



CLEARING PERMIT

Granted under section 51E of the Environmental Protection Act 1986

Purpose Permit number:	CPS 8575/1
Permit Holder:	Optus Networks Pty Ltd
Duration of Permit:	30 November 2019 to 30 November 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 installing communication infrastructure

2. Land on which clearing is to be done

Lot 8904 on Deposited Plan 180631, Mirrabooka.

3. Area of Clearing

The Permit Holder must not clear more than 0.008 hectares of native vegetation within the area cross-hatched yellow on attached Plan 8575/1.

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:

- 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. 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*:

- 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.

PART III – RECORD KEEPING AND REPORTING

8. Record keeping

The Permit Holder must maintain the following records 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(s) 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 *dieback* and *weeds* in accordance with condition 7 of this Permit.

9. Reporting

The Permit Holder must produce the records required under condition 7 of this Permit when required 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.

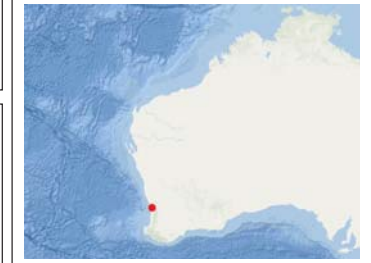


Mathew Gannaway
MANAGER
NATIVE VEGETATION REGULATION

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

31 October 2019

Plan 8575/1



- Legend
- CPS areas approved to clear
 - Roads - Major Roads

Mathew Gannaway
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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.: 8575/1
Permit type: Purpose Permit

1.2. Applicant details

Applicant's name: Optus Networks Pty Ltd
Application received date: 26 June 2019

1.3. Property details

Property: Lot 8904 on Deposited Plan 180631, Mirrabooka
Local Government Authority: City of Stirling
Localities: Mirrabooka

1.4. Application

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

1.5. Decision on Application

Decision on Permit Application: Granted
Decision Date: 31 October 2019

Reasons for Decision: The clearing permit application was received on 26 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 with principles (a), (b), (d) and (h), and is not likely to be at variance to the remaining clearing principles.

The application area was identified as SCP20a '*Banksia attenuata* woodlands over species rich dense shrublands' and forms a part boundary of Bush Forever site 385. SCP20a is synonymous with the *Banksia* Woodlands of the Swan Coastal Plains Threatened Ecological Community (TEC) and Carnaby's cockatoo foraging habitat. This TEC is listed as Endangered under both State and Commonwealth legislation. The limited clearing of 0.008 hectares of the TEC does not constitute a significant impact under both State and Commonwealth legislation.

The application area was identified as foraging habitat for Carnaby's cockatoo. The proposed clearing is unlikely to be significant due to its small size, presence of foraging habitat (77 hectares) immediately adjacent to the application area and mobility of the species.

Any potential impacts to adjacent vegetation may be managed by weed and dieback management practices.

The Delegated Officer determined that the proposed clearing of 0.008 hectares of native vegetation is unlikely to have any significant environmental impacts.

2. Site Information

Clearing Description

The clearing application is for up to 0.008 hectares of native vegetation within Lot 8904 on Deposited Plan 180631, Mirrabooka (Figure 1), for the purpose of installing communication infrastructure.

Vegetation Description

The application area is mapped as Karrakatta Complex-Central and South which is predominantly 'open forest of *Eucalyptus gomphocephala* (Tuart), *Eucalyptus marginata* (Jarrah), *Corymbia calophylla* (Marri) and woodland of *Eucalyptus marginata* (Jarrah) with various *Banksia* species' (Hedde et al., 1980).

A reconnaissance survey ('the survey') was undertaken by Strategen on 12 November 2018. The survey identified one vegetation type described as 'open woodland of *Eucalyptus marginata*, *Allocasuarina fraseriana* and *Banksia attenuata* over heathland of *Xanthorrhoea preissii*, *Daviesia nudiflora* and *Hibbertia hypericoides* over hermland of *Alexgeorgea nitens*, mixed native herbs and introduced species on sand' (Strategen, 2019).

The application area is mapped as SCP20a '*Banksia attenuata* woodlands over species rich dense shrublands'. SCP20a is listed as a state TEC and represents the federally listed TEC '*Banksia* Woodlands of the Swan Coastal Plain'. Under both legislation the TEC is listed as Endangered. Presence of the TEC was confirmed by Strategen (2019).

Vegetation Condition

The application area is in Very Good condition (Keighery, 1994), described as – vegetation structure altered with obvious signs of disturbance (Strategen, 2019).

Soil type

The soil type within the application area is mapped as:

- Spearwood System (211Sp_S7) – Sand: pale and olive yellow, medium to coarse-grained, subangular to sub-rounded quartz, trace of feldspar, moderately sorted, of residual origin (DPIRD, 2017).

Comments

The local area is defined as the area within a 10 kilometre radius of the application area.

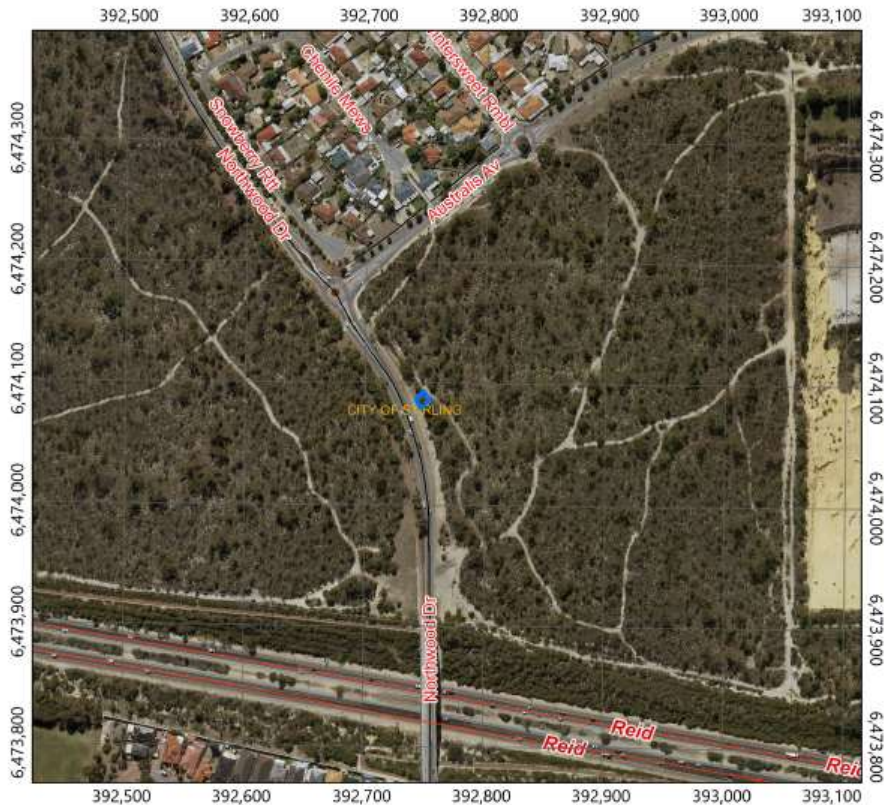


Figure 1: Application area (outlined in blue)

3. Assessment of application against clearing principles

The application area is mapped as SCP20a '*Banksia attenuata* woodlands over species rich dense shrublands' which was confirmed by Strategen (2019). The application area forms part of the boundary of Bush Forever site 385 which totals approximately 96ha. Of this, 77 hectares is mapped as SCP20a.

In addition to being a TEC, the application area and surrounding remnant also provides foraging habitat for Carnaby's cockatoo. The small application area (0.008 ha) is unlikely provide significant foraging habitat for Carnaby's cockatoo as it represents <0.001% of the remnant with no confirmed nesting habitat within 12km (closest habitat is 15km to the east). No habitat trees were identified within the application area (Strategen 2019).

The disturbance caused by the proposed clearing may degrade the quality of the surrounding TEC and foraging habitat through increased weed invasion, dieback and human disturbance. Noting the small extent of the proposed clearing, and in conjunction with weed and dieback management measures, significant impact on the TEC and foraging habitat are unlikely.

A review of available databases by both DWER and Strategen (2019) found no records of conservation significant fauna species within the application area. Within the local area there are records of conservation significant fauna including the Quenda (*Isoodon fusciventer*), Tamar wallaby (*Notamacropus eugenii derbianus*), Western brush wallaby (*Notamacropus irma*) and Graceful sun-moth (*Synemon gratiosa*). Due to the small size of the application area and the mobility of the fauna species (excluding Graceful sun-moth), clearing is unlikely to result in loss of significant habitat. Graceful sun-moth are unlikely to occur in the application area due to its position on the edge of the remnant. The small application area represents <0.001% of the surrounding remnant it is unlikely to represent habitat critical to the survival of fauna species.

A review of available databases by both DWER and Strategen (2019) found no records of conservation significant flora species within the application area. No species of conservation significance were identified during the flora survey (Strategen, 2019). The flora survey was conducted on the 12 November 2018 which is not the optimal flowering time for identification of conservation significant flora on the Swan Coastal Plain. However, due to the vegetation condition, location of the application area (remnant edge and adjacent to a road) and small size, there are unlikely to be conservation significant flora within the application area.

The application area forms a part boundary of Bush Forever site 385 which is part of the Perth Ecological Linkage. Corridors converge on BF site 385 east to west and north to south (Strategen 2019). Given the small size of the application area and its position on a remnant edge, clearing is unlikely to impact the environmental values of Bush Forever site 385 and the Perth Ecological Linkage.

The National Objectives and Targets for Biodiversity Conservation include a target to prevent clearance of ecological communities with an extent below 30 per cent of that present pre-European, 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 and is situated within the Swan Coastal Plain vegetation complex Karrakatta Complex-Central and South. This vegetation complex retains approximately 12 467 hectares and 23.5 per cent of their respective pre-European clearing extents (Government of Western Australia, 2018). Vegetation within the application area represents less than 0.01% of the current extent remaining of Karrakatta Complex central and south (Strategen 2019). Noting the application area is located within the Perth Metropolitan Region Scheme, and the application area is not likely to significant impact flora, fauna of communities, the application area is not considered a significant remnant in an area that has been extensively cleared.

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 water quality of groundwater or surface water or cause, or exacerbate, the incidence or intensity of flooding.

Soils within the application area are described as loose pale brown calcareous sand and are considered to have a high to extreme risk of wind erosion (>70% of map unit has a high to extreme wind erosion risk) (van Gool, Tille & Moore, 2005). Given there is contiguous vegetation on three sides of the application area, the risk of wind erosion will be minimal. Therefore, it is unlikely that the proposed clearing will cause appreciable land degradation.

Given the above, the proposed clearing may be at variance with principles (a), (b), (d) and (h) and is not likely to be at variance with the remaining clearing principles. Due to the small size of the application area and its position on the edge of the remnant, (adjacent to a road) the proposed clearing of 0.008 hectares of native vegetation is unlikely to have any significant environmental impacts.

Planning instruments and other relevant matters.

As outlined above, the application area is within Bush Forever site 385. Under Clause 5.1.2.1 (i) (e) of State Planning Policy 2.8, proposals should support a general presumption against the clearing of regionally significant bushland or other degrading activities, except where a proposal or decision is 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, and all reasonable alternatives have been considered in order to avoid or minimise any direct loss of regionally significant bushland, and reasonable offset strategies are secured to offset any loss of regionally significant bushland, where appropriate and practical (WAPC, 2010).

Advice was received from the Department of Planning, Lands and Heritage (DPLH) on the 12 September 2019. DWER was advised that the proposal to clear vegetation within BFA 385 was consistent with SPP 2.8 (section 5.1.2.1 (e)) (DPLH, 2019).

A Development Application (DA) was submitted to the West Australian Planning Commission (WAPC) for construction of infrastructure within the application area. The DA was granted by the WAPC on 27 August 2018 subject to a series of conditions

which include the development of a Landscape Management Plan and a Construction Management Plan which at the time of this application, is still being developed (DPLH, 2019).

The Delegated Officer had regard for the extent of the proposed clearing and determined that the proposed clearing of 0.008 hectares of native vegetation is not likely to have a significant environmental impact on Bush Forever site 385, and that an offset is not required.

The clearing permit application was advertised on the DWER website on 26 August 2019 with a 14 day submission period. No public submissions have been received in relation to this application.

A review of available databases determined the application area is not situated within registered Aboriginal Heritage sites.

4. References

- Commonwealth of Australia (2001) National Objectives and Targets for Biodiversity Conservation 2001-2005, Canberra.
- Department of Biodiversity, Conservation and Attractions (2019) DBCA Wetlands advice in relation to CPS 8394/1. DWER ref: A1808046.
- Department of Planning, Lands and Heritage (2019) Advice received in relation to Bush Forever site 385 for CPS 8575/1. DWER Ref: A1835413.
- Department of Primary Industries and Regional Development (DPIRD) (2017). NRInfo Digital Mapping. Accessed at <https://maps.agric.wa.gov.au/nrm-info/> Accessed July 2019. 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 (2018) 2018 South West Vegetation Complex Statistics Report – Full Report. Current as of March 2019. Remote Sensing and Spatial Analysis Section. Geographic Information Services and Corporate Records Branch. Department of Biodiversity, Conservation and Attractions.
- 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.
- Strategen (2019) Lot 8904 Northwood Drive Mirrabooka: Native Vegetation clearing permit application, Subiaco, WA.
- van Gool, D, Tille, P J, and Moore, G A. (2005) *Land evaluation standards for land resource mapping : assessing land qualities and determining land capability in south-western Australia*. Department of Agriculture and Food, Western Australia, Perth. Report 298.
- Western Australian Herbarium (1998-) FloraBase - The Western Australian Flora. Department of Biodiversity, Conservation and Attractions. <http://florabase.dpaw.wa.gov.au/> (accessed September 2019).
- Western Australia Planning Commission (WAPC) (2010) Planning and Development Act 2005. State Planning Policy 2.8. Bushland Policy for the Perth Metropolitan Region. Government Gazette, WA. 22 June 2010. Available from https://www.dplh.wa.gov.au/DepartmentofPlanningLandsHeritage/media/Policies/SPP/SPP_2-8_bushland_policy_perth_metro.pdf

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
- Perth Groundwater map
- SAC bio datasets
- TPFL June 2019
- Vegetation Complexes; pre – European Vegetation
- WA Herb Data June 2019
- WA TEC PEC Boundaries