



## **CLEARING PERMIT**

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

### **PERMIT DETAILS**

Area Permit Number: 8952/1

File Number: DWERVT5970

Duration of Permit: From 30 September 2020 to 30 September 2022

### **PERMIT HOLDER**

City of Wanneroo

### **LAND ON WHICH CLEARING IS TO BE DONE**

Lot 521 on Deposited Plan 406005, Yanchep

Capricorn Esplanade Road Reserve (PIN 11916115), Yanchep

### **AUTHORISED ACTIVITY**

The Permit Holder shall not clear more than 0.08 hectares of native vegetation within the area cross-hatched yellow in Figure 1 of Schedule 1.

A handwritten signature in black ink, appearing to read "MG", written over a horizontal line.

MATHEW GANNAWAY  
MANAGER  
NATIVE VEGETATION REGULATION

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

7 September 2020

# SCHEDULE 1

Plan of authorised clearing area

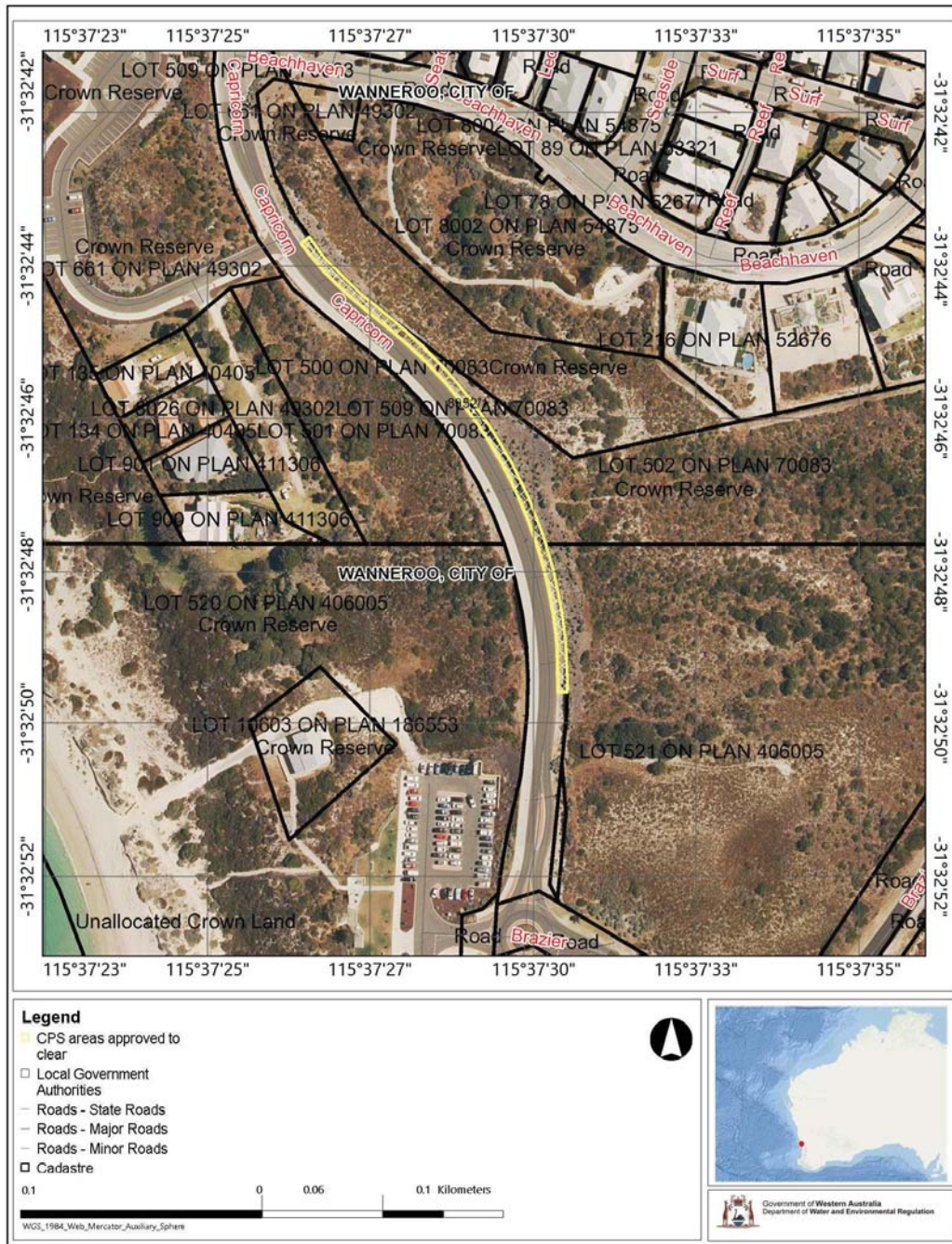


Figure 1: Plan of the area authorised to be cleared



# Clearing Permit Decision Report

## 1. Application details and outcome

### 1.1. Permit application details

Permit number:	CPS 8952/1
Permit type:	Area permit
Applicant name:	City of Wanneroo
Purpose of clearing:	Constructing car parking bays
Property:	Lot 521 on Deposited Plan 406005 and the Capricorn Esplanade road reserve (PIN 11916115)
Location (LGA area/s):	Yanchep (City of Wanneroo)

### 1.2. Description of clearing activities

The application is for the proposed clearing of 0.08 hectares of native vegetation within Lot 521 on Deposited Plan 406005 and the Capricorn Esplanade road reserve (PIN 11916115), Yanchep, for the purpose of constructing car parking bays. The application is to clear a linear strip of vegetation approximately 220 metres in length to enable construction primarily within the eastern extent of the road reserve.

### 1.3. Decision on application and key considerations

Decision:	Granted
Decision date:	7 September 2020
Decision area:	0.08 hectares of native vegetation

### 1.4. Reasons for decision

This clearing permit application was made in accordance with section 51E of the *Environmental Protection Act 1986* (EP Act) and was received by the Department of Water and Environmental Regulation (DWER) on 24 June 2020. DWER advertised the application for public comment for a period of 7 days, and no submissions were received.

In undertaking the assessment, the Delegated Officer had regard for the site characteristics, relevant datasets, photographs of the vegetation, the clearing principles set out in Schedule 5 of the EP Act, and any other matters considered relevant to the assessment. The assessment identified that the proposed clearing will have negligible impacts on habitat for flora, fauna and ecological communities and conservation areas.

The assessment identified that the vegetation within the application area is located within Bush Forever site (BF397) and the entire approved clearing permit envelope for CPS 5759/1, granted on 22 May 2014. Direct impacts to the Bush Forever site from clearing under CPS 5759/1 were mitigated through an offset package comprising monetary contributions (DWER, 2014). Therefore, an additional offset or mitigation is not required for the proposed clearing. The Delegated Officer considered the impacts of the proposed clearing are not likely to have long-term adverse impacts on the environmental values of this conservation area.

After consideration of the available information, as well as the applicant's minimisation and mitigation measures, the Delegated Officer determined that the proposed clearing is not likely to lead to an unacceptable risk to the environment. The Delegated Officer decided to grant a clearing permit with nil management conditions.

## 2. Assessment of application

### 2.1. Avoidance and mitigation measures

The applicant advised the development of car parking bays along Capricorn Esplanade, Yanchep, are proposed due to public safety concerns and to assist in providing adequate parking for the future tenants of the Yanchep Surf Club facility (City of Wanneroo, 2020). Due to a shortfall of parking in the area, particularly during summer, vehicles are parking wherever is accessible including roundabouts, and visually obscured corners or road bends (City of

Wanneroo, 2020). The construction of approximately 20 car parking bays along Capricorn Esplanade is proposed to encourage parking in appropriate areas and provide more accessible bays (City of Wanneroo, 2020). The City of Wanneroo (2020) advised other locations within the area were not suitable for the construction of car parking bays. The proposed clearing area is confined to previously cleared vegetation and small areas of remnant vegetation in degraded condition (City of Wanneroo, 2020).

The applicant adequately demonstrated that all reasonable efforts had been taken to avoid and minimise potential impacts of the clearing on environmental values.

## **2.2. Assessment**

The assessment against the ten clearing principles identified that the native vegetation proposed to be cleared is not likely to provide habitat for conservation significant flora and fauna; does not contain, or form a part of a threatened or priority ecological community; or impact on any riparian vegetation. At the bioregion (Swan Coastal Plain) and local (10 kilometre radius from the perimeter of the application area) scale, over 30 per cent of the pre-European vegetation extent remains. The proposed clearing is not likely to lead to appreciable land degradation or impact surface water quality, groundwater quality or lead to increase in flooding. The vegetation within the application area is situated within the Gnangara Mound Ecological Linkage. Noting the degraded vegetation condition and extent of clearing proposed within the application area, the proposed clearing is not likely to sever or have long-term adverse impacts on the linkage.

The vegetation within the application area is located within Bush Forever site (BF397) "Coastal Strip from Wilbinga to Mindarie". Photographs and information provided with the application indicate the area proposed to be cleared primarily comprises previously cleared vegetation (regrowth) in degraded condition within the road reserve. Noting the previously cleared and degraded condition of the vegetation within the application area and surrounds, the current land use of the application area as road reserve and the proposed purpose of the clearing is for car parking bays, the impacts from the proposed clearing are not likely to be significant.

The application area is situated within the area approved to clear under clearing permit CPS 5759/1, granted on 22 May 2014 for the purpose of constructing a road. To mitigate the direct impacts to the Bush Forever site from clearing under CPS 5759/1, an offset package was provided comprising funds towards the purchase of 1.4 hectares of remnant vegetation within secure conservation estate (DWER, 2014). Given the application area occurs entirely within the area approved to be cleared and offset under CPS 5759/1, the proposed clearing does not require additional mitigation or offset.

Noting the vegetation within the application is located within a Bush Forever site, the proposed clearing may be at variance with principle (h). However, the proposed clearing is not likely to impact the environmental values of the area, the impacts are not considered significant.

Based on the above, the proposed clearing may be at variance with principle (h) and is not likely to be at variance with the remaining clearing principles.

It is the permit holder's responsibility to comply with the *Aboriginal Heritage Act 1972* (WA) and ensure that no Aboriginal Sites of Significance are damaged through the clearing process.

## **Appendix A - References and databases**

### **1. GIS datasets**

Publicly available GIS Databases used (sourced from [www.data.wa.gov.au](http://www.data.wa.gov.au)):

- Aboriginal Heritage Places (DPLH-001)
- Cadastre Address (LGATE-002)
- DBCA – Lands of Interest (DBCA-012)
- DBCA Legislated Lands and Waters (DBCA-011)
- Directory of Important Wetlands in Australia – Western Australia (DBCA-045)
- Environmentally Sensitive Areas (DWER-046)
- IBRA Vegetation Statistics
- Regional Parks (DBCA-026)

Restricted GIS Databases used:

- ICMS (Incident Complaints Management System) – Points and Polygons
- Threatened Flora (TPFL)
- Threatened Flora (WAHerb)

- Threatened Fauna
- Threatened Ecological Communities and Priority Ecological Communities
- Threatened Ecological Communities and Priority Ecological Communities (Buffers)

## **2. References**

City of Wanneroo (2020). Area permit application form and supporting information for Clearing Permit Application CPS 8952/1 (DWER Ref: A1902204).

Department of Water and Environmental Regulation (DWER; 2014). Clearing Permit CPS 5759/1 Decision Report (DWER Ref: A762346).