



CLEARING PERMIT

Granted under section 51E of the Environmental Protection Act 1986

PERMIT DETAILS

Area Permit Number: 8411/1
File Number: DWERVT2481
Duration of Permit: From 14 June 2019 to 14 June 2021

PERMIT HOLDER

Cottesloe Golf Club Incorporated

LAND ON WHICH CLEARING IS TO BE DONE

Lot 502 on Deposited Plan 62731 (Crown Reserve 9299), Swanbourne

AUTHORISED ACTIVITY

The Permit Holder shall not clear more than nine native trees within the area cross-hatched yellow on attached Plan 8411/1.

CONDITIONS

1. 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.

2. 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 known *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.

3. 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 1 of this Permit; and
- (e) actions taken to minimise the risk of the introduction and spread of *dieback* and *weeds* in accordance with condition 2 of this Permit.

4. Reporting

The Permit Holder must provide to the *CEO* the records required under condition 3 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*;

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



Samara Rogers
MANAGER
NATIVE VEGETATION REGULATION

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

20 May 2019

Plan 8411/1

115°46'5"

115°46'8"

115°46'12"

-31°57'54"

-31°57'58"

-31°58'1"

-31°58'5"

-31°57'54"

-31°57'58"

-31°58'1"

-31°58'5"



LOT 502 ON PLAN 62731




NEDLANDS, CITY OF

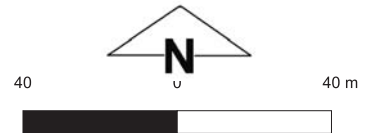
115°46'5"

115°46'8"

115°46'12"

Legend

-  Areas approved to clear
 -  Cadastre
 -  Local Government Authorities
- Image



MGA 94
Geocentric Datum of Australia 1994

Samara Rogers

2019.05.20 09:24:28

+08'00'

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



GOVERNMENT OF
WESTERN AUSTRALIA



1. Application details

1.1. Permit application details

Permit application No.: CPS 8411/1
Permit type: Area Permit

1.2. Applicant details

Applicant's name: Cottesloe Golf Club Incorporated
Application received date: 12 March 2019

1.3. Property details

Property: Lot 502 on Deposited Plan 62731 (Crown Reserve 9299), Swanbourne
Local Government Authority: City of Nedlands
Localities: Swanbourne

1.4. Application

Clearing Area (ha)	No. Trees	Method of Clearing	Purpose category:
0	9	Mechanical Removal	Recreation

1.5. Decision on application

Decision on Permit Application: Granted
Decision Date: 20 May 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*. It has been concluded that the proposed clearing is not likely to be at variance to any of the clearing principles.

In determining to grant a clearing permit subject to conditions, the Delegated Officer considered that the proposed clearing is not likely to lead to an unacceptable risk to the environment.

2. Site Information

Clearing Description: The application is for the proposed clearing of seven tuart trees and two jarrah trees within Lot 502 on Deposited Plan 62731 (Crown Reserve 9299), Swanbourne, as part of the proposed alterations to the golf course to improve player safety (sight lines) and playability of holes.

Vegetation Description The vegetation within the application area is mapped as Swan Coastal Plain Vegetation Complex Karrakatta Complex-Central and South, described as Predominantly open forest of *Eucalyptus gomphocephala* (Tuart) - *Eucalyptus marginata* (Jarrah) - *Corymbia calophylla* (Marri) and woodland of *Eucalyptus marginata* (Jarrah) - Banksia species. *Agonis flexuosa* (Peppermint) is co-dominant south of the Capel River (Hedde et al, 1980).

Vegetation Condition The condition of the vegetation within the application area is described as:

degraded: Basic vegetation structure severely impacted by disturbance, scope for regeneration but not to a state approaching good condition without intensive management.
to
completely degraded: the structure of the vegetation is no longer intact and the area is completely or almost completely without native species (Keighery, 1994).

The condition of the vegetation was determined from areal imagery and photographs provided by the applicant (PGV Environmental, 2019b).

Soil Type The soil type within the application area is mapped as EnvGeol S2 Phase (Map unit: 211Qu_S2), described as calcareous sand - white, fine to medium-grained, sub-rounded quartz and shell debris, of eolian origin (DPIRD, 2017).

Comments The local area referred to in the assessment of this application is defined as a 10 kilometre radius measured from the perimeter of the application area. A review of available databases has determined that the local area retains approximately 20 per cent of its pre-European clearing extent.

3. Assessment of application against clearing principles and planning instruments and other matters

Noting the degraded (Keighery, 1994) to completely degraded (Keighery, 1994) condition of the vegetation, the understorey is dominated by weeds, and the application area is for nine native trees, the proposed clearing is not likely to impact upon any rare or priority flora species.

The applicant proposes to clear six mature tuart trees and three mature jarrah trees, which may provide suitable nesting habitat for threatened black cockatoo species. Black cockatoos nest in hollows in live or dead trees, generally in woodland or forests, but may also breed in former woodland or forest now present as isolated trees (Commonwealth of Australia, 2012). An assessment of the nine trees identified seven trees to be over 50 cm diameter at breast height (DBH), of which only one tuart tree contained a suitable size hollow. The fauna assessment identified that this hollow was occupied by a bee colony (PGV Environmental, 2019a) and therefore is currently considered unsuitable for black cockatoos to occupy for nesting. Noting that seven of the nine trees have the potential to develop suitable habitat for breeding black cockatoos, noting the presence of better quality foraging and breeding habitat in the northern bush forever area (Bold Park reserve), and that the hollow is currently occupied, the trees within in the application area are not considered significant foraging or breeding habitat. The proposed clearing is not likely to impact conservation significant fauna recorded within the local area.

According to available databases, the closest threatened ecological community (TEC) is the 'Banksia Dominated Woodlands of the Swan Coastal Plain IBRA Region' TEC, mapped approximately 400 metres south of the application area. Noting the species composition of this TEC, the vegetation within the application area, and the extent of the proposed clearing, the application area is not likely to comprise or be necessary for the maintenance of a TEC.

The national objectives and 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 (EPA) recognises the Perth Metropolitan Region to be a constrained area, within which a minimum 10 per cent representation threshold for ecological communities is recommended (EPA, 2008). The application area is located within the mapped extent of the Perth Metropolitan Region Scheme. Noting that the EPA considers a constrained area to be an area where there is an expectation that development will proceed, and that the cleared area is zoned 'Urban' in the Perth Metropolitan Region Scheme, the 10 per cent threshold applies in this instance. The application area is mapped as Swan Coastal Plain Vegetation Complex Karrakatta Complex-Central and South, which retains approximately 12,467 hectares (23 per cent) of its pre-European extent within the Swan Coastal Plain IBRA Bioregion (Government of Western Australia, 2019). On this basis, and noting the extent of the proposed clearing and that the application area is not likely to include flora or ecological communities of conservation significance or comprise significant habitat for indigenous fauna, the application area is not likely to be significant as a remnant of native vegetation in an area that has been extensively cleared.

No watercourses or wetlands are mapped within or in close proximity to the application area. Noting the mapped soil type within the application area and that the application area is surrounded by a cleared urban landscape with appropriate drainage infrastructure, the proposed clearing is not likely to cause appreciable land degradation, or cause deterioration in the quality of underground water, or cause or exacerbate the incidence or intensity of flooding.

The closest conservation area to the application area is the Bold Park reserve, which is approximately 460 metres north of the application area. Bush forever area 202, described as 'Swanbourne Bushland, Swanbourne/City Beach' also overlaps this conservation area. Given the distance to Bold Park reserve, the proposed clearing is not likely to have any direct impacts to this conservation area. However, the proposed clearing may indirectly impact on the environmental values of nearby conservation reserves through the spread or introduction of weed species or dieback by machinery, which warrants practices to minimise the spread of dieback and weeds.

Given the above, the proposed clearing is not likely to be at variance to the clearing principles.

The clearing permit application was advertised on the Department of Water and Environmental Regulation's website on 2 April 2019, inviting submissions from the public within a 14 day period. One submission was received in relation to this application, raising concerns regarding impacts to significant breeding habitat for threatened black cockatoos. The submission states that the loss of seven tuart trees, of which four are of a DBH over 50 centimetres and two jarrah trees with a DBH of over 50 centimetres equates to over one thousand years of growth; no plantings of trees now can replace these trees within more than ten generations of human life; the hollow in one of the tuart trees, albeit supporting a bee colony at the moment, is likely to provide a nesting site for threatened black cockatoos in the future; the ecosystem functions of these trees are far more valuable than improving the line of sight for golfers and that if the members of the club and the general public understood the implications of removing these trees they would be more concerned with retaining these trees rather than modifying the golf course alignments/lines of sight (Submission, 2019). The impacts to black cockatoo breeding habitat has been addressed in the above assessment

The City of Nedlands (the City) advised in relation to the proposed clearing that the City's Administration considered the matter in September 2019 and provided an approval recommendation regarding the proposed alterations to the golf course to the Western Australia Planning Commission who subsequently approved the application subject to conditions (City of Nedlands, 2019). This planning approval refers to the removal of 42 trees. The applicant's consultant advised that the trees not included in the clearing permit are all planted trees and do not qualify as native vegetation for the purposes of a clearing permit (PGV Environmental, 2019a).

The proposed clearing of five native trees which is part of the current clearing permit application was referred to the Department of Environment and Energy to be assessed under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act), however was not requested to be assessed under an assessment bilateral agreement (PGV Environmental, 2019a).

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

4. References

- City of Nedlands (2019) Advise in relation to clearing permit application CPS 8411/1, received 5 April 2019. City of Nedlands. DWER Ref: A1786143).
- Commonwealth of Australia (2001) National Objectives and Targets for Biodiversity Conservation 2001-2005, Canberra.
- Commonwealth of Australia (2012). EPBC Act referral guidelines for three threatened black cockatoo species. Department of Sustainability, Environment, Water, Populations and Communities, Canberra
- Department of Primary Industries and Regional Development (DPIRD) (2017). NRInfo Digital Mapping. Accessed at <https://maps.agric.wa.gov.au/nrm-info/> Accessed June 2018. Department of Primary Industries and Regional Development. Government of Western Australia
- Environmental Protection Authority (EPA) (2008) Environmental Guidance for Planning and Development Guidance Statement No 33. Environmental Protection Authority, Western Australia.
- Government of Western Australia (2019) 2018 South West Vegetation Complex Statistics. Current as of March 2019. WA Department of Biodiversity, Conservation and Attractions, Perth, <https://catalogue.data.wa.gov.au/dataset/dbca>
- 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.
- PGV Environmental (2019a) Application for a clearing permit and supporting document, received by DWER on 12 March 2019 (DWER Ref: A1771557).
- PGV Environmental (2019b) Additional supporting document provided in relation to clearing permit application CPS 8411/1, received by DWER on 21 March 2019 (DWER Ref: A1776881).
- Submission (2019) Public submission received in relation to clearing permit application CPS 8411/1, received by DWER on 16 April 2019 (DWER Ref: A1782440).

GIS Databases:

- Aboriginal Sites of Significance
- Bush forever sites
- Clearing Regulations - Environmentally Sensitive Areas
- Carnaby's cockatoo: breeding, roosting, feeding
- Department of Biodiversity Conservation and Attractions, Tenure
- Geomorphic Wetlands, Swan Coastal Plain
- Hedde vegetation complexes
- Hydrology, linear
- IBRA Australia
- Remnant vegetation
- SAC Biodatasets (accessed May 2019)
- Soils, statewide