation.

The Delegated Officer considers that the proposed clearing is not likely to result in a significant environmental impact. The Delegated Officer decided to grant a clearing permit subject to weed management, avoidance and offset conditions.

## 2. Site Information

**Clearing Description** The application is to clear 0.58 hectares of native vegetation within Lot 10789 on Diagram 69296, Hillarys, and Lot 15445 on Plan 40340, Ocean Reef, for the purpose of constructing a dual path and expanding the existing carpark.

**Vegetation Description** The application area has been mapped as Swan Coastal Plain vegetation (previously Hedde) Quindalup complex which 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 *Melaleuca lanceolata* (Rottneest Teatree) - *Callitris preissii* (Rottneest Island Pine), the closed scrub of *Acacia rostellifera* (Summer-scented Wattle) and the low closed *Agonis flexuosa*" (Peppermint) (Hedde et al., 1980).



<b>Vegetation Condition</b>	Degraded: Basic vegetation structure severely impacted by disturbance, scope for regeneration but not to a state approaching good condition without intensive management (Keighery, 1994).  To  Good: Vegetation structure significantly altered with obvious signs of multiple disturbances. Retains basic vegetation or ability to regenerate (Keighery, 1994).
<b>Soil Description</b>	The application area has been mapped as Quindalup South youngest dune Phase which is described as "The youngest phase. Irregular dunes with slopes up to 20%. Loose pale brown calcareous sand with no soil profile development" (Schoknecht et al., 2004).
<b>Comment</b>	The condition and structure of the vegetation was determined by a site inspection undertaken by the Department of Water and Environmental Regulation (DWER) on 12 November 2018.  The local area considered in the assessment of this application is defined as a 10 kilometre radius measures from the centre of the areas under application.

### 3. Minimisation and mitigation measures

The applicant advised that the path has been designed to follow existing levels to minimise the batters and has been positioned adjacent to the carpark to minimise clearing. Additionally, the carpark has been reconfigured to make efficient use of the existing carpark area to minimise additional clearing (City of Joondalup, 2018).

### 4. Assessment of application against clearing principles

The application is to clear 0.58 hectares of native vegetation within Lot 10789 on Diagram 69296, Hillarys and Lot 1544 on Plan 40340, Ocean Reef, for the purpose of constructing a dual path and expanding the existing carpark.

According to available databases, one threatened flora species and 15 priority flora species have been recorded within the local area. *Jacksonia sericea* (Priority 4), *Conostylis bracteata* (Priority 3) and *Grevillea sp.* Ocean Reef (D. Pike Joon 4) (Priority 1) have been mapped as occurring within the same soil and vegetation type as the application area. The remaining threatened and priority flora have been mapped with different soil and vegetation type than that mapped within the application area.

Noting the relatively small size of the application area, as well as the presence of substantial areas of similar habitat to the north and south of the application area, the proposed clearing is not likely to impact on the conservation status of the three priority flora species mentioned above.

According to available databases, 20 threatened fauna species, 24 fauna species protected under international agreement, three fauna species classified as other specially protected fauna, one Priority 2, one Priority 3 and six Priority 4 fauna species have been recorded within the local area (Department of Biodiversity, Conservation and Attractions, 2007-) Of these 20 threatened species, there are seven terrestrial threatened fauna species. Given the relatively small amount of clearing proposed and that the vegetation surrounding the application area is in the same or better condition (DWER 2018), the application area is unlikely to consist of significant fauna habitat.

According to available databases, one threatened ecological community (TEC) and three priority ecological communities (PEC) have been recorded in the local area. The Commonwealth-listed TEC "Banksia Dominated Woodlands of the Swan Coastal Plain IBRA region" (Banksia Woodlands TEC) (listed as endangered) occurs approximately 4100 metres northeast of the application area. The State-listed PEC "Callitris preissii (or *Melaleuca lanceolata*) forests and woodlands, Swan Coastal Plain" (listed as vulnerable) occurs approximately 4370 metres northeast of the application area. The remaining PECs occur more than 7 kilometres from the application area. Noting the species composition of these TEC and PECs, the mapped vegetation type within the application area and the extent of the proposed clearing, the application area is not likely to be comprise of these PECs or TEC. The application area is not likely to comprise the whole or a part of, or is necessary for the maintenance of a TEC.

The National Objectives and Targets for Biodiversity Conservation include a target to prevent the clearance of ecological communities with an extent below 30 per cent of that present pre-European settlement (Commonwealth of Australia, 2001). The application area falls within the Swan Coastal Plain Interim Biogeographic Regionalisation of Australia (IBRA) bioregion and is mapped as the Swan Coastal plain (previously Heddle) Quindalup complex, retaining 38.5 per cent and 60.4 per cent of their pre-European vegetation extents respectively (Government of Western Australia, 2018a; Government of Western Australia, 2018b). Given these extents are above 30 per cent, the application area is not considered to be located in an area that has been extensively cleared.

The application area is located within Bush Forever (BF) site 325 "Coastal Strip from Burns Beach to Hillarys". BF site 325 contains 195.3 hectares of bushland (Government of Western Australia, 2000). A site inspection of the application area determined that the vegetation within the application area varies between degraded to good (Keighery, 1994) condition (DWER, 2018). The proposed clearing is likely to impact on the environmental values of this BF site through the direct removal of vegetation and through the potential introduction/spread of weeds.

To ensure the integrity of BF site 325 is upheld, and proposed clearing is consistent with State Planning Policy 2.8 Bushland Policy for the Perth Metropolitan Region (SPP 2.8), the Department of Planning, Lands and Heritage (DPLH) recommends that an offset package is prepared by the proponent, prior to clearing of native vegetation in accordance with the WA Environmental Offset Policy (2011) and with guidance from SPP 2.8 Appendix 4 (DPLH, 2018).

There are no wetlands or watercourses mapped within the application area. Subsequently, it is considered that the proposed clearing is unlikely to impact on vegetation growing in association with a wetland or watercourse, deteriorate the quality of groundwater or surface water or cause, or exacerbate, the incidence of intensity of flooding. Soil within the application area is considered to have a high to extreme risk of wind erosion (Gool, Tille & Moore, 2005), suggesting that clearing may contribute to further wind erosion. However, given there is substantial vegetation located east of the application area, the risk of wind erosion will be minimal. Therefore, it is not considered likely for the proposed clearing to cause appreciable land degradation.

Given the above, the proposed clearing is at variance to principle (h) and is not likely to be at variance to the remaining clearing principles.

## **Planning instruments and other relevant matters**

No Aboriginal sites of significance have been mapped within the application area.

DPLH has advised that an offset package of 2:1 should be prepared and approved by DWER prior to the clearing of any native vegetation, in accordance with WA Environmental Offsets Policy (2011) and Appendix 4 of SPP 2.8. It would be preferable that the offset measures are provided onsite at Bush Forever site 352 (DPLH, 2018). The Permit Holder requested to provide a monetary contribution of \$16,981 to DWER for the purchase of 1.16 hectares of native vegetation with similar values to the area to be cleared.

DPLH also recommended fencing where appropriate to be installed to mitigate adverse impacts from pedestrian traffic (DPLH, 2018).

The clearing permit application was advertised on the DWER website on 23 October 2018 with a 21 day submission period. No public submissions have been received in relation to this application.

## **5. Suitability of Proposed Offset**

In line with DPLH's advice, a 2:1 ratio offset is required to counterbalance the clearing of 0.58 hectares of native vegetation within BF site 325. The proponent proposed to provide a monetary contribution of \$16,981 to DWER for the purchase of 1.16 hectares of native vegetation, sufficiently upholding the requirements outlined by DPLH.

## **6. References**

- Commonwealth of Australia (2001) National Objectives and Targets for Biodiversity Conservation 2001-2005, Canberra.
- City of Joondalup (2018) Application Form Excerpt, City of Joondalup, Western Australia, DWER A1728550.
- Department of Biodiversity, Conservation and Attractions (DBCA) (2007) NatureMap: Mapping Western Australia's Biodiversity. Department of Parks and Wildlife. URL: <http://naturemap.dpaw.wa.gov.au/>. Accessed October 2018
- Department of Water and Environment Regulation (DWER) (2018) Site Inspection Report for Clearing Permit Application CPS 8208/1. Site inspection undertaken 12 November 2018. Department of Water and Environment Regulation, Western Australia, DWER Ref: A1740124.
- Department of Planning, Lands and Heritage (DPLH) (2018) Bush Forever advice, Western Australia, DWER Ref:A1739968
- Government of Western Australia (2018a) 2017 Statewide Vegetation Statistics incorporating the CAR Reserve Analysis (Full Report). Current as of February 2018. WA Department of Parks and Wildlife, Perth.
- Government of Western Australia (2018b) 2017 South West Vegetation Complex Statistics. Current as of October 2017. WA Department of Parks and Wildlife, Perth.
- Government of Western Australia (2000) Bush Forever Volume 2. Department of Planning, Lands and Heritage, Perth.
- Gool D, Tille P, Moore GA. (2005) DAFWA Technical Report No. 298 'Land Evaluation Standards for Land Resource Mapping'. Department of Primary Industries and Regional Development, Perth
- 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.
- Schoknecht et al. (2004) Soil-landscape mapping in south-Western Australia: an overview of methodology and outputs, Department of Agriculture and Food, Perth.
- Smith M.G. & Jones A. (2018) Threatened and Priority Flora List, 16 January 2018. Department of Biodiversity, Conservation and Attractions: Kensington, WA.
- Keighery, B.J. (1994) Bushland Plant Survey: A Guide to Plant Community Survey for the Community. Wildflower Society of WA (Inc). Nedlands, Western Australia.

## **7. GIS Datasets**

GIS Datasets

- Aboriginal Sites of Significance
- Bush Forever
- Department of Biodiversity, Conservation and Attractions tenure
- SAC bio datasets accessed October 2018