



CLEARING PERMIT

Granted under section 51E of the Environmental Protection Act 1986

Purpose Permit number:	CPS 3677/1
Permit Holder:	Greenbase Enterprises Pty Ltd
Duration of Permit:	6 June 2010 to 6 June 2015

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 dwellings.

2. Land on which clearing is to be done

Lot 104 on Deposited Plan 222866 (350 Gill Street Mundaring)

3. Area of clearing

The Permit Holder shall not clear more than 0.3196 hectares of native vegetation within the areas hatched yellow on attached Plan 3677/1.

4. Application

This Permit allows the Permit Holder to authorise persons, including employees, contractors and agents of the Permit Holder, to clear native vegetation authorised under this Permit subject to compliance with the conditions of this Permit and approval from the Permit Holder.

5. 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

6. 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.

7. Dieback and weed control

- (a) 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*:
 - (i) clean earth-moving machinery of soil and vegetation prior to entering and leaving the area to be cleared;
 - (ii) shall only move soils in *dry conditions*;
 - (iii) ensure that no *weed*-affected soil, *mulch*, *fill* or other material is brought into the area to be cleared; and
 - (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.

PART III – RECORD KEEPING AND REPORTING

8. Records to be kept

In relation to the clearing of native vegetation undertaken pursuant to 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;
- (b) the date that the area was cleared; and
- (c) the size of the area cleared (in hectares).

9. 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 8 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 6 March 2015, the Permit Holder must provide to the CEO a written report of records required under condition 8 of this Permit where these records have not already been provided under condition 9(a) of this Permit.

Definitions

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

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

dry conditions means when soils (not dust) do not freely adhere to rubber tyres, tracks, vehicle chassis or wheel arches;

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;

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

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*.



Kelly Faulkner
MANAGER
NATIVE VEGETATION CONSERVATION BRANCH






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

6 May 2010

Plan 3677/1



LEGEND

-  Cadastre
-  Road Centrelines
Clearing Instruments
-  Areas Applied to Clear
-  Areas Subject to Conditions
(cont)
-  Areas Approved to Clear

Swan Coastal Plain North
20cm Orthomosaic - Landgate
2009



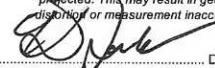
0 ~30 m

Scale 1:1200

(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 6/5/2010

Kelly Faulkner
Officer with delegated authority under Section 20 of the Environmental Protection Act 1986

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.



1. Application details

1.1. Permit application details

Permit application No.: 3677/1
Permit type: Purpose Permit

1.2. Proponent details

Proponent's name: Dynamic Planning and Developments

1.3. Property details

Property: LOT 104 ON PLAN 222866 (House No. 350 GILL MUNDARING 6073)
Local Government Area:
Colloquial name:

1.4. Application

Clearing Area (ha)	No. Trees	Method of Clearing	For the purpose of:
0.016		Mechanical Removal	Building or Structure
0.295		Mechanical Removal	Building or Structure
0.009		Mechanical Removal	Building or Structure

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
J.S. Beard (1980) mapped the vegetation within the area under application as West Darling 3: medium forest; Eucalyptus marginata (Jarrah) and Corymbia calophylla (Marri).	A survey undertaken by Bamford Consulting Ecologists in October 2009 identified that the native vegetation within the area under application is growing in association with a watercourse and includes the native species Corymbia calophylla (Marri), Eucalyptus marginata (Jarrah), Eucalyptus patens (Swan River Blackbutt), Nyctia floribunda (WA Christmas Tree), Taxandria linearifolia (Swamp Peppermint), Astartea fascicularis, Hypocalymma	Good: Structure significantly altered by multiple disturbance; retains basic structure/ability to regenerate (Keighery 1994)	A survey undertaken by Bamford Consulting Ecologists in October 2009 identified that the native vegetation within the area under application is predominantly in 'good' condition.
E.M. Heddle (1980) mapped the vegetation within the area under application as Yarragil Complex (minimum development / permanent swamps) in medium to high rainfall.	angustifolium (White Myrtle), Banksia nivea (Honeypot Dryandra), and Hakea varia (Variable-leaved Hakea).		
E. Mattiske (1998) mapped the vegetation within the area under application as Yarragil Yg1: open forest of Eucalyptus marginata subsp. marginata (Jarrah) - Corymbia calophylla (Marri) on slopes with mixtures of Eucalyptus patens (Blackbutt) and Eucalyptus megacarpa (Bullich) on the valley floors in humid and subhumid zones.			

3. Assessment of application against clearing principles

(a) Native vegetation should not be cleared if it comprises a high level of biological diversity.

Comments Proposal may be at variance to this Principle

This application is for the clearing of approximately 0.3196 hectares of native vegetation (within a 2 hectare property with approximately 65% native vegetation cover) to facilitate a local government-approved

development. The area under application comprises riparian vegetation. Of the balance of native vegetation on the property, approximately 0.3380 hectares is to be retained as a 'Revegetation Corridor' and 'Public Recreation Reserve' and the remainder has been cleared for development under exemption.

The vegetation within the area under application is mapped as *Eucalyptus marginata* (Jarrah) and *Corymbia calophylla* (Marri) forest on the slopes with mixtures of *Eucalyptus patens* (Blackbutt) and *Eucalyptus megacarpa* (Bullich) on the valley floors.

The area under application includes a minor perennial watercourse, being a tributary of Bugle Tree Creek which is located approximately 240 metres north of the area under application and enters Jane Brook. Aerial photography indicates that the area under application is part of a riparian corridor within an area zoned for 'Urban' development, and within a broader landscape that has approximately 80% vegetative cover within a five kilometre radius.

There are no known occurrences of priority ecological communities (PECs) within a five kilometre radius of the area under application. The nearest PEC surveyed site is 'central granite shrublands' (priority 4) located approximately 5.6 kilometres north west of the area under application.

A survey undertaken by Bamford Consulting Ecologists in October 2009 identified that the native vegetation within the area under application is predominantly in 'good' condition and likely to provide habitat for a variety of native fauna including *Isoodon obesulus fusciventer* (Quenda or Southern Brown Bandicoot, priority 5) (Bamford Consulting Ecologists 2010).

The DEC databases indicate that there are a combined 12 records of priority flora within a five kilometre radius of the area under application. The nearest records are *Acacia oncinophylla* subsp. *oncinophylla*, *Adenanthos cygnorum* subsp. *chamaephyton*, *Grevillea pimeleoides* and *Lasiopetalum bracteatum*, all located approximately 400 metres south east of the area under application. Other species include *Halgania corymbosa*, *Boronia tenuis*, *Templetonia drummondii*, *Pimelea rara*, *Lepyrodia heleocharoides*, *Caladenia arrecta*, *Tetratheca pilifera*

The proposed clearing of 0.3196 hectares may comprise a high level of biodiversity.

This proposal may be at variance with this principle.

Methodology Bamford Consulting Ecologists 2010

GIS datasets:

- Swan Coastal Plain North 20cm Orthomosaic - Landgate 2009
- Metropolitan Region Scheme - DPI 2005
- Hydrography, linear - DOW 2004
- Hydrography, linear (medium scale, 250K GA) - DOW 1999
- Pre-European Vegetation - Beard 1980
- Mattiske Vegetation - CALM 1998

SAC biodatasets:

- WAHerb - DEC 2008
- DeFI - DEC 2008
- Fauna - DEC 2009
- TEC-PEC sites - DEC 2009

(b) Native vegetation should not be cleared if it comprises the whole or a part of, or is necessary for the maintenance of, a significant habitat for fauna indigenous to Western Australia.

Comments Proposal may be at variance to this Principle

Aerial photography indicates that the area under application is part of a riparian corridor that continues through adjacent properties to the north and south and which is intersected by four road crossings. Aerial photography also indicates that the landscape has approximately 80% vegetative cover within a five kilometre radius of the area under application.

A survey undertaken by Bamford Consulting Ecologists in October 2009 identified that the native vegetation within the area under application is growing in association with a watercourse. The survey identified that the vegetation present is predominantly in 'good' condition and likely to provide habitat for a variety of native fauna. In particular, the survey identified that the area under application comprises ideal habitat for *Isoodon obesulus fusciventer* (Quenda or Southern Brown Bandicoot, priority 5), that diggings of this species were observed, and that this species is likely to use the riparian zone as a corridor for movement through the landscape (Bamford Consulting Ecologists 2010).

There are approximately 80 recorded occurrences of fauna of conservation significance within a five kilometre radius of the area under application. The nearest is a 2007 record for Southern Brown Bandicoot approximately 300 metres south east of the area under application. Other records include *Hydromys chrysogaster* (Water-rat, priority 4), *Acanthophis antarcticus* (Southern Death Adder, priority 3), *Dasyurus geoffroyi* (Chuditch, threatened). It is likely that *Calyptorhynchus latirostris* (Carnaby's Black-Cockatoo, threatened),

Calyptorhynchus banksii naso (Forest Red-tailed Black-Cockatoo, threatened), *Morelia spilota imbricata* (Carpet Python, specially protected), *Falco peregrinus* (Peregrine Falcon, specially protected) and *Macropus irma* (Western Brush Wallaby, priority 4) occur within the local area. Some may use the area under application areas a corridor for movement through the landscape.

The applicant proposes to create public open space in the vicinity of Bugle Tree Creek and an additional fringing 10 metre wide revegetation corridor where the existing natural environmental values around the tributary will be retained.

Given the extensive vegetation cover in the local area it is unlikely that the proposed clearing of 0.3196 hectares will adversely affect the survival of fauna generally in the local area. However local fauna populations which are largely dependent on riparian habitat, such as Southern Brown Bandicoot, will be impacted by the proposal.

This proposal may be at variance with this principle.

Methodology Bamford Consulting Ecologists 2010
GIS datasets:
- Swan Coastal Plain North 20cm Orthomosaic - Landgate 2009
- Hydrography, linear - DOW 2004
SAC biodatasets:
- Fauna - DEC 2009

(c) Native vegetation should not be cleared if it includes, or is necessary for the continued existence of, rare flora.

Comments Proposal is not likely to be at variance to this Principle

The DEC databases indicate that there are a combined 9 recorded occurrences of rare flora within a five kilometre radius of the area under application. Of these, 8 records are for *Acacia aphylla* (Leafless Rock Wattle) and 1 record is for *Grevillea flexuosa* (Tangled Grevillea). The nearest record is for *Acacia aphylla* and is located approximately 2 kilometres north east of the area under application.

Acacia aphylla grows in sand, loam and clay loam soils associated with granite outcrops and hills (WA Herbarium 1998+). *Grevillea flexuosa* grows in red-brown sand with laterite and gravel, and sand over granite, associated with ridgetop plateaus and breakaways (WA Herbarium 1998+). It is unlikely that either of these species occurs within the riparian habitat of the area under application.

Aerial photography indicates that the area under application is part of a riparian corridor within a landscape that has approximately 80% vegetative cover within a five kilometre radius. A survey undertaken by Bamford Consulting Ecologists in October 2009 identified that the native vegetation within the area under application is in 'good' condition and comprises of species associated with watercourses and wet areas (Bamford Consulting Ecologists 2010). It is unlikely that the area under application includes, or is necessary for the continued existence of, rare flora.

This proposal is not likely to be at variance with this principle.

Methodology Bamford Consulting Ecologists 2010
WA Herbarium (1998+)
GIS datasets:
- Swan Coastal Plain North 20cm Orthomosaic - Landgate 2009
SAC biodatasets:
- WAHerb - DEC 2008
- DeFI - DEC 2008

(d) Native vegetation should not be cleared if it comprises the whole or a part of, or is necessary for the maintenance of a threatened ecological community.

Comments Proposal is not likely to be at variance to this Principle

There are no surveyed occurrences of threatened ecological communities (TECs) within a five kilometre radius of the area under application. It is unlikely that the area under application comprises a TEC, or is necessary for the maintenance of one.

This proposal is not likely to be at variance with this principle.

Methodology SAC biodatasets:
- TEC-PEC sites - DEC 2009

(e) Native vegetation should not be cleared if it is significant as a remnant of native vegetation in an area that has been extensively cleared.

Comments Proposal is not likely to be at variance to this Principle

Aerial photography indicates that the area under application is part of a riparian corridor that continues through adjacent properties to the north and south and which is intersected by four road crossings. Aerial photography also indicates that the landscape has approximately 80% vegetative cover within a five kilometre radius of the area under application.

J.S. Beard (1980) mapped the vegetation within the area under application as West Darling 3. In 2007 this vegetation association had approximately 69.32% of its pre-clearing extent remaining within the Jarrah Forest bioregion, with approximately 57.55% of its pre-clearing extent in conservation tenure.

E.M. Heddle (1980) mapped the vegetation within the area under application as Yarragil Complex (minimum development / permanent swamps) in medium to high rainfall. Pre-clearing extent statistics are not available for the Jarrah Forest bioregion.

E. Mattiske (1998) mapped the vegetation within the area under application as Yarragil Yg1. In 1998 this vegetation type had approximately 87.9% of its pre-clearing extent remaining within the Regional Forest Agreement boundary, and is likely to have less pre-clearing extent remaining in 2010. Pre-clearing extent statistics are not available for the Jarrah Forest bioregion.

The National Objective and Targets for Biodiversity Conservation 2001-2005 (AGPS 2001) recommends a 30% threshold level for vegetation types, below which species loss appears to accelerate exponentially at an ecosystem level.

The statistics available indicate that the vegetation association present within the area under application retains more than 30% pre-clearing extent within the bioregion.

In the context of its size, 0.3196 hectares of native vegetation within a well-vegetated landscape is unlikely to comprise a significant remnant in an area that has been extensively cleared.

This proposal is not likely to be at variance with this principle.

Methodology AGPS 2001

GIS datasets:

- Swan Coastal Plain North 20cm Orthomosaic - Landgate 2009
- IBRA WA (Regions - Sub Regions) - DEH 2004
- Pre-European Vegetation - Beard 1980
- Mattiske Vegetation - CALM 1998
- Heddle Vegetation Complexes - DEP 1995

(f) Native vegetation should not be cleared if it is growing in, or in association with, an environment associated with a watercourse or wetland.

Comments Proposal is at variance to this Principle

Aerial photography indicates that the area under application is part of a riparian corridor that continues through adjacent properties to the north and south and which is intersected by four road crossings. The area under application includes a minor perennial watercourse, being a tributary of Bugle Tree Creek. Bugle Tree Creek is located approximately 240 metres north of the area under application, and enters Jane Brook.

A survey undertaken by Bamford Consulting Ecologists in October 2009 identified that the native vegetation within the area under application is growing in association with a watercourse. Native species that grow in association with watercourses or seasonally wet areas (WA Herbarium 1998+) and that were identified within the area under application during this survey include *Taxandria linearifolia* (Swamp Peppermint), *Astartea fascicularis*, *Hypocalymma angustifolium* (White Myrtle), *Eucalyptus patens* (Swan River Blackbutt), *Hakea varia* (Variable-leaved Hakea). In addition the introduced species present indicate a riparian habitat (Bamford Consulting Ecologists 2010).

This proposal is at variance with this principle.

Methodology Bamford Consulting Ecologists 2010

WA Herbarium (1998+)

GIS datasets:

- Hydrography, linear - DOW 2004
- Hydrography, linear (medium scale, 250K GA) - DOW 1999
- Swan Coastal Plain North 20cm Orthomosaic - Landgate 2009

(g) Native vegetation should not be cleared if the clearing of the vegetation is likely to cause appreciable land degradation.

Comments Proposal is not likely to be at variance to this Principle

The landform of the area under application is relatively flat with a slope, and approximately 265-270 metres above sea level.

The soils and landform within the area under application are mapped as type JZ1, described as dissected plateau having a strongly undulating relief, and with some moderately incised valleys, comprising much of the western part of the Darling Range south of the Swan River, and characterised by lateritic gravels and block laterite with chief soils being ironstone gravels with sandy and earthy matrices (Northcote et al 1960-8).

Groundwater salinity within the area under application is mapped as 500-1000mg/L. Salinity mapping indicates that the area under application sits on a creekline that does not appear to be currently saline. Salinity risk mapping indicates that the area under application sits on a creekline that does not appear to be at risk of increasing salinity.

It is unlikely that this proposal to clear 0.3196 hectares of native vegetation will result in a significant land degradation risk.

This proposal is not likely to be at variance with this principle.

Methodology Northcote et al 1960-8

GIS datasets:

- Topographic Contours, Statewide - DOLA 2002
- Soils, Statewide - AGWA 1999
- Salinity Risk LM 25m - DOLA 00
- Salinity Mapping LM 25m - DOLA 00
- Groundwater Salinity, Statewide - DOW 2000

(h) Native vegetation should not be cleared if the clearing of the vegetation is likely to have an impact on the environmental values of any adjacent or nearby conservation area.

Comments Proposal is not likely to be at variance to this Principle

The area under application is located approximately 800 metres north of Beelu National Park. Other conservation tenures within a five kilometre radius of the area under application include John Forrest National Park, Parkerville Nature Reserve, an un-named section 5(1)(h) (of the Conservation and Land Management Act 1984) Reserve and Mundaring State Forest.

There are more than 50 Land for Wildlife sites managed for conservation within a five kilometre radius of the area under application. The nearest of these is located approximately 1 kilometre from the area under application.

The area under application is located approximately 1.5 kilometres from a DEC nature conservation covenant site managed for conservation.

Given that the area under application is situated at approximately the same or slightly lower elevation than the nearest conservation areas, and given the distance and landuse between these conservation areas and the area under application, it is unlikely that the proposed clearing will have an impact on these areas in terms of water runoff and sedimentation.

This proposal is not likely to be at variance with this principle.

Methodology GIS datasets:

- Swan Coastal Plain North 20cm Orthomosaic - Landgate 2009
 - CALM Managed Lands and Waters - CALM 2005
 - Topographic Contours, Statewide - DOLA 2002
- SAC biodatasets:
- Land for Wildlife - DEC 2008
 - DEC covenant - DEC 2008
 - NTWA covenant - NTWA 2008
 - DAFWA heritage parcels - DAFWA 2007

(i) Native vegetation should not be cleared if the clearing of the vegetation is likely to cause deterioration in the quality of surface or underground water.

Comments Proposal is not likely to be at variance to this Principle

Aerial photography indicates that the area under application is part of a riparian corridor that continues through adjacent properties to the north and south and which is intersected by four road crossings. The area under

application includes a minor perennial watercourse, being a tributary of Bugle Tree Creek. Bugle Tree Creek is located approximately 240 metres north of the area under application, and enters Jane Brook.

The area under application occurs within the Swan River and Tributaries Catchment Area listed under the Rights in Water and Irrigation Act 1914. The area under application is located approximately 700 metres north of the Middle Helena Catchment Area Public Drinking Water Supply Area.

Groundwater salinity within the area under application is mapped as 500-1000mg/L. Salinity mapping indicates that the area under application sits on a creekline that does not appear to be currently saline. Salinity risk mapping indicates that the area under application sits on a creekline that does not appear to be at risk of increasing salinity.

In complying with the conditions of development approval provided for this proposal the applicant is required to prepare a Nutrient and Irrigation Management Plan (Shire of Mundaring 2009). The applicant advised that wastewater will be managed on the property by an aerobic treatment and effluent irrigation system.

The proposed clearing of 0.3196 hectares is not expected to cause significant or permanent deterioration in the quality of surface or underground water.

This proposal is not likely to be at variance with this principle.

- Methodology** Shire of Mundaring 2009
GIS datasets:
- Swan Coastal Plain North 20cm Orthomosaic - Landgate 2009
 - Public Drinking Water Source Areas (PDWSAs) - DOW 2009
 - RIWI Act, Groundwater Areas - DOW 2006
 - Hydrography, linear - DOW 2004
 - Hydrography, linear (medium scale, 250K GA) - DOW 1999
 - Topographic Contours, Statewide - DOLA 2002
 - Salinity Risk LM 25m - DOLA 00
 - Salinity Mapping LM 25m - DOLA 00
 - Groundwater Salinity, Statewide - DOW 2000

(j) Native vegetation should not be cleared if clearing the vegetation is likely to cause, or exacerbate, the incidence or intensity of flooding.

Comments Proposal is not likely to be at variance to this Principle

The landform of the area under application is relatively flat with a slope, and approximately 265-270 metres above sea level. The soils are lateritic gravels (Northcote et al 1960). Aerial photography indicates that the area under application is part of a riparian corridor within a landscape that has approximately 80% vegetative cover within a five kilometre radius.

The area under application has an average annual rainfall of 1000 millimetres and an average annual evapotranspiration of 800 millimetres, resulting in an average annual recharge of 200 millimetres.

In complying with the conditions of development approval provided for this proposal the applicant is required to prepare a Nutrient and Irrigation Management Plan (Shire of Mundaring 2009). The applicant advised that wastewater will be managed on the property by an aerobic treatment and effluent irrigation system.

The proposed clearing of 0.3196 hectares is not expected to cause significant or permanent deterioration in the quality of surface or underground water.

This proposal is not likely to be at variance with this principle.

- Methodology** Shire of Mundaring 2009
Northcote et al 1960
GIS datasets:
- Swan Coastal Plain North 20cm Orthomosaic - Landgate 2009
 - Soils, Statewide - AGWA 1999
 - Topographic Contours, Statewide - DOLA 2002
 - Rainfall, Mean Annual - BOM 2001
 - Evapotranspiration, Areal Actual - BOM 2001

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

Comments

The application was originally for 0.6576 hectares of native vegetation, and was amended to 0.3196 hectares to exclude an area of approximately 0.3380 hectares as a 'Revegetation Corridor' and 'Public Recreation Reserve'. The remaining native vegetation on the property the subject of the development proposal has been cleared

under exemption.

The application was advertised in accordance with section 51E(4) of the Environmental Protection Act 1986. A letter was also sent to a direct interest party. One submission was received, indicating the importance of the area under application as fauna habitat and recommending the retention of creekline habitat, the development of a management plan and implementing dieback hygiene. These matters have been considered under the relevant clearing principles.

The proposal was referred to the Shire of Mundaring for development approval on 13 October 2008. The Shire of Mundaring approved the proposed development of 19 aged or dependent persons dwellings on 23 June 2009 (Shire of Mundaring 2009), subject to conditions:

- Revegetation and Weed Management Plan;
- Southern Brown Bandicoot Plan;
- Nutrient and Irrigation Management Plan;
- Drainage Management Plan;
- Fire Management Plan; and
- Dust Management Plan.

The proposal was referred to the Environmental Protection Authority (EPA) in June 2009. The EPA advertised the decision 'not assessed - public advice given' on 20 July 2009. Three appeals against the EPA's decision were received on 3 August 2009. The Minister for Environment dismissed the appeals on 24 November 2009 (Office of the Appeals Convenor 2009), with the recommendation that the EPA provides public advice to the Shire of Mundaring regarding the following:

- the Southern Brown Bandicoot Management Plan should be broadened to a Foreshore Management Plan (reflecting that the site contains a watercourse) to encompass the management of the Southern Brown Bandicoot and its habitat;
- the Revegetation and Weed Management Plan needs to capture and reflect the commitments in the Foreshore Management Plan, specifically in relation to the management of the Southern Brown Bandicoot population and its habitat;
- acid sulphate soils testing should be carried out if the proponent intends excavating below the watertable or in seasonally waterlogged soils, in accordance with the DEC guidelines for acid sulphate soils; and
- the Nutrient and Irrigation Management Plan should include the requirements to: determine the seasonal groundwater levels at the site prior to development; establish the water quality of the tributary of Bugle Tree Creek in order to confirm that the operation of the aerobic treatment and effluent irrigation system does not adversely impact water quality; and ensure that effluent irrigation is not undertaken within the land unit area identified to be susceptible to water-logging.

The applicant proposes to create public open space in the vicinity of Bugle Tree Creek and an additional fringing 10 metre wide revegetation corridor where the existing natural environmental values around the tributary will be retained.

The land is identified as 'Urban' in the Metropolitan Region Scheme. The land is owned in freehold and therefore native title notification is not necessary. There are no native title claims over the land. There are no Aboriginal sites of significance within the area under application, the nearest is approximately 350 metres south.

Methodology

Office of the Appeals Convenor 2009

Shire of Mundaring 2009

GIS datasets:

- Metropolitan Region Scheme - DPI 2005
- Aboriginal Sites of Significance - DIA 2010
- Native Title Claims - DOJ 2007

4. Assessor's comments

Comment

Assessment of this application has determined that the clearing proposed 'is at variance' with principle (f), 'may be at variance' with principles (a) and (b), and 'is not likely to be at variance' with clearing principles (c), (d), (e), (g), (h), (i) and (j).

5. References

- AGPS (2001) The national objective and targets for biodiversity conservation 2001-2005. Commonwealth of Australia, Canberra.
- Bamford Consulting Ecologists (8 January 2010) Habitat Assessment and Management Plan for Southern Brown Bandicoots and their Stream-zone Habitat at Lot 104 (350) Gill Street, Mundaring. Report to Greenbase Enterprises Pty Ltd on a survey undertaken on 28 October 2009.
- 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.
- Mattiske, E.M. and Havel, J.J. (1998) Vegetation Complexes of the South-west Forest Region of Western Australia. Maps and

report prepared as part of the Regional Forest Agreement, Western Australia for the Department of Conservation and Land Management and Environment Australia.

Northcote, K. H. with Beckmann G G, Bettenay E., Churchward H. M., van Dijk D. C., Dimmock G. M., Hubble G. D., Isbell R. F., McArthur W. M., Murtha G. G., Nicolls K. D., Paton T. R., Thompson C. H., Webb A. A. and Wright M. J. (1960-68): 'Atlas of Australian Soils, Sheets 1 to 10, with explanatory data'. CSIRO and Melbourne University Press: Melbourne.

Office of the Appeals Convenor (October 2009) Report to the Minister for Environment - Appeal number 290 to 292 of 2009, and (24 November 2009) Minister's Appeal Determination. Government of Western Australia.

Schoknecht N. (2002) Soil Groups of Western Australia. A simple guide to the main soils of Western Australia. Resource Management Technical Report 246. Edition 3

Shepherd, D.P. (2007) Adapted from: 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.

Shire of Mundaring (23 June 2009) Determination of Application for Planning Approval - Planning Approval Conditions under Town Planning Scheme No. 3.

Western Australian Herbarium (1998-current) FloraBase - The Western Australian Flora. Department of Environment and Conservation. <http://florabase.dec.wa.gov.au/> (accessed April 2010).

6. Glossary

Term	Meaning
CALM	Department of Conservation and Land Management (now DEC)
DAFWA	Department of Agriculture and Food
DEC	Department of Environment and Conservation
DEP	Department of Environmental Protection (now DEC)
DoE	Department of Environment (now DEC)
DoW	Department of Water
DMP	Department of Mines and Petroleum (ex DoIR)
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)