

9 November 2021

Native Vegetation Clearing Branch  
Department of Water and Environmental Regulation  
Locked Bag 10  
**JOONDALUP DC WA 6919**

Dear Sir / Madam,

**METRONET STAGE 1: YANCHEP RAIL EXTENSION URBAN QUARTER ACCESS TRACK  
NATIVE VEGETATION CLEARING PERMIT APPLICATION**

**1. Background**

The Yanchep Rail Extension (YRE) project forms part of METRONET, a State government program of projects to increase the size of Perth's railway network. The project aims to support the planning of integrated station precincts and the growth of the Perth metropolitan region. The YRE project is an extension to the Northern Suburbs Railway (also known as the Joondalup line) to support existing communities with improved transport connections and create new communities through integrated station precincts. The YRE project includes 14.5 km of railway beyond the existing Butler Station, new stations at Alkimos, Eglinton and Yanchep, and associated infrastructure. NEWest Alliance (NEWest) has been appointed by the Public Transport Authority (PTA) as the head contractor for the YRE project.

The scope of this Native Vegetation Clearing Permit (NVCP) application involves the clearing of vegetation to facilitate:

- Maintenance of an existing track and creation of a new, cleared track for the entry in and out of the Urban Quarter stockpile as part of the Yanchep Rail Extension project;
- Allows for the hauling of bulk material (i.e. sand, limestone etc) out of the stockpile site (in accordance with Development Approval 30-50410-1 for Lot 9001 on Plan 413782).
- The delivery of rail infrastructure and bridge components, and general construction access into the Project Development Envelope; and
- Reduces congestion of vehicle and plant movement through the Project Development Envelope.

This clearing application will support the operation of the YRE project, however it is separate to the proposal (i.e. YRE Part 1 – Butler to Eglinton section) assessed by the Environmental Protection Authority (EPA) and approved under Ministerial Statement 1100. Upon cessation of YRE construction activities and stockpiling operations associated with the YRE project, the track will be handed over to the landowner.

NEWest Alliance commissioned Natural Areas Consulting Management Services (NACMS) to undertake an additional areas biological survey in October 2021, covering the entire access track footprint (**Attachment 4**). Approximately 0.52 ha is expected to be disturbed (inclusive of the southern portion of the access track which is predominantly cleared) and has been surveyed by

appropriately qualified personnel. Although vegetation clearing as part of this scope of works has been minimised where possible, native vegetation, generally in a degraded condition, is required to be cleared.

This letter provides a summary of the relevant background information associated with the attached application (**Attachment 1** – C2 application form) for an NVCP.

## 2. Native Vegetation

The proposed clearing for the access track will require clearing of native vegetation. The area of native vegetation identified to be cleared under this scope of works is up to 0.52 ha (**Figure 1**).

A description of the native vegetation at the proposed clearing area along the access track is provided below based on the biological surveys conducted for the disturbance area (NACMS, 2021). The digital survey information has been provided in accordance with the EPA's *Instructions for the preparation of data packages for the Index of Biodiversity Surveys for Assessments (IBSA)*.

The survey recorded the following three vegetation types within the proposed disturbance area at the Urban Quarter access track (**Figure 2**):

- *Acacia saligna* open shrubland (0.25 ha);
- *Banksia sessilis* shrubland (0.17 ha); and
- Open *Banksia* spp. Woodland (0.10 ha).

The vegetation condition within the proposed clearing area ranges from Completely Degraded to Very Good (**Figure 3**). Areas rated as Degraded to Completely Degraded have been historically cleared/partially cleared for an existing farm access track. One declared pest was identified within the survey site, One-leaf Cape Tulip (*Morea flaccida*), which at the time of the survey was flowering. This declared pest was present across the site at a low coverage rate of <5%.

There were no threatened or priority flora identified during the survey. There was also no priority or threatened ecological communities recorded.

## 3. Threatened Fauna and Fauna Habitats

A fauna survey was undertaken concurrently with the vegetation and significant flora survey for the Urban Quarter access track (NACMS, 2021).

Evidence of feeding by threatened Black Cockatoos was observed on *Banksia attenuata* cones at eight locations which were clustered together (**Figure 4**). Additionally, no suitable breeding or roosting habitat has been identified within the proposed clearing area.

No other fauna species of conservation significance was recorded during the survey.



#### **4. Environmental Management**

As part of the initial planning for seeking alternative routes for haulage of materials, a desktop review of potential locations was undertaken, and the location was selected to avoid interaction with the major works occurring through the working corridor. Earthworks and the construction of the rail, station and bridge infrastructure will limit access along the length of the Development Envelope; therefore, the access track was chosen to allow efficient haulage of material, safer entering and exiting of the worksite and reducing the extent of vegetation clearing by utilising an existing track. The primary clearing method undertaken will be mechanical and the extent of clearing will be limited to that required for access.

The integrity of the access track will be improved by the application of a crushed limestone layer. This will prevent ongoing degradation of the existing track by plant and light vehicle movement.

NEWest will also ensure the following management measures are implemented to minimise impacts to environmental values during the ground disturbance and clearing works:

- Survey personnel will flag/demarcate clearing areas prior to clearing works commencing;
- NEWest will issue internal ground disturbance permits prior to any clearing works; and
- Pre-start meeting to be held with machinery operators to highlight the requirements to stay within approved clearing areas and minimise impacts to vegetation. All clearing and survey works will be supervised by environmental personnel.

#### **5. Fauna**

To minimise the potential impacts to clearing on fauna and fauna habitat, the following management measures will be implemented during native vegetation clearing:

- Existing cleared areas will be used to avoid additional clearing; and
- The clearing footprint has been minimised to a relatively small amount of native vegetation clearing (maximum 0.52 ha) required to implement the scope.

#### **6. Weeds and Diseases**

One-leaf Cape Tulip (*Morea flaccida*) was identified in the survey area, therefore weed management protocols will be implemented to control any weed species within the proposed clearing areas during construction.

Dieback assessment of the Urban Quarter stockpile area recorded no Phytophthora Dieback infestations and within the entire project area of the Yanchep Rail Extension. Visual assessment of the area during the flora and vegetation survey showed no signs of species potentially affected with Dieback with no death of susceptible species recorded.

#### **7. EPBC Referral**

The proposed clearing activities covered by this NVCP application were not referred to the Commonwealth Department of Agriculture, Water and the Environment (DAWE) as the action was deemed not to have a significant impact on a matter protected under the EPBC Act.

This application will not be requested to be assessed under the bilateral agreement or an accredited assessment.

## 8. Native Vegetation Clearing Permit

As per the attached *Application for a clearing permit (purpose permit) Form C2 (Attachment 1)*, NEWest seeks permission to clear up to 0.52 ha of native vegetation located at Urban Quarter access track (**Figure 1**). The assessment of the proposed clearing against the 10 Clearing Principles is provided in **Attachment 5**.

## 9. Certificates of Title and Landowners Authority

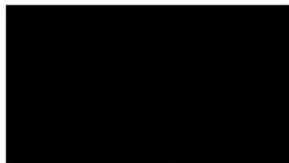
The access track clearing works is split between two parcels of land (**Figure 5**):

- The southern portion is covered by an Earthworks Deed between Prime Eglinton Pty Ltd, Daws and Son Pty Ltd and NEWest Alliance (**Attachment 2A**).
- The northern portion (Lot 17 on Plan 17935) is covered by a Western Australia Planning Commission Indemnity Agreement (**Attachment 2B**).

The above Agreements allow NEWest to undertake the proposed clearing within the two portions of land covered by this application. A Certificate of Title has been obtained for the southern portion (**Attachment 3**) due to a condition of the Native Vegetation Clearing Permit application. This Certificate allows proof of private ownership, where it isn't covered under public authority acquired land (northern portion).

This *Application for a clearing permit (purpose permit) Form C2* is enclosed (**Attachment 1**) for your consideration. Should you require any further information in regard to the above, please contact [REDACTED] Environmental Advisor, on [REDACTED] in the first instance.

Yours faithfully



**Environment & Sustainability Manager  
NEWest Alliance**