GOVERNMENT OF
WESTERN AUSTRALIA

CLEARING PERMIT

Granted under section 51E of the Environmental Protection Act 1986

Purpose permit number:	CPS 2184/2
Permit holder:	City of Wanneroo
Duration of permit:	23 August 2009 – 23 August 2014

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 road construction.

2. **Land on which clearing is to be done**
   - Lot 661 on Plan 49302
   - Lot 8025 on Plan 49302
   - Lot 8313 on Plan 7667
   - Lot 13495 on Plan 220543
   - Lot 13492 on Plan 220543
   - Lot 13493 on Plan 220543
   - Lot 13713 on Plan 220543
   - Lot 13494 on Plan 220543
   - Lot 13491 on Plan 220543
   - Lot 13496 on Plan 220543
   - Brazier Road Reserve, Yanchep, (PIN11750190)
   - Wilkie Avenue Road Reserve, Yanchep, (PIN1172649)

3. **Area of Clearing**
   The permit holder must not clear more than 2.58 hectares of native vegetation within the area hatched yellow on attached Plan 2184/2.

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 activities to the extent that the permit holder has the power to clear native vegetation for those activities under the *Local Government Act 1995* or any other written law.

6. **Compliance with Assessment Sequence and Management Procedures**
   Prior to clearing any native vegetation under conditions 1, 2 and 3 of this Permit, the permit holder must comply with the Assessment Sequence and the Management Procedures set out in Part II of this Permit.

PART II – ASSESSMENT SEQUENCE AND MANAGEMENT PROCEDURES

7. Avoid, minimise etc 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.

8. Dieback and weed control

(a) When undertaking any clearing, or other activity pursuant to this Permit, the Permit Holder must take the following steps to minimise the risk of introduction and spread of *weeds* and *dieback*:
   (i) clean earth-moving machinery of soil and vegetation prior to entering and leaving the area to be cleared;
   (ii) shall not move soil in wet conditions;
   (iii) ensure that no *dieback* or *weed*-affected soil, *mulch* or *fill* or other material are brought into the area to be cleared
   (iv) restrict the movement of machines and other vehicles to the limits of the areas to be cleared.

(b) At least once in each 12 month period for the *term* of this Permit, the Permit Holder must remove or kill any *weeds* growing within areas cleared under this Permit.

9. Offsets

The Permit Holder must implement an *offset* in accordance with conditions 9(a) and 9(b) of this Permit with respect to all clearing within Bush Forever site 397.

(a) Determination of *offsets*:
   (i) in determining the *offset* to be implemented with respect to a particular area of native vegetation proposed to be cleared under this Permit, the Permit Holder must have regard to the *offset* principles contained in condition 9(b) of this Permit;
   (ii) once the Permit Holder has developed an *offset proposal*, the Permit Holder must provide that *offset proposal* to the CEO for the CEO's approval prior to undertaking any clearing to which the *offset* relates, and prior to implementing the *offset*;
   (iii) clearing shall not commence until and unless the CEO has approved the *offset proposal* to which the clearing relates;
   (iv) the Permit Holder shall implement the *offset proposal* approved under condition 9(a)(iii); and
   (v) each *offset proposal* shall include a *direct offset*, timing for implementation of the *offset proposal* and may additionally include *contributing offsets*.

(b) For the purpose of this condition, the *offset* principles are as follows:
   (i) *direct offsets* should directly counterbalance the loss of the native vegetation;
   (ii) *contributing offsets* should complement and enhance the *direct offset*;
   (iii) *offsets* are implemented only once all avenues to avoid, minimise, rectify or reduce environmental impacts have been exhausted;
   (iv) the environmental values, habitat, species, *ecological community*, physical area, ecosystem, landscape, and hydrology of the *offset* should be the same as, or better than, that of the area of native vegetation being *offset*;
   (v) a ratio greater than 1:1 should be applied to the size of the area of native vegetation that is offset to compensate for the risk that the *offset* may fail;
   (vi) *offsets* must entail a robust and consistent assessment process;
   (vii) in determining an appropriate *offset*, consideration should be given to ecosystem function, rarity and type of *ecological community*, vegetation *condition*, habitat quality and area of native vegetation cleared;
   (viii) the *offset* should either result in no net loss of native vegetation, or lead to a net gain in native vegetation and improve the *condition* of the natural environment;

(ix) *offsets* must satisfy all statutory requirements;
(x) *offsets* must be clearly defined, documented and audited;
(xi) *offsets* must ensure a long-term (10-30 year) benefit; and
(xii) an *environmental specialist* must be involved in the design, assessment and monitoring of *offsets*.

PART III - RECORD KEEPING AND REPORTING

10. Records to be kept

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 species composition, structure and density of the cleared area;
  (ii) 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;
  (iii) the date that the area was cleared; and
  (iv) the size of the area cleared (in hectares).

(b) In relation to the *offset* of areas pursuant to condition 9 of this Permit:
  (i) the location of any area of *offsets* recorded using a Global Positioning System (GPS) unit set to Geocentric Datum Australia 1994 (GDA94), expressing the geographical coordinates in Eastings and Northings;
  (ii) a description of the *offset* activities undertaken; and
  (iii) the size of the *offset* area (in hectares).

11. Reporting

(a) The Permit Holder must provide to the CEO, on or before 30 June of each year, a written report of records required under condition 10 of this Permit and activities done by the Permit Holder under this Permit between 1 January and 31 December of the preceding year.

(b) Prior to 9 May 2014, the Permit Holder must provide to the CEO a written report of records required under condition 10 of this Permit where these records have not already been provided under condition 11(a) of this Permit.

Definitions

The following meanings are given to terms used in this Permit:

condition means the rating given to native vegetation using the *Keighery scale* and refers to the degree of change in the structure, density and species present in the particular vegetation in comparison to undisturbed vegetation of the same type;

contributing offset/s has the same meaning as is given to that term in the Environmental Protection Authority's *Position Statement No.9: Environmental Offsets*, January 2006;

dieback means the effect of *Phytophthora* species on native vegetation;

direct offset/s has the same meaning as is given to that term in the Environmental Protection Authority's *Position Statement No.9: Environmental Offsets*, January 2006;

ecological community/ies means a naturally occurring biological assemblage that occurs in a particular type of habitat (English and Blythe, 1997; 1999);

environmental specialist means a person who is engaged by the Permit Holder for the purpose of providing environmental advice, who holds a tertiary qualification in environmental science or equivalent, and has experience relevant to the type of environmental advice that an environmental specialist is required to provide under this Permit;

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;

offset/s means an offset required to be implemented under condition 10 of this Permit;

offset proposal means an *offset* determined by the Permit Holder in accordance with condition 10 of this Permit;

term means the duration of this Permit, including as amended or renewed; and

weed/s means a species listed in Appendix 3 of the "Environmental Weed Strategy" published by the Department of Conservation and Land Management (1999), and plants declared under section 37 of the *Agriculture and Related Resources Protection Act 1976*.

M Warnock
A/MANAGER
NATIVE VEGETATION CONSERVATION BRANCH

Officer delegated under Section 20
of the Environmental Protection Act 1986

20 December 2012

Plan 2184/2



LEGEND

Clearing Instruments

Areas Approved to Clear

Perth Metropolitan North
15cm Orthomosaic - Landgate
2011

N

0 ~150 m

Scale 1:5259
(Approximate when reproduced at A4)

Geocentric Datum Australia 1994

Note: the data in this map have not been projected. This may result in geometric distortion or measurement inaccuracies.

Date 20/12/12

M. Warnock

Information derived from this map should be confirmed with the data custodian acknowledged by the agency acronym in the legend.

Department of Environment and Conservation

Our environment, our future

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* Project Data. This data has not been quality assured. Please contact map author for details.

Department of Environment and Conservation

Clearing Permit Decision Report

1. Application details

1.1. Permit application details

Permit application No.: 2184/2
Permit type: Purpose Permit

1.2. Proponent details

Proponent's name: City of Wanneroo

1.3. Property details

Property:
LOT 13495 ON PLAN 220543 (YANCHEP 6035)
LOT 8313 ON PLAN 7667 (YANCHEP 6035)
LOT 13492 ON PLAN 220543 (YANCHEP 6035)
LOT 8025 ON PLAN 49302 (House No. 630L TWO ROCKS YANCHEP 6035)
LOT 13493 ON PLAN 220543 (House No. 2 BRAZIER YANCHEP 6035)
LOT 13713 ON PLAN 220543 (YANCHEP 6035)
LOT 13494 ON PLAN 220543 (YANCHEP 6035)
LOT 13492 ON PLAN 220543 (YANCHEP 6035)
LOT 661 ON PLAN 49302 (House No. 620L TWO ROCKS YANCHEP 6035)
ROAD RESERVE (YANCHEP 6035)
ROAD RESERVE (YANCHEP 6035)
LOT 13496 ON PLAN 220543 (House No. 64 WILKIE YANCHEP 6035)
LOT 13495 ON PLAN 220543 (House No. 64 WILKIE YANCHEP 6035)

Local Government Area: City of Wanneroo
Colloquial name:

1.4. Application

Clearing Area (ha)	No. Trees	Method of Clearing	For the purpose of:
2.58		Mechanical Removal	Road construction or maintenance

1.5. Decision on application

Decision on Permit Application: Grant
Decision Date: 20 December 2012

2. Site Information

2.1. Existing environment and information

2.1.1. Description of the native vegetation under application

Vegetation Description	Clearing Description	Vegetation Condition	Comment
Beard: 1026 - Mosaic: Shrublands; Acacia rostellifera, A. cyclops (in the south) & Melaleuca cardiophylla (in the north) thicket / Shrublands; Acacia lasiocarpa & Melaleuca systena heath (Shepherd et al, 2001).	The area under application is 2.5ha for the purpose of realignment and widening of ~800m of Brazier Rd in Yanchep. Vegetation is best described in two main sections. The northern section and southern section of the proposed rd reserve.	Excellent: Vegetation structure intact; disturbance affecting individual species, weeds non-aggressive (Keighery 1994) To	The vegetation and clearing description is based on information obtained during the site inspection (DEC, 2007).
Heddle: Quindalup Complex - 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 M. lanceolata - Callitris preissii and the closed scrub of Acacia rostellifera (Heddle et al. 1980).	The northern section is best described as Open Heath to shrubland of coastal vegetation in very good to excellent condition. There is a high level of species diversity. Some of the plant species identified included Olearia axillaris, Melaleuca systena and Acacia rostellifera over Acanthocarpus preissii, Westringia sp., Lomandra maritima, Hardenbergia	Degraded: Structure severely disturbed; regeneration to good condition requires intensive management (Keighery 1994)	

comptoniana and Conostylis sp.

There is a low lying area (~0.01ha), adjacent to the surf club, consisting of a Closed Sedgeland of the Coastal Sword Sedge.

The southern section is best described as Low Open Shrubland over native herb land in very good condition. Some of the plant species identified included Olearia axillaris, Acacia sp. over Lomandra maritima, and westringia sp. with some grass weeds. The introduced coloniser dune species such as Tetragonia sp. and Pelargonium capitatum are also present.
Weed invasion is occurring in disturbed areas along the edge of Brazier Rd and in the form of vehicle and walking tracks through the applied area. Generally the disturbed areas are degraded.

3. Assessment of application against clearing principles

Comments

Clearing Permit CPS 2184/1 has been amended to change the footprint and increase the clearing of native vegetation by a further 0.08 hectares.

The initial assessment under CPS 2184/1 indentified the potential for a number of priority flora to occur within the application area, thus flora management conditions were placed on the permit. A flora and fauna assessment undertaken by Cardno (WA) Pty Ltd 2011 of the Brazier Road application area did not record any priority flora within the application area. However, the vegetation under application is in very good to excellent (Keighery, 1994) condition with a high level of species diversity. Therefore principle (a) remains as may be at variance.

In response to principle (h) the applicant has provided a strategic offset package to mitigate a number environmental factors of granted permits, which includes this current application. The approved offset involves;

- conservation of 56.6 hectares at Badgerup Lake and surrounding land;
- Revegetation of 15 hectares of land at Badgerup Lake; and
- conservation of two areas at Banksia Grove.

The assessment against the remaining clearing principles has not changed and can be found within the Clearing Permit Decision Report CPS 2184/1.

Methodology Referrences
- Cardno (WA) Pty Ltd (2011)

Planning instrument, Native Title, Previous EPA decision or other matter.

Comments

No submissions for the application have been received.

Administrative changes have been made to permit condition 8, flora management. The applicant has surveyed the application area and no priority flora was indentified within the clearing footprint, therefore the flora management condition has been removed.

Methodology

4. References

Cardno (WA) Pty Ltd (2011) Yanchep Lagoon Redevelopment Proposal. Flora, Fauna and Vegetation Report. Prepared for the City of Wanneroo (DEC Ref:A538946)DEC (2007) Site inspection conducted 20 December 2007 (TRIM Ref: DOC44888)

DEC (2007) Site inspection conducted 20 December 2007 (TRIM Ref: DOC44888)

Heddle, 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.

Shepherd, D.P., Beeston, G.R., and Hopkins, A.J.M. (2001), Native Vegetation in Western Australia. Technical Report 249. Department of Agriculture Western Australia, South Perth.

5. Glossary

Term	Meaning
BCS	Biodiversity Coordination Section of DEC
CALM	Department of Conservation and Land Management (now BCS)
DAFWA	Department of Agriculture and Food
DEC	Department of Environment and Conservation
DEP	Department of Environmental Protection (now DEC)
DoE	Department of Environment
DoIR	Department of Industry and Resources
DRF	Declared Rare Flora
EPP	Environmental Protection Policy
GIS	Geographical Information System
ha	Hectare (10,000 square metres)
TEC	Threatened Ecological Community
WRC	Water and Rivers Commission (now DEC)