



GOVERNMENT OF
WESTERN AUSTRALIA

CLEARING PERMIT

Granted under section 51E of the Environmental Protection Act 1986

PERMIT DETAILS

Purpose Permit Number: 3750/1
File Number: 2010/003479
Duration of Permit: 24 July 2010 to 24 July 2015

PERMIT HOLDER

West Australian Land Authority trading as LandCorp

LAND ON WHICH CLEARING IS TO BE DONE

Lot 500 on Deposited Plan 65439 (BLUFF POINT 6530)

PURPOSE FOR WHICH THE CLEARING MAY BE DONE

Clearing for the purposes of geotechnical investigations.

CONDITIONS

The Permit Holder must not clear more than 2 hectares of native vegetation within the area cross hatched yellow on attached Plan 3750/1.

A handwritten signature in black ink, appearing to read 'K Faulkner', written over a horizontal line.

Kelly Faulkner
MANAGER
NATIVE VEGETATION CONSERVATION BRANCH

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

24 June 2010

Plan 3750/1



LEGEND

- Clearing Instruments
-  Areas Approved to Clear
- Geraldton 50cm Orthomosaic - Landgate 2006



Scale 1:9250

(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 26/6/06

K. 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

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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.: 3750/1
Permit type: Purpose Permit

1.2. Proponent details

Proponent's name: West Australian Land Authority TA LandCorp

1.3. Property details

Property: LOT 3046 ON PLAN 193132 (House No. 300 CHAPMAN BERESFORD 6530)
LOT 3114 ON PLAN 195247 (BLUFF POINT 6530)
LOT 25 ON PLAN 189399 (BLUFF POINT 6530)
LOT 1385 ON PLAN 206608 (House No. 334 CHAPMAN BLUFF POINT 6530)
RAILWAY RESERVE (BERESFORD 6530)

1.4. Application

Clearing Area (ha)	No. Trees	Method of Clearing	For the purpose of:
2		Mechanical Removal	Geotechnical investigations

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
Beards Vegetation Association 359 - shrublands; acacia & banksia scrub.	2 hectares, within an 8.35 hectare area, is proposed to be cleared for geotechnical investigations. Area is dominated by colonising species Acacia rostelifera; much of the understorey consists of weed species. The site no longer truly represents Beard's mapped Vegetation Association 359 (GHD, 2008).	Completely Degraded: No longer intact; completely/almost completely without native species (Keighery 1994)	Vegetation description obtained from consultant's report (GHD, 2008).
As above.	As above.	Good: Structure significantly altered by multiple disturbance; retains basic structure/ability to regenerate (Keighery 1994)	As above.

3. Assessment of application against clearing principles

Comments

The proposed clearing of up to 2 hectares, within an 8.35 hectare site, for the purpose of geotechnical investigations is unlikely to have any significant environmental impacts.

The area under application exhibits historical disturbance events including clearing for access tracks, a railway line, previous residential housing (all have since been demolished) and loss of vegetation as a result of fire over the past 2-3 years. Rubbish dumping and weed invasion is evident in most parts. As a result, the vegetation condition of the area ranges from being in a good to completely degraded (Keighery, 1994) condition (GHD, 2008).

The vegetation under application is represented by the colonising flora species Acacia rostelifera, with much of the understorey consisting of weed species. The area no longer represents Beard's mapped Vegetation Association 359 - shrublands, acacia and banksia scrub, which is a widespread vegetation community (GHD, 2008; Shepherd, 2007).

No known threatened flora or fauna species have been recorded within the area under application. Given the good to completely degraded (Keighery, 1994) condition of the area, it cannot be considered suitable habitat for the existence of any threatened species in the short or long term.

The site is surrounded by existing residential and industrial infrastructure.

It is considered that the proposed clearing it is not likely to be at variance to any of the clearing principles.

Methodology References:
GHD (2008)
Keighery (1994)
Shepherd (2007)

GIS layers:
- DEC tenure
- Clearing Regulations - Environmentally Sensitive Areas
- Groundwater Salinity, statewide
- Hydrography, linear
- Pre-European vegetation
- SAC Biodatasets (accessed June 2010)

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

Comments

Lot 500 on Deposited Plan 65439 is owned by the Public Transport Authority (PTA) and is zoned Residential Development under the local government's Town Planning Scheme No. 3.

PTA supports Landcorp's application to clear vegetation for geotechnical investigations and any associated works, and has granted access to Lot 500 (DEC REF A304477).

Lot 500 will be transferred to Western Australian Land Authority (Landcorp) to facilitate its residential development of Lot 500.

LandCorp are yet to prepare an 'Outline Development Plan' for Lot 500; hence no local government or WAPC approval has been sought or obtained for residential development.

LandCorp has also applied to clear for residential development once the transfer of land has been finalised and local government/WAPC approvals obtained.

Methodology Western Australian Land Authority (2010)

4. References

GHD (2008), Level 2 Flora and Level 1 Fauna Survey (DEC REF A304477).
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. (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.
Western Australian Land Authority (2010), Application for a clearing permit, supporting information (DEC REF A304477).

5. 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)