



CLEARING PERMIT

Granted under section 51E of the Environmental Protection Act 1986

Purpose Permit number:	CPS 8387/1
Permit Holder:	Telstra Corporation Limited
Duration of Permit:	22 August 2019 to 22 August 2024

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 telecommunications infrastructure, underground cabling and a soak well.

2. Land on which clearing is to be done

Lot 304 on Deposited Plan 50276, Coogee.

3. Area of Clearing

The Permit Holder must not clear more than 0.0089 hectares of native vegetation within the area cross hatched yellow on attached Plan 8387/1.

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, Conservation and Land Management Act 1984* 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:

- 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. Clearing not authorised

This Permit does not authorise the Permit Holder to clear *mature Callitris preissii* (Rottnest Island Pine) trees.

8. Weed control

(a) 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*:

- (i) clean earth-moving machinery of soil and vegetation prior to entering and leaving the area to be cleared;
- (ii) ensure that no *weed*-affected soil, *mulch*, *fill* or other material is brought into the area to be cleared; and
- (iii) restrict the movement of machines and other vehicles to the limits of the areas to be cleared.

(b) At least once in each 12 month period for the term of this Permit, the Permit Holder must remove or kill any *weeds* growing within areas cleared under this Permit.

9. Revegetation and rehabilitation

The Permit Holder shall at an *optimal time*, *revegetate* and *rehabilitate* the temporarily disturbed areas of native vegetation within the area cross hatched yellow on attached Plan 8387/1 by:

- (a) ripping the ground on the contour to remove soil compaction;
- (b) retaining the vegetative material and topsoil removed by clearing authorised under this Permit and lay it within the revegetation area prepared under condition 9(a) of this permit;
- (c) undertake additional *planting* as required that will result in a vegetation structure typical of the Threatened Ecological Community described as '*Callitris preissii*, *Melaleuca lanceolata* and occasionally *Eucalyptus gomphocephala* forests and woodlands'; and
- (d) ensuring only *local provenance* propagating materials are used to *revegetate* the area.

PART III - RECORD KEEPING AND REPORTING

10. Records must be kept

(a) The Permit Holder must maintain the following records in relation to the clearing of native vegetation authorised under this permit:

- (i) 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;
- (ii) the date that the area was cleared;
- (iii) the size of the area cleared (in hectares); and
- (iv) actions taken to avoid, minimise and reduce the impacts and the extent of clearing in accordance with conditions 6 and 7 of this Permit.

(b) In relation to the *revegetation* and *rehabilitation* of areas pursuant to condition 9 of this Permit:

- (i) the location of any areas revegetated and rehabilitated, 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;
- (ii) a description of the revegetation and rehabilitation activities undertaken; and
- (iii) the size of the area revegetated and rehabilitated (in hectares).

11. Reporting

The Permit Holder must provide to the CEO the records required under Condition 10 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;

local provenance: means native vegetation propagating material from natural sources within 10 kilometres and the same Interim Biogeographic Regionalisation for Australia (IBRA) subregion of the area cleared;

mature means greater or equal to a 20cm diameter at breast height (DBH) trunk of a *Callitris preissii* (Rottneest Island Pine) tree;

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;

optimal time: means the period April to June for undertaking *planting* (for the Metropolitan region);

planting: means the re-establishment of vegetation by creating favourable soil conditions and planting saplings of the desired species.

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

revegetate/ed/ion: means the re-establishment of a cover of local provenance native vegetation in an area using planting methods, so that the species composition, structure and density is similar to pre-clearing vegetation types in that area;

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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Ryan Mincham
MANAGER
NATIVE VEGETATION REGULATION





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

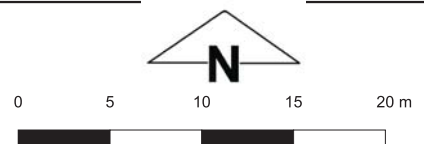
25 July 2019

Plan 8387/1



Legend

-  CPS areas approved to clear base layers
-  Road Centrelines
-  Cadastre
-  Local Government Authorities
- Imagery



MGA 94
Geocentric Datum of Australia 1994

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GOVERNMENT OF
WESTERN AUSTRALIA



1. Application details

1.1. Permit application details

Permit application No.: 8387/1
Permit type: Purpose Permit

1.2. Applicant details

Applicant's name: Telstra Corporation Limited
Application received date: 27 February 2019

1.3. Property details

Property: Lot 304 on Deposited Plan 50276, Coogee
Local Government Authority: City of Cockburn
Localities: Coogee

1.4. Application

Clearing Area (ha)	No. Trees	Method of Clearing	Purpose category:
0.0089		Mechanical Removal	Building or structure

1.5. Decision on application

Decision on Permit Application: Grant
Decision Date: 25 July 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 (d) and (h), and is not likely to be at variance to any of the remaining clearing principles.

However, the assessment of this application determined that although the proposed clearing will directly impact on 0.0089 hectares of the 102 hectare mapped occurrence of the Threatened Ecological Community known as '*Callitris preissii* (or *Melaleuca lanceolata*) forests and woodlands, Swan Coastal Plain,' noting that this will only impact on 0.0087 per cent of this Threatened Ecological Community (TEC), the proposed clearing is not likely to significantly impact on the environmental values of the community.

The Delegated Officer determined that the proposed clearing may increase the spread of weeds into adjacent vegetation (including the conservation areas of Woodman Point Regional Park and Bush Forever Site 341). To minimise this risk to the '*Callitris preissii* (or *Melaleuca lanceolata*) forests and woodlands, Swan Coastal Plain' TEC and conservation areas, a condition has been placed on the permit requiring the implementation of weed management measures. In addition, to further minimise impacts to the TEC, conditions have been placed on the permit requiring the retention of mature Rottnest Island Pine (*Callitris presei*) trees and the revegetation of the temporarily cleared areas of the TEC.

In determining to grant a clearing permit subject to these conditions, the Delegated Officer found that the proposed clearing is unlikely to lead to an unacceptable risk to the environment.

2. Site Information

Clearing Description This application is for the clearing of up to 0.0089 hectares of native vegetation within Lot 304 on Deposited Plan 50276, Coogee (within Woodman Point Regional Park R49220) for the purpose of telecommunications infrastructure, underground cabling and a soak well.

Vegetation Description The application area is situated within mapped Beard vegetation association 3 which is described as jarrah (*Eucalyptus marginata*), marri (*Corymbia calophylla*) and wandoo (*Eucalyptus wandoo*) (Shepherd *et al*, 2001). However, a DWER site inspection noted the vegetation is not consistent with this mapped vegetation association. The vegetation is an open Rottnest Island Pine (*Callitris presei*) woodland with blueberry tree (*Myoporum insulare*), coastal daisybush (*Olearia axillaris*), *Lepidosperma* sp. sedges, basket bush (*Spyridium globulosum*) and berry saltbush (*Rhagodia baccata*).

Department of Biodiversity Conservation and Attractions (DBCA, 2019a) advised that the remnant vegetation proposed for clearing is 0.0089 hectares of an 102 hectare occurrence mapped as the Threatened Ecological Community (TEC) known as '*Callitris preissii* (or *Melaleuca lanceolata*) forests and woodlands, Swan Coastal Plain' which is ranked as Vulnerable under the *Biodiversity Conservation Act 2016* (BC Act).

Vegetation Condition	The site inspection undertaken by DWER (2019) determined that the vegetation in the application area ranges from a Good to Degraded (Keighery, 1994) condition. These condition rankings are respectively defined as 'Vegetation structure significantly altered, obvious signs of disturbance' to 'Basic vegetation structure severely impacted by disturbance, with scope for regeneration but not to a state approaching good condition without intensive management' respectively (Keighery, 1994).
Soil type	The application area is mapped as occurring within the following mapped land system (Department of Primary Industries and Regional Development, 2017): <ul style="list-style-type: none"> • EnvGeol S13 Phase Land System: Calcareous sand - white, medium-grained, rounded quartz and shell debris, well sorted, of eolian origin.
Comments	The local area referred to in the below assessment is defined as the area within a 10 kilometre radius of the application area.



Figure 1: The application area (shown in yellow), in the context of the Lot boundaries and road centrelines (shown in yellow and red respectively).

3. Assessment of application against clearing principles

The vegetation proposed for clearing comprises 0.0089 hectares (or 0.0087 per cent) of a 102 hectare total mapped occurrence of the Threatened Ecological Community (TEC) known as 'Callitris preissii (or Melaleuca lanceolata) forests and woodlands, Swan Coastal Plain' which is ranked as Vulnerable under the *Biodiversity Conservation Act 2016* (BC Act). Rottnest Island Pine trees (*Callitris preissii*), Basket Bush (*Spyridium globulosum*), and Berry Saltbush (*Rhagodia baccata*) are present within the application area (DWER, 2019) and these species are all typically associated with this TEC. However, DBCA (2019a) advice states:

- they have no objection to the proposed clearing of such a small portion of the edge of the TEC (89m²),
- the impacts to the TEC are not likely to be significant; and
- further approvals under the BC Act are not required.

The vegetation proposed for clearing is also categorised as Bush Forever Site 341 under the *Planning and Development Act 2005*. Please see further information about this site from the Department of Planning, Lands and Heritage below in the "Planning instruments and other relevant matters" section of this report.

A review of available databases determined that two Threatened flora (orchid) species; *Caladenia huegelii* (Grand Spider Orchid) and *Diuris drummondii* (Tall Donkey Orchid), two Priority 2 flora species; *Amanita wadulawitu* (a white mushroom) and *Thelymitra variegata* (Queen of Sheba orchid), and one Priority 4 flora species; *Dodonaea hackettiana*, have been recorded in the local area and may occur within the application area. A desktop assessment determined these flora species are unlikely to occur within the

application area due to their habitat and soil requirements not being present. In addition, the DWER site inspection noted little to no understorey and did not identify any conservation significant flora species within the application area. When consideration is given to the small extent of the application area and little understorey, the vegetation within the application area is unlikely to comprise significant flora habitat for any flora species of conservation significance. Therefore, the proposed clearing is unlikely to result in adverse impacts to the conservation status, or distribution, of any flora species of conservation significance.

A review of available databases determined that 95 fauna species of conservation significance (including marine species) have been recorded within the local area (DBCA, 2007). Relevant terrestrial species include the three threatened species of black cockatoos: *Calyptorhynchus banksii subsp. naso* (Forest Red-tailed Black Cockatoo), *Calyptorhynchus baudinii* (Baudin's Cockatoo) and *Calyptorhynchus latirostris* (Carnaby's Cockatoo) and *Falco peregrinus* (Peregrine Falcon) (Listed as 'other specially protected fauna' under the BC Act). These are all highly mobile avian species and no suitable breeding, and little foraging habitat, for these species was observed within the application area. Considering this, alongside with the minimal extent of clearing proposed, it is not anticipated that habitat of significance to any conservation significant fauna species will be lost as a result of the proposed clearing.

Noting the minimal extent of clearing, the overall '*Callitris preissii* (or *Melaleuca lanceolata*) forests and woodlands, Swan Coastal Plain' TEC is not expected to be significantly impacted, given that it comprises only 0.0087 per cent of the total mapped occurrence at this location, and is unlikely to constitute 'Modification' of the TEC as defined under the BC Act (DBCA, 2019a). However, due to the cumulative impacts of clearing on this TEC potentially resulting in its continual decline, any future significant impacts to the mapped TEC occurrence at this location are likely to require an offset (DBCA, 2019a).

The local area surrounding the application has been extensively cleared and retains approximately 17.8 per cent native vegetation. The application area forms part of the larger 'Swan Coastal Plain' IBRA region which retains 38.57 per cent of its pre-European clearing (Government of Western Australia, 2018). Although the local area and IBRA region are highly cleared, given the relatively small amount of vegetation to be cleared, the proposed clearing is not likely to be considered a significant remnant.

A review of available databases, aerial photography of the application area and a DWER site inspection has determined that no watercourses or wetlands exist in the application area. Given the above, no vegetation growing in association with surface water features will be impacted by the proposed clearing.

Given the small proposed clearing extent, no land degradation impacts are expected to result from the proposed clearing. Similarly, no impacts to the quality of local surface water or ground water resources, or the incidence or intensity of flooding, are expected to result from the clearing activities.

The application area is situated within the Woodman Point Regional Park (R49220) and Bush Forever Site 341. However, given the small size of the proposed clearing (0.0089ha), impacts to these conservation areas are anticipated to be minor and insignificant. The proposed clearing has the potential to introduce weed species into the surrounding vegetation, potentially degrading the TEC and conservation areas (Bush Forever Site 341 and Woodman Point Regional Park). Weed management measures will assist in mitigating this potential impact.

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

Planning instruments and other relevant matters.

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

The clearing permit application was advertised on the DWER website on 30 April 2019 with a 14 day submission period. No submissions were received in relation to this application.

DWER notes the proponent has a current licence with DBCA's Parks and Wildlife Service (Licence number 2963/101) under the *Conservation and Land Management Act 1984* that enables the proponent access to the Woodman Point Regional Park (R49220) for telecommunications purposes. It is noted that Special Condition 36 on this licence requires the licensee to submit a copy of this clearing permit to both the Regional Parks Unit Manager of DBCA and the City of Cockburn prior to the commencement of any works.

DBCA's Parks and Wildlife Service also advises that adequate signage is to be installed to warn the adjacent dual-use path and car park users of any hazards whilst construction is in progress (DBCA, 2019).

The application area falls within 'Bush Forever Site 341 Woodman Point, Coogee/Munster' as identified under State Planning Policy 2.8 – *Bushland Policy for the Perth Metropolitan Region (SPP 2.8)*. In accordance with clause 5.1.2.1 of SPP 2.8 there is a presumption against clearing of regionally significant bushland (DPLH, 2019). DPLH advises that no building materials, rubbish or other matter is to be deposited into Bush Forever Area 341 during or after development (DPLH, 2019). Also, other than the 0.0089 ha of native vegetation proposed to be cleared, the development including construction, access, drainage and ongoing maintenance shall not result in further disturbance or clearing of any native vegetation within Bush Forever area 341 (DPLH, 2019).

DWER notes the proponent has current Western Australian Planning Commission (WAPC) approval for this project under the Metropolitan Region Scheme, valid for two years from the 23 August 2017, subject to the following conditions (WAPC, 2017):

1. All stormwater to be contained and disposed of on site at all times.
2. No construction materials, rubbish or any other deleterious matter shall be deposited/disposed of within the Bush Forever area.

4. References

- Department of Biodiversity, Conservation and Attractions (2007-) NatureMap: Mapping Western Australia's Biodiversity. Department of Parks and Wildlife. URL: <http://naturemap.dpaw.wa.gov.au/>. Accessed May 2019.
- Department of Biodiversity, Conservation and Attractions (2019) Advice on Woodman Point Regional Park (R49220), DBCA Licence 2963/101 and CPS 8387/1 to DWER. Regional Parks Unit, Crawley, Western Australia.
- Department of Biodiversity, Conservation and Attractions (2019a) TEC Advice and CPS 8387/1 to DWER. Species and Communities Branch, Kensington, Western Australia.
- Department of Planning, Lands and Heritage (2019) Advice on Bush Forever Site 341 and CPS 8387/1 to DWER. Perth, Western Australia.
- Department of Water and Environmental Regulation (2019) Site Inspection Report for CPS 8387/1, Joondalup, Western Australia.
- Government of Western Australia (2018) 2017 Statewide Vegetation Statistics (formerly the CAR Reserve Analysis) – Full Report. Current as of December 2017 (based on most recent date of input datasets). Remote Sensing and Spatial Analysis Section. Geographic Information Services and Corporate Records Branch. Department of Biodiversity, Conservation and Attractions. March 2019.
- Keighery (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.
- Western Australian Herbarium (1998-) FloraBase - The Western Australian Flora. Department of Biodiversity, Conservation and Attractions. <http://florabase.dpaw.wa.gov.au/> (accessed March 2019).
- Western Australian Planning Commission (2017) Approval to Commence Development for Telecommunications Infrastructure, WAPC, Perth, Western Australia.

GIS Databases:

- Aboriginal Sites of Significance
- Department of Biodiversity, Conservation and Attractions, Managed Tenure
- Geomorphic Wetlands Management Category
- Hydrography Linear – Linear
- Hydrography WA 250K – Surface Water Lines
- SAC bio datasets
- TPFL March 2019
- Vegetation Complexes; pre – European Vegetation
- WAHerb Data March 2019
- WA TEC PEC Boundaries