



CLEARING PERMIT

Granted under section 51E of the Environmental Protection Act 1986

Purpose Permit number:	CPS 8541/1
Permit Holder:	Optus Mobile Pty Ltd
Duration of Permit:	11 October 2019 – 11 October 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 constructing telecommunications infrastructure.

2. Land on which clearing is to be done

Lot 16 on Deposited Plan 17935, Eglington

3. Area of Clearing

The Permit Holder must not clear more than 0.0354 hectares of native vegetation within the area cross hatched yellow on attached Plan 8541/1.

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. 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.

6. 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*:

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

PART III – RECORD KEEPING AND REPORTING

7. Record keeping

The Permit Holder must maintain the following records for activities done pursuant to this Permit:

- (a) 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(s) that the area was cleared;
 - (iii) the size of the area cleared (in hectares);
 - (iv) actions taken to avoid, minimise and reduce the impacts and extent of clearing in accordance with condition 5 of this Permit; and
 - (v) actions taken to minimise the risk of the introduction and spread of *weeds* and *dieback* in accordance with condition 6 of this Permit.

8. Reporting

The Permit Holder must provide to the *CEO* the records required under Condition 7 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 species-led ecological impact and invasiveness ranking summary, regardless of ranking; or
- (c) not indigenous to the area concerned.



Ray Carvalho
MANAGER
NATIVE VEGETATION REGULATION

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

10 September 2019

Plan 8541/1

115°40'48.720"

115°40'49.440"

115°40'50.160"

115°40'50.880"

-31°34'55.200"

-31°34'55.920"

-31°34'56.640"

-31°34'57.360"

-31°34'55.200"

-31°34'55.920"

-31°34'56.640"

-31°34'57.360"

Road

Pipidinny Rd

CITY OF WANNEROO

LOT 16 ON PLAN 17935

8541/1

LOT 5004


115°40'48.720"

115°40'49.440"

115°40'50.160"

115°40'50.880"

Legend

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



MGA 94
Geocentric Datum of Australia 1994

Ray Carvalho

2019.09.10

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



GOVERNMENT OF
WESTERN AUSTRALIA
WA Crown Copyright 2018



1. Application details

1.1. Permit application details

Permit application No.: 8541/1
Permit type: Purpose Permit

1.2. Applicant details

Applicant's name: Optus Mobile Pty Ltd
Application received date: 11 June 2019

1.3. Property details

Property: Lot 16 on Deposited Plan 17935
Local Government Authority: City of Wanneroo
Localities: Eglington

1.4. Application

Clearing Area (ha)	No. Trees	Method of Clearing	Purpose category:
0.0354	0	Mechanical	Building/Structure

1.5. Decision on application

Decision on Permit Application: Granted
Decision Date: 10 September 2019

Reasons for Decision: The clearing permit application was received on 11 June 2019 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 Principle (h) and is not likely to be at variance to any of the remaining clearing principles.

The Delegated Officer determined that the proposed clearing may increase the risk of weeds and dieback being introduced or spread into Bush Forever Site 288 (Yanchep National Park and adjacent bushland). Weed and dieback management measures will minimise impacts to this conservation area.

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 0.0354 hectares of native vegetation within Lot 16 on Deposited Plan 17935, Eglington, for the purpose of constructing telecommunications infrastructure (Figure 1).

Vegetation Description The vegetation within the application area is mapped in the 'Swan Coastal Plain' region of the Interim Biogeographic Regionalisation for Australia (IBRA) and is mapped as the following Swan Coastal Plain vegetation complex (Heddlie et al., 1980):

- 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* (Rottnest Teatree) - *Callitris preissii* (Rottnest Island Pine), the closed scrub of *Acacia rostellifera* (Summer-scented Wattle) and the low closed *Agonis flexuosa* (Peppermint) forest of Geographe Bay.

Vegetation Condition The condition of the vegetation within the application area is largely considered to be (Keighery 1994):

- Degraded: Structure severely disturbed; regeneration to good condition requires intensive management.

The condition of the vegetation was determined based on aerial imagery.

Soil Type The application area is mapped as the following land subsystem (Schoknecht et al., 2004):

- Quindalup South System Coastal dunes, of the Swan Coastal Plain, with calcareous deep sands and yellow sands. Coastal scrub.

Comments The local area is defined as a 10 kilometre radius surrounding the application area.

A review of available databases has determined that the local area retains approximately 50 per cent native vegetation cover.



Figure 1. Application area

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

According to available datasets, there are no threatened or priority flora species, or conservation significant ecological communities mapped within or adjacent to the application area. Noting this, and given the degraded (Keighery, 1994) condition of the vegetation within the application area, lack of understorey, and its small size, the application area is not likely to contain any rare or priority flora species, is unlikely to comprise the whole or a part of, or be necessary for the maintenance of a priority or threatened ecological community and is not likely to comprise a high level of biological diversity.

The application area does not include any large trees or dense understorey, and is not likely to contain significant foraging or breeding habitat for conservation significant fauna recorded within the local area.

The national objectives and targets for biodiversity conservation in Australia has a target to prevent clearance of ecological communities with an extent below 30 percent of that present pre-1750, below which species loss appears to accelerate exponentially at an ecosystem level (Commonwealth of Australia, 2001). Noting that the local area retains more than 30 per cent native vegetation cover (Government of Western Australia, 2019), and given the degraded (Keighery, 1994) condition of the vegetation, the relatively small size of the application area and the lack of conservation significant flora and fauna, the proposed clearing is not likely to be considered a significant remnant within an extensively cleared area.

The proposed clearing is located in Bush Forever Site 288 (Yanchep National Park and adjacent bushland). Noting the condition of the vegetation within the application area, its small size and that most of the application area has undergone significant historical disturbance, the proposed clearing is not likely to directly impact on the environmental values of this conservation area. However, the disturbance caused by the proposed clearing may indirectly impact on the Bush Forever Site via the introduction and spread of weeds and dieback. Weed and dieback management practices will assist in mitigating this risk.

According to available datasets, there are no watercourses or wetlands within close proximity to the application area and the proposed clearing is unlikely to impact on any such areas. Noting this, the extent of proposed clearing and the condition of the vegetation within the application area, the proposed clearing is not likely to exacerbate or contribute to further land degradation, deteriorate the quality of ground water, or cause or exacerbate flooding to an extent greater than that currently present.

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

Planning instruments and other relevant matters.

The clearing permit application was advertised on the Department of Water and Environmental Regulation's (DWER) website on 22 July 2019, inviting submissions from the public within a 14 day period. No submissions were received in relation to this application.

In a letter dated 8 August 2019, the Department of Planning, Lands and Heritage (DPLH, 2019) advised that the proposal to construct communications infrastructure could be considered 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. DPLH further recommended the following conditions:

- An offset package is prepared and approved by the Department of Water and Environmental Regulation, on advice from the Department of Biodiversity, Conservation and Attractions prior to the clearing of native vegetation, in accordance with the WA Environmental Offset Policy and Guidelines and, with guidance from SPP 2.8 appendix 4;
- There should be no disturbance to Bush Forever vegetation other than the proposed clearing. This includes construction, access and ongoing maintenance;
- If undertaking re-vegetation it should be sourced from an accredited nursery to avoid the introduction of disease or weeds.

The Department of Water and Environmental Regulation's (DWER) assessment of the clearing permit identified that the proposed clearing is not likely to lead to significant residual impacts to the Bush Forever Site, and therefore no offset was required.

In a letter dated 12 August 2019, the City of Wanneroo (2019a) advised that a Development Application (DA2019/203) for Telecommunications Infrastructure in the area covered by the proposed clearing footprint has been forwarded to the Western Australian Planning Commission (WAPC) for determination. On 15 August 2019, the applicant provided Development Approval from the WAPC (Optus Mobile Pty Ltd, 2019a).

On 19 August 2019, the City of Wanneroo (2019b) advised that if the clearing location is consistent with the Development Approval, then the City has no objection to the proposed clearing.

On 26 August 2019 the applicant amended (reduced) the application area to be consistent with the finalised Development Approval (Optus Mobile Pty Ltd, 2019b)

No Aboriginal Sites of Significance have been mapped within the application area. It is the applicant's responsibility to comply with the *Aboriginal Heritage Act 1972* and ensure that no Aboriginal Sites of Significance are damaged through the clearing process.

4. References

- City of Wanneroo (2019a). Advice received in relation to clearing permit application CPS 8541/1. DWER Ref: A1814472.
- City of Wanneroo (2019b). Advice received in relation to clearing permit application CPS 8541/1. DWER Ref: A1816210.
- Commonwealth of Australia (2001) National Objectives and Targets for Biodiversity Conservation 2001-2005, Canberra.
- 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/>.
- Department of Planning, Lands and Heritage (DPLH) (2019). Advice received in relation to clearing permit application CPS 8541/1. DWER Ref: A1812938.
- 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.
- Optus Mobile Pty Ltd (2019a). Supporting documents in relation to clearing permit application CPS 8541/1. DWER Ref: A1815162.
- Optus Mobile Pty Ltd (2019b). Correspondence with Applicant in relation to clearing permit application CPS 8541/1. DWER Ref: A1817472.
- Schoknecht, N., Tille, P. and Purdie, B. (2004) Soil-landscape mapping in South-Western Australia – Overview of Methodology and outputs' Resource Management Technical Report No. 280. Department of Agriculture.

GIS Databases:

- Aboriginal Sites of Significance
- DAFWA Subsystems
- Groundwater salinity
- Dieback
- Hydrography, linear
- National Trust WA Covenant
- Remnant vegetation
- SAC bio datasets (accessed July 2019)
- Topographic contours
- Wetlands