



## CLEARING PERMIT

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

<b>Purpose Permit number:</b>	CPS 8655/1
<b>Permit Holder:</b>	City of Wanneroo
<b>Duration of Permit:</b>	From 8 February 2020 to 8 February 2025

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 skate park.

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

Lot 8000 on Deposited Plan 406263, Yanchep

**3. Area of Clearing**

The Permit Holder must not clear more than 0.287 hectares of native vegetation within the area cross-hatched yellow on attached Plan 8655/1.

**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. 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.

## 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 8 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.



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Samara Rogers  
MANAGER  
NATIVE VEGETATION REGULATION

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

15 January 2020

# Plan 8655/1

115°38'8.160"E

115°38'11.400"E

31°32'29.040"S

31°32'29.040"S

31°32'32.280"S




31°32'32.280"S

115°38'8.160"E

115°38'11.400"E



## Legend

-  CPS areas approved to clear
-  Cadastre - LGATE 218
-  Roads
- Local Government Authorities



*Samara Rogers*

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Officer delegated under section 20 of the  
Environmental Protection Act 1986



GOVERNMENT OF  
WESTERN AUSTRALIA



## 1. Application details

### 1.1. Permit application details

Permit application No.: 8655/1  
Permit type: Purpose Permit

### 1.2. Applicant details

Applicant's name: City of Wanneroo  
Application received date: 23 August 2019

### 1.3. Property details

Property: Lot 8000 on Deposited Plan 406263, Yanchep  
Local Government Authority: Wanneroo, City of  
Localities: Yanchep

### 1.4. Application

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

### 1.5. Decision on application

Decision on Permit Application: Granted  
Decision Date: 15 January 2020

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 with any of the clearing principles.

The Delegated Officer determined that the proposed clearing may increase the spread of weeds and dieback into adjacent remnant native vegetation. To minimise the impact of weeds and dieback, a condition has been placed on the permit requiring the implementation of weed and dieback management measures.

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 0.287 hectares of native vegetation within Lot 8000 on Deposited Plan 406263, Yanchep, for the purpose of constructing a skate park within Splendid Park (Figure 1).

**Vegetation Description** The vegetation within the application area is mapped as Swan Coastal Plain vegetation complex 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 Geopraphe Bay (Hedde, 1980).

Photographs and information provided by the applicant shows that vegetation within the application area was previously cleared in 2015 under Subdivision 150716 on Deposited Plan 56101 and comprises primarily juvenile landscaped planted vegetation (City of Wanneroo, 2019; Figure 2). No remnant vegetation remains within the application area (City of Wanneroo, 2019).

A vegetation assessment of the application area conducted by the City of Wanneroo in July 2019 determined that the application area comprises a number of native species including *Atriplex isatidea* (Coast Saltbush), Callistemon, *Eucalyptus victrix*, *Ficinia nodosa*, *Grevillea crithmifolia*, *Grevillea preissii*, *Hakea prostrata*, *Olearia axillaris*, *Scaevola crassifolia*, *Spinifex longifolia*, *Westringia dampieri* and *Xanthorrhoea preissii* (City of Wanneroo, 2019). Weed species known to occur within the application area include *Asphodelus fistulosus* (Dune Onion Weed), *Lupinus cosentinii* (W.A. Blue Lupin), *Pelargonium capitatum* (Pelargonium) and *Trifolium fragiferum* (Clover) (City of Wanneroo, 2019).

**Vegetation Condition**

Photographs provided by the applicant indicate that the vegetation within the application area is in degraded (Keighery 2014) condition (Figure 2), described as:

- Degraded: Basic vegetation structure severely impacted by disturbance, scope for regeneration but not to a state approaching good condition without intensive management (Keighery 2014).

**Soil Type**

The soil type within the application area is mapped as Karrakatta shallow soils phase subsystem (211Sp\_KIs), described as Low hills and ridges, bare limestone or shallow siliceous or calcareous sand over limestone, with dense low shrub dominated by *Dryandra sessilis*, *Melaleuca huegellii* and species of *Grevillea* (Department of Primary Industries and Regional Development (DPIRD), 2019).

**Comments**

It is noted that native vegetation within the application area was completely cleared in 2015 under Subdivision 150716 on Deposited Plan 56101. The vegetation within the application area was previously cleared and landscaped under other legislation.

The local area is defined as 10 kilometre radius from the application area. A review of available databases has determined that the local area retains approximately 39 per cent of its pre-European clearing extent.



Figure 1: Aerial image showing the application area (hatched blue)





Figure 2: Photographs of the application area (City of Wanneroo, 2019)

### 3. Minimisation and mitigation measures

The applicant conducted a preliminary site analysis for 14 site options. These options were then shortlisted to four locations, including Splendid Park, Oldham Park, Fisherman's Hollow and Morwell Park, Yanchep (City of Wanneroo, 2019). The three latter options were eliminated by the applicant due to poor surveillance, loss of amenity, conflicting park uses and the cost of relocating existing park assets and infrastructure (City of Wanneroo, 2019). Three options within Splendid Park were selected for further consideration. Two of these options were considered to be cost prohibitive due to the requirement to relocate existing drainage infrastructure to elsewhere within the site and the extent of civil work required to create a flat site at these two locations (City of Wanneroo, 2019). The applicant selected the application area to avoid existing remnant vegetation and due to the flat topography of the site, therefore requiring minimal asset and infrastructure relocation (City of Wanneroo, 2019).

#### 4. Assessment of application against clearing principles

According to available databases, twelve fauna species listed as threatened under the *Biodiversity Conservation Act 2016* (BC Act) within the Wildlife Conservation (Specially Protected Fauna) Notice 2018, five species protected under international agreement, one species of special conservation interest (conservation dependent fauna), one other specially protected species and nine priority fauna species have been recorded within the local area (Department of Biodiversity Conservation and Attractions, 2007-). It is noted that many of the species listed are shorebird and water dwelling species, potentially found in association with coastal and ocean habitats, and the Loch McNess wetland system, which are not represented within the application area. Noting that the native vegetation within the application area was previously cleared in 2015, comprises juvenile landscaped vegetation in degraded (Keighery, 1994) condition, lacks a dense native vegetation understorey, the application area is not likely to provide significant habitat for ground dwelling fauna species.

The closest threatened fauna record to the application area is *Calyptorhynchus latirostris* (Carnaby's cockatoo) located 650 metres north of the application area. The vegetation within the application area is located within the known distribution for Carnaby's cockatoo breeding, roosting and feeding habitat (Commonwealth of Australia, 2012). Suitable breeding habitat for Carnaby's cockatoo includes trees which either have a suitable nest hollow or are of a suitable diameter at breast height (DBH) to develop a nest hollow. For most tree species, including tuart and marri trees, a suitable DBH is 500 millimetres (Commonwealth of Australia, 2012). Noting the vegetation within the application area was planted in 2017 and comprises juvenile individuals as identified in photographs of the application area (City of Wanneroo, 2019; Figure 2), the vegetation within the application area is not likely to contain any hollows or significant breeding habitat.

Carnaby's cockatoo, Baudin's cockatoo (*Calyptorhynchus baudinii*) and forest red-tailed black cockatoo (*Calyptorhynchus banksii naso*), collectively known as black cockatoos, forage on the seeds, flowers and nectar of native proteaceous plant species (e.g. *Banksia*, *Hakea* and *Grevillea* species), eucalypts and *Callistemon* species (Commonwealth of Australia, 2012). These species also forage on seeds of introduced species (e.g. *Pinus* and *Erodium* species, canola and almonds), insects and insect larvae (Commonwealth of Australia, 2012). Photographs and information provided by the applicant show that the application area contains juvenile vegetation, planted approximately two years ago (City of Wanneroo, 2019; Figure 2). In addition, the application area is located approximately 2.7 kilometres Yanchep National Park, which is likely to contain suitable foraging habitat in better condition. Noting this, the vegetation within the application area is not likely to comprise quality black cockatoo foraging habitat..

According to available databases, one threatened flora species and 22 priority flora species have been recorded within the local area (Western Australian Herbarium, 1998-). A vegetation assessment of the application area, and adjacent remnant and landscaped vegetation was conducted in July 2019 (City of Wanneroo, 2019). One conservation significant flora species, *Dodonea hackettiana* (Priority 4), was identified within surrounding landscaped vegetation, however was not identified within the application area (City of Wanneroo, 2019). No threatened or conservation significant flora species were identified within the application area during the vegetation assessment (City of Wanneroo, 2019). Noting that the application area was cleared of native vegetation in 2015 and landscaped with planted vegetation in 2017, and that no conservation significant flora species were identified during the vegetation assessment of the application area, the proposed clearing is not likely to result in a significant impact to conservation significant flora.

According to available datasets, an area mapped as the Banksia Dominated Woodlands of the Swan Coastal Plain Interim Biogeographic Regionalisation of Australia (IBRA) region is located 1.4 kilometres south-east of the application area. This ecological community is listed as a Priority 3 priority ecological community (PEC) by the Department of Biodiversity, Conservation and Attractions and as an Endangered threatened ecological community (TEC) under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). Available datasets show that the application area is located within a mapped buffer for Aquatic Root Mat Community Number 1 of Caves of the Swan Coastal Plain, listed as a Critically Endangered TEC by the DBCA and Endangered TEC under the EPBC Act. Given the application comprises vegetation that was completely cleared in 2015 and landscaped with planted vegetation in 2017, the vegetation within the application area does not retain ecological characteristics associated with these ecological communities. Given the above, the vegetation within the application area does not comprise any State or Commonwealth listed TECs or PECs.

Noting the extent of the proposed clearing, the previously cleared, landscaped and degraded (Keighery, 1994) vegetation characteristics within the application area, and that no conservation significant flora species have been identified within the application area, the vegetation within the application area is not likely to comprise a high level of biological diversity.

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 application area is located within the Swan Coastal Plain IBRA bioregion, which retains approximately 34.2 per cent of its pre-European vegetation extent. The mapped Swan Coastal Plain vegetation 'Quindalup complex' retains approximately 60.5 per cent of its pre-European vegetation extent within the bioregion (Government of Western Australia, 2018). The local area retains approximately 39 per cent native vegetation cover. Noting that the application area retains more than 30 per cent of its pre-European clearing extent, comprises recently cleared and landscaped vegetation, the proposed clearing is not likely to be considered a significant remnant within an extensively cleared area.

According to available databases, one conceptual linkage associated with the Gnangara Mound Ecological Linkage is located 0.88 kilometres south-west from the application area and Bush Forever Site 397 is located 0.94 kilometres south-west from the application area. Noting that native vegetation within the application area was previously cleared in 2015, the application area comprises landscaped vegetation, and the distance of the application area from known linkages. The proposed clearing area is not likely to assist in the maintenance of the ecological function of nearby ecological linkages. The clearing of 0.287 hectares of degraded (Keighery, 1994) vegetation within the application area is unlikely to significantly increase fragmentation of the surrounding vegetation or impede movement of fauna throughout surrounding areas. Weed and hygiene management practices will assist in mitigating impacts to vegetation located adjacent to the application area.

According to available databases, no watercourses, wetlands, or conservation areas intersect the application area. The closest waterbody is the coastal waterline, located approximately 1370 metres west from the application area. Loch McNess wetland system, listed under the Directory of Important Wetlands in Australia, is located 3.2 kilometres from the application area. Given the minimal extent of clearing proposed, and absence of nearby significant hydrological features, the proposed clearing is not likely to contribute to or cause land degradation, deteriorate the quality of ground water, or cause or exacerbate flooding.

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

### Planning instruments and other relevant matters

It is noted that native vegetation within the application area was cleared by a land developer in 2015 under Subdivision 150716 on Deposited Plan 56101. Condition 7 of the subdivision approval conditioned the replanting of black cockatoo foraging species through landscaping areas of Public Open Space (City of Wanneroo, 2019) and implementation of the Fauna and Vegetation Management Plan approved for the Yanchep City Local Structure Plan No. 68 (City of Wanneroo, 2019).

The application area was landscaped with black cockatoo foraging species in the winter of 2017, as required by the conditioned subdivision approval (City of Wanneroo, 2019). While the application area comprises primarily juvenile landscaped vegetation at this time, the intent of the conditioned approval was to provide potential foraging habitat for black cockatoo species in the medium to longer term (City of Wanneroo, 2019). Therefore, the proposed clearing of 0.287 hectares of landscaped vegetation reduces the total area of potential foraging habitat planted under the conditioned subdivision approval (City of Wanneroo, 2019).

On 13 January 2020, the Department of Planning, Lands and Heritage (DPLH) advised that revegetation requirements undertaken as part of the Vegetation and Fauna Management Plan by the applicant/landowner were administered/approved by the City of Wanneroo through the clearance of Condition 7 from subdivision approval for 150716 (DPLH, 2020). The Yanchep City Agreed Structure Plan (ASP) No. 68 identifies that the City of Wanneroo have authority of this Vegetation and Fauna Management Plan and further sites for revegetation may be identified by the City of Wanneroo in this regard (DPLH, 2020). The DPLH advised no objection to the proposed clearing (DPLH, 2020).

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

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

## 5. References

- City of Wanneroo (2019) Proposed Skate Park Facility within Splendid Park, Yanchep Native Vegetation Clearing Permit Application Supporting Documentation August 2019. DWER Reference: A1817096.
- 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, Canberra.
- Department of Planning, Lands and Heritage (DPLH) (2020) DPLH Advice Request CPS 8655/1. DWER Reference: DWERDT243733.
- Government of Western Australia (2018) 2017 South West Vegetation Complex Statistics. Current as of October 2017. WA Department of Biodiversity, Conservation and Attractions, Perth.
- Department of Primary Industries and Regional Development (DPIRD) (2019) NRInfo Digital Mapping. Department of Primary Industries and Regional Development. Government of Western Australia. URL: <https://maps.agric.wa.gov.au/nrm-info/> (accessed November 2019).
- 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.

### GIS Databases:

- Aboriginal Sites and Heritage Places
- DAFWA Subsystems
- Fauna
- Flora – WAHerb and TPFL
- Geoscience
- Remnant vegetation
- Reserves
- SAC bio datasets (accessed December 2019)
- Threatened and Priority Ecological Communities
- Vegetation Mapping
- Hydrography Linear
- Wetlands