



CLEARING PERMIT

Granted under section 51E of the Environmental Protection Act 1986

PERMIT DETAILS

Area Permit Number: 3705/1
File Number: DEC2010/002500-1
Duration of Permit: From 6 June 2010 to 6 June 2012

PERMIT HOLDER

SwanCare Group Inc.

LAND ON WHICH CLEARING IS TO BE DONE

Lot 1150 on Deposited Plan 59396, Commonage Road, Dunsborough

AUTHORISED ACTIVITY

The Permit Holder shall not clear more than 1.2 hectares of native vegetation, within the area cross-hatched yellow on attached Plan 3705/1.

CONDITIONS

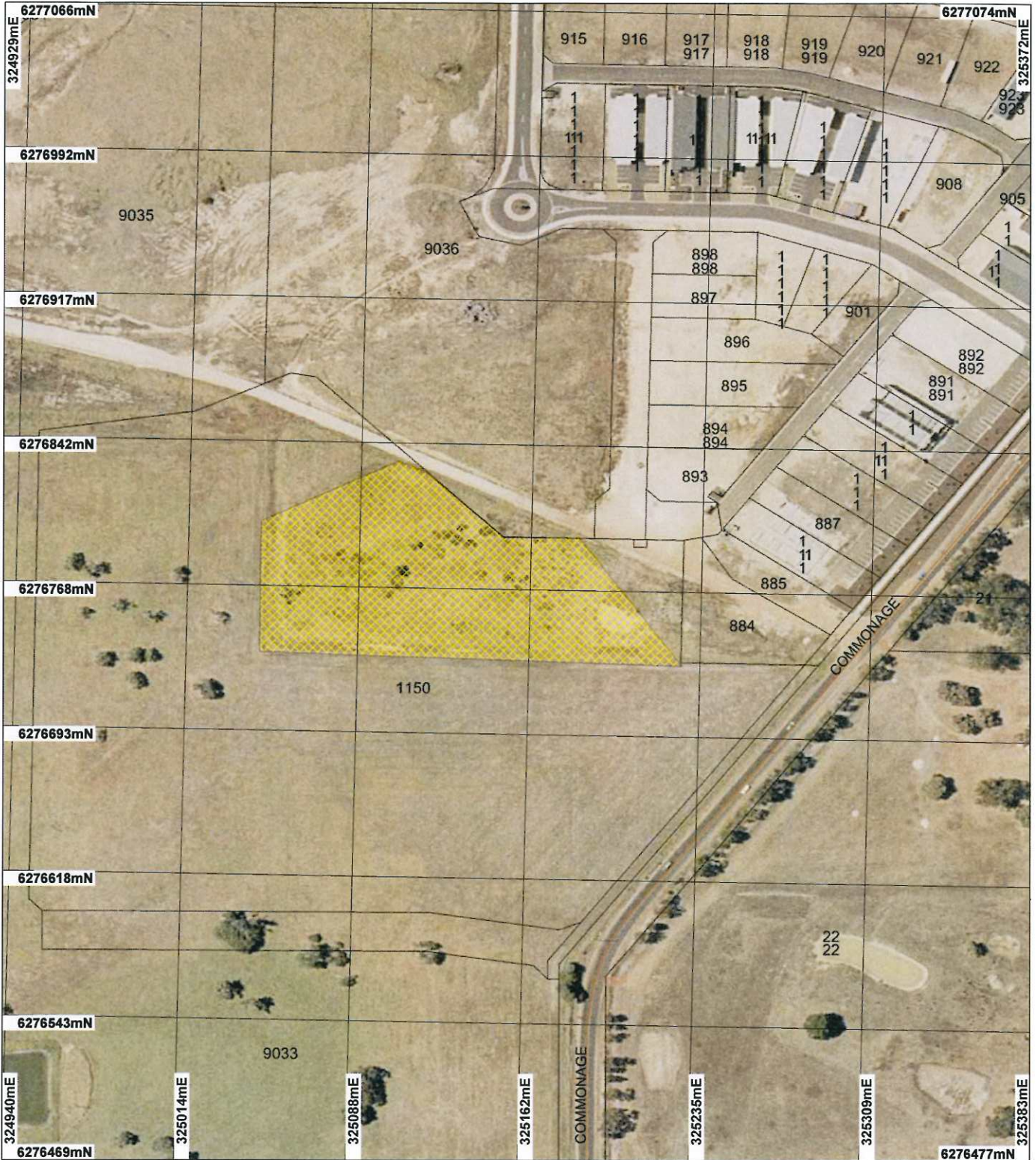
Nil

Kelly Faulkner
MANAGER
NATIVE VEGETATION CONSERVATION BRANCH

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

6 May 2010

Plan 3705/1



LEGEND

- Clearing Instruments**
- Areas Approved to Clear
 - Subdivisions
 - FW
 - HY
 - LRD

0 75 m
 Scale 1:2625
 (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.

K. Faulkner Date 6/5/10

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.



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



1. Application details

1.1. Permit application details

Permit application No.: 3705/1
Permit type: Area Permit

1.2. Proponent details

Proponent's name: SwanCare Group Incorporated

1.3. Property details

Property: LOT 1150 ON PLAN 59396 (Lot No. 1150 COMMONAGE DUNSBOROUGH 6281)
Local Government Area:
Colloquial name:

1.4. Application

Clearing Area (ha)	No. Trees	Method of Clearing	For the purpose of:
1.2		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
Beard vegetation association 1136: medium woodland of <i>Corymbia calophylla</i> (Marri) with some <i>Eucalyptus marginata</i> (Jarrah), <i>Eucalyptus wandoo</i> (Wandoo), <i>Eucalyptus rudis</i> (river gum) and <i>Allocasuarina</i> spp. (SAC Bio Datasets 19/04/2010; Shepherd, 2007).	The proposal is to clear 1.2ha for the purpose of constructing a retirement village. The vegetation is described as 3 <i>Melaleuca</i> sp. over grassy weeds and some native sedges in a completely degraded (Keighery, 1994) condition.	Completely Degraded: No longer intact; completely/almost completely without native species (Keighery 1994)	The vegetation clearing description obtained from aerial photography and photographs supplied with application (SwanCare Group Inc 2010).

Mattiske vegetation complex Abba (Aw): mosaic of tall shrubland of *Melaleuca viminea* and woodland of *Eucalyptus rudis*-*Melaleuca raphiophylla* with occasional *Corymbia calophylla* on broad depressions. (Mattiske & Havel, 1998)

3. Assessment of application against clearing principles

Comments

The vegetation under application consists of 3 *Melaleuca* sp. over grassy weeds and some native sedges in a completely degraded (Keighery, 1994) condition. Given this, and the small size of the proposed clearing (1.2ha) the vegetation is considered to comprise limited biodiversity values and is completely degraded.

The area under application contains chief soils of leached sands containing some ironstones (Northcote et al, 1960-68). Given that the chief soils in the area under application are sandy, the area is susceptible to wind erosion. However as the vegetation under application is in a completely degraded (Keighery, 1994) condition, the clearing of 1.2 ha of vegetation is not likely to cause appreciable land degradation.

The vegetation under application is mapped as Beard vegetation association 1136 and Mattiske vegetation complex Abba (Aw). Only 6.73% of vegetation association 1136 remains within the Swan Coastal Plain bioregion (Shepherd 2007), whilst 4.8% of vegetation complex Abba remains within the State (Mattiske and Havel, 1998). Given that the vegetation under application is in a completely degraded (Keighery 1994)

condition with limited understorey, this vegetation is not considered to be significant.

Imagery of the area under application shows that wetland dependent flora species occur within the application area (SwanCare Group, 2010). However the impacts of clearing on this wetland system are likely to be minimal as the proposal is to clear 3 trees and some native sedges.

- Methodology**
- References
 - Keighery (1994)
 - Mattiske and Havel (1998)
 - Northcote et al (1960-68)
 - Shepherd (2007)
 - GIS Datasets
 - Soils, Statewide DA 11/99
 - Mattiske vegetation complexes (1998)
 - SAC Bio Datasets (19/04/10)

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

Comments

The proposal is to clear 1.2ha for the purpose of construction of a retirement village.

The area under application is zoned Single Residential under the local Town Planning Scheme.

Planning consent has been granted to SwanCare Group Inc. (Shire of Busselton, 2008; Shire of Busselton, 2009).

Earthworks Development Approval was granted with conditions on 6 November 2008 (Shire of Busselton, 2008).

- Methodology**
- References
 - Shire of Busselton (2008)
 - Shire of Busselton (2009)
 - GIS Datasets
 - Town Planning Scheme Zones

4. Assessment Recommendations

Comment

The application has been assessed against the clearing principles, planning instruments and other matters in accordance with s51O of the Environmental Protection Act 1986, and the proposed clearing is not likely to be at variance to any of the Clearing Principles.

5. References

- 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.
- 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 Busselton (2008) Development Approval for aged care facility Lot 4, Lot 9029 and Lot 9030 Commonage Road, Dunsborough.
- Shire of Busselton (2009) extension granted for planning consent for aged care facility on Lot 4 Commonage Road, Dunsborough. DEC Ref. A299489.
- SwanCare Group (2010) Clearing Permit Application CPS3705/1 and additional documents. Lot 1150 Commonage Road, Dunsborough. DEC Ref. A298232.

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)