



CLEARING PERMIT

Granted under section 51E of the Environmental Protection Act 1986

Purpose Permit number:	CPS 3968/1
Permit Holder:	Great Southern Motorplex Group Inc
Duration of Permit:	15 August 2011 – 15 August 2019

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 a multi- facility motorsport complex

2. Land on which clearing is to be done

Lot 8122 on Plan 26510, DROME 6330 (Reserve 1947)

3. Area of Clearing

The Permit Holder must not clear more than 16.1 hectares of native vegetation within the area hatched yellow on attached Plan 3968/1a.

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 *Land Administration Act 1997* 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:

- avoid the clearing of native vegetation;
- minimise the amount of native vegetation to be cleared; and
- reduce the impact of clearing on any environmental value.

8. Vegetation management

- Prior to commencing clearing, the Permit Holder shall construct a fence enclosing the area outlined in red on attached Plan 3968/1b.

- (b) Within one month of installing the fence the Permit Holder shall notify the CEO in writing that the fence has been completed.

9. Fauna management

Prior to undertaking any clearing authorised under this Permit, the area(s) shall be inspected by a *fauna specialist* who shall identify habitat suitable to be utilised by Quenda (*Isoodon obesulus fusciventer*).

- (a) Prior to clearing, any habitat identified by condition 9(a) shall be inspected by a *fauna specialist* for the presence of fauna listed in condition 9(a).
- (b) Within one week prior to undertaking any clearing authorised under this Permit, the Permit Holder shall engage a *fauna clearing person* to remove and relocate fauna identified under condition 9(b).

10. 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 *dieback* or *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.

11. Wind erosion management

The Permit Holder shall not clear native vegetation unless construction of the multi- facility motorsport complex begins within 1 month of the clearing being undertaken.

12. Retain vegetative material and topsoil, revegetation and rehabilitation

The Permit Holder shall:

- (a) retain the vegetative material and topsoil removed by clearing authorised under this Permit and stockpile the vegetative material and topsoil in an area that has already been cleared.
- (b) within 6 months following clearing authorised under this permit, *revegetate* and *rehabilitate* the area(s) that are no longer required for the purpose for which they were cleared under this Permit and within areas cross- hatched red on Plan 3968/1c by:
 - (i) re-shaping the surface of the land so that it is consistent with the surrounding 5 metres of uncleared land; and
 - (ii) ripping the ground on the contour to remove soil compaction; and
 - (iii) laying the vegetative material and topsoil retained under condition 12(a) on area(s) that are no longer required for the purpose for which they were cleared under this Permit.
- (c) within 18 months of laying the vegetative material and topsoil on the cleared area in accordance with condition 12(b) of this Permit:
 - (i) engage an *environmental specialist* to determine the species composition, structure and density of the area *revegetated* and *rehabilitated*; and
 - (ii) where, in the opinion of an *environmental specialist*, the composition structure and density determined under condition 12(c)(i) of this Permit will not result in a similar species composition, structure and density to that of pre-clearing vegetation types in that area, *revegetate* the area by deliberately *planting* and/or *direct seeding* native vegetation that will result in a similar species composition, structure and density of native vegetation to pre-clearing vegetation types in that area and ensuring only *local provenance* seeds and propagating material are used.

- (d) Where additional *planting* or *direct seeding* of native vegetation is undertaken in accordance with condition 12 (c)(ii) of this permit, the Permit Holder shall repeat condition 12(c)(i) and 12(c)(ii) within 24 months of undertaking the additional *planting* or *direct seeding* of native vegetation.
- (e) Where a determination by an *environmental specialist* that the composition, structure and density within areas *revegetated* and *rehabilitated* will result in a similar species composition, structure and density to that of pre-clearing vegetation types in that area, as determined in condition 12(c)(i) and (ii) of this permit, that determination shall be submitted for the CEO's consideration. If the CEO does not agree with the determination made under condition 12(c)(ii), the CEO may require the Permit Holder to undertake additional *planting* and *direct seeding* in accordance with the requirements under condition 12(c)(ii).

PART III - RECORD KEEPING AND REPORTING

13. Records must 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 fauna management pursuant to condition 9 of this Permit:
 - (i) the location of each habitat identified recorded using a Global Positioning System (GPS) unit set to Geocentric Datum Australia 1994 (GDA94), expressing the geographical coordinates in Eastings and Northings or decimal degrees;
 - (ii) the species name of fauna reasonably likely to utilise, or that have been observed utilising, the habitat (s); and
 - (iii) the location and date where relocated fauna was released, recorded using a Global Positioning System (GPS) unit set to Geocentric Datum Australia 1994 (GDA94), expressing the geographical coordinates in Eastings and Northings or decimal degrees.
- (c) In relation to the *revegetation* and *rehabilitation* of areas pursuant to condition 12 of this Permit:
 - (i) the location of any areas *revegetated* and *rehabilitated*, recorded using a Global Positioning System (GPS) unit set to Geocentric Datum Australia 1994 (GDA94), expressing the geographical coordinates in Eastings and Northings or decimal degrees;
 - (ii) a description of the *revegetation* and *rehabilitation* activities undertaken;
 - (iii) the size of the area *revegetated* and *rehabilitated* (in hectares);
 - (iv) the species composition, structure and density of *revegetation* and *rehabilitation*, and
 - (v) a copy of the environmental specialist's report.

14. Reporting

- (a) The Permit Holder must provide to the CEO on or before 30 June of each year, a written report:
 - (i) of records required under condition 13 of this Permit; and
 - (ii) concerning activities done by the Permit Holder under this Permit between 1 January and 31 December of the preceding year.
- (b) Prior to 15 May 2019 the Permit Holder must provide to the CEO a written report of records required under condition 13 of this Permit where these records have not already been provided under condition 14(a) of this Permit.

DEFINITIONS

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

direct seeding means a method of re-establishing vegetation through the establishment of a seed bed and the introduction of seeds of the desired plant species;

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;

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;

fauna clearing person means a person who has obtained a licence from the Department, issued pursuant to the *Wildlife Conservation Regulations 1970* authorising them to take fauna;

fauna specialist means a person with training and specific work experience in fauna identification or faunal assemblage surveys of Western Australian fauna;

fill means material used to increase the ground level, or fill a hollow;

Guidance Statement No 56 means Guidance for the Assessment of Environmental Factors: Terrestrial Fauna Surveys for Environmental Impact Assessment in Western Australia. Guidance Statement No 56, Environmental Protection Authority (2004).

local provenance means native vegetation seeds and propagating material from natural sources within 40 kilometres of the area cleared.

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;

planting means the re-establishment of vegetation by creating favourable soil conditions and planting seedlings of the desired species;

regenerate/ed/ion means re-establishment of vegetation from in situ seed banks and propagating material (such as lignotubers, bulbs, rhizomes) contained either within the topsoil or seed-bearing mulch;

rehabilitate/ed/ion means actively managing an area containing native vegetation in order to improve the ecological function of that area;

revegetate/ed/ion means the re-establishment of a cover of *local provenance* native vegetation in an area using methods such as natural *regeneration*, *direct seeding* and/or *planting*, so that the species composition, structure and density is similar to pre-clearing vegetation types in that area.

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*

21 July 2011

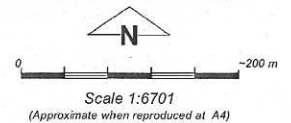
Plan 3968/1a



LEGEND

- Road Centrelines
- Cadastre for labelling
- Freehold
- Crown Reserve
- State Forest / Timber Reserve
- Marine Park (cont)
- Crown Lease
- Lease / Reserve
- Lease on State Forest / Timber Reserve
- Public Roads
- Unallocated Crown Land
- Water

- Clearing Instruments**
- Areas Approved to Clear
 - Bunbury 50cm Orthomosaic - Landgate 2008**
 - Albany Townsite 20cm Orthomosaic - Landgate 2007**



Geocentric Datum Australia 1994

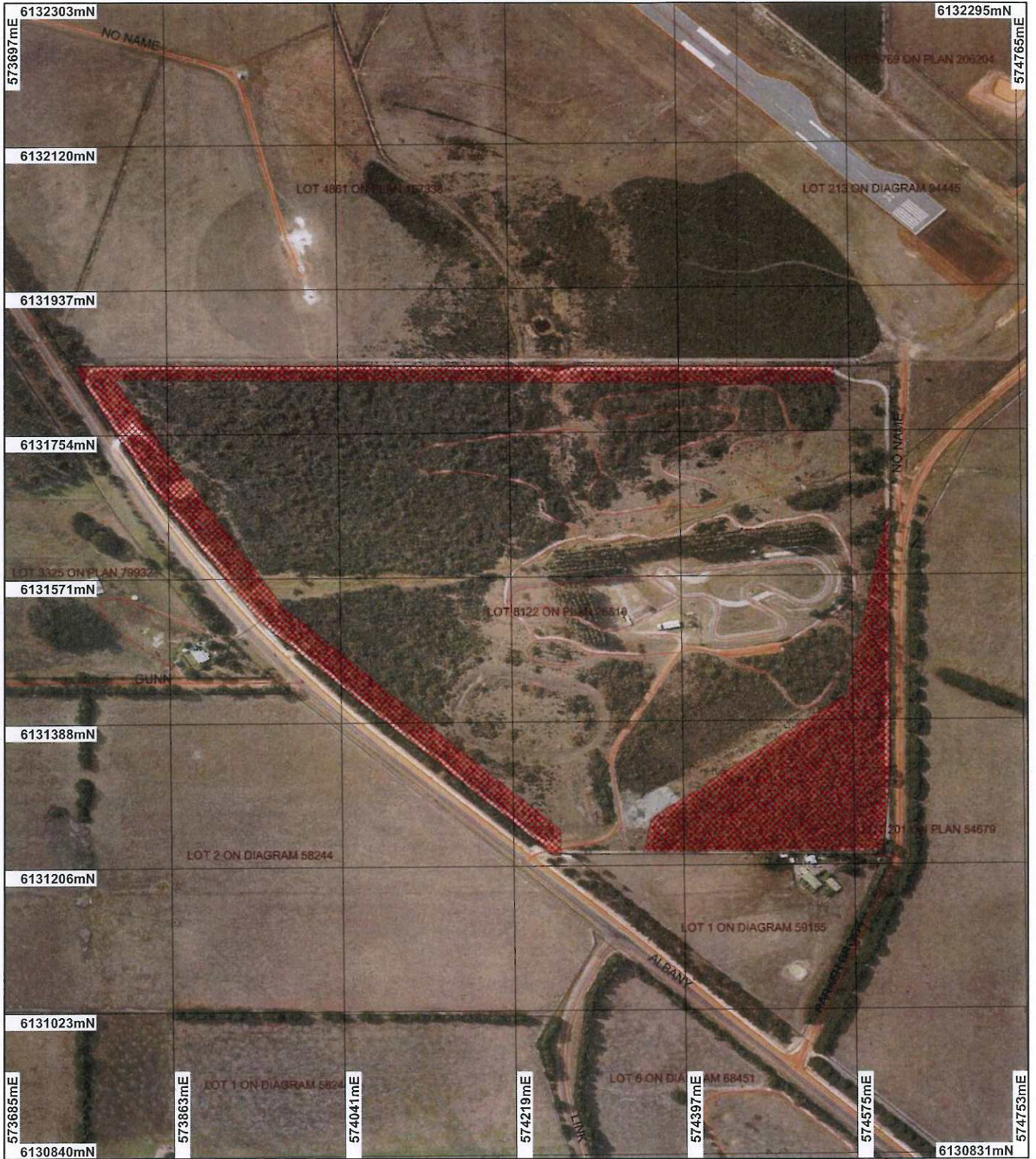
Note: the data in this map have not been protected. This may result in geometric distortion or measurement inaccuracies.

[Signature] Date *24/7/11*

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

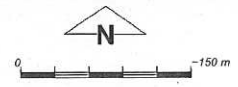
Information derived from this map should be confirmed with the data custodian acknowledged by the agency acronym in the legend.

Plan 3968/1b



LEGEND

- | | | |
|--------------------------------------|--|-----------------------------|
| Road Centrelines | Marine Park | Water |
| Cadastre for labelling | Crown Lease | Clearing Instruments |
| Freehold | Lease / Reserve | Areas Subject to Conditions |
| Crown Reserve | Lease on State Forest / Timber Reserve | Albany Townsite 20cm |
| State Forest / Timber Reserve (cont) | Public Roads | Orthomosaic - Landgate 2007 |
| | Unallocated Crown Land (cont) | |



Geocentric Datum Australia 1994

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

Date 2/12/11
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

Our environment, our future
WA Crown Copyright 2002

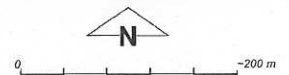
Plan 3968/1c



LEGEND

- Road Centrelines
- Cadastre for labelling
- Freehold
- Crown Reserve
- State Forest / Timber Reserve
- Marine Park (cont)
- Crown Lease
- Lease / Reserve
- Lease on State Forest / Timber Reserve
- Public Roads
- Unallocated Crown Land
- Water

- Clearing Instruments**
- Areas Subject to Conditions
- Bunbury 50cm Orthomosaic - Landgate 2008**
- Albany Townsite 20cm Orthomosaic - Landgate 2007**



Scale 1:6701
(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 21/7/11
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

Our environment, our future
WA Crown Copyright 2002



1. Application details

1.1. Permit application details

Permit application No.: 3968/1
Permit type: Purpose Permit

1.2. Proponent details

Proponent's name: Great Southern Motorplex Group Incorporated

1.3. Property details

Property: LOT 8122 ON PLAN 26510 (DROME 6330)
LOT 8122 ON PLAN 26510 (DROME 6330)

Local Government Area: City of Albany

Colloquial name:

1.4. Application

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

1.5. Decision on application

Decision on Permit Application: Grant
Decision Date: 21 July 2011

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: 978 Low forest; jarrah, Eucalyptus staeri & Allocasuarina fraseriana (Shepherd 2009)	The proposal is to clear 16.1 ha of native vegetation within a 28 ha area for the purpose of the construction of a Multi Motosport Complex.	Excellent: Vegetation structure intact; disturbance affecting individual species, weeds non-aggressive (Keighery 1994)	The vegetation condition was determined from two flora surveys of the application area and aerial photography (Sandiford 2005, Sandiford and Barrett 2010)
As above	The area under application contains four vegetation types with the majority of the vegetation (~13.5ha) being Hakea spp shrubland/woodland complex containing Eucalyptus staeri Low open forest over a distinctive low shrub layer of Hakea spp over a diverse sedgeland. This vegetation type occurs predominately in an excellent condition.	Very Good: Vegetation structure altered; obvious signs of disturbance (Keighery 1994)	As above
As above	Pericalymma spongiocaula low heath over Chordifex isomorphus (1.3ha) which is the dominant sedge. This vegetation type is restricted to edges of drainage depressions within the application area and occurs predominantly in a very good condition.	Taxandra parviceps transitional shrubland (1.1ha) and is restricted to the margins of the drainage lines that occur	Good: Structure significantly altered by multiple disturbance; retains basic structure/ability

within application area and occurs in good condition in the northern portion of the site and occurs in excellent condition in the western portion of the area under application.

to regenerate (Keighery 1994)

Jarrah/Sheoak/Eucalyptus staeri sandy woodland (0.18ha) occurs in a good condition in the north eastern corner of the application area.

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 is not likely to be at variance to this Principle**

The area under application contains four vegetation types with the majority of the vegetation (~13.5ha) being Hakea spp shrubland/woodland complex containing Eucalyptus staeri Low open forest over a distinctive low shrub layer of Hakea spp over a diverse sedgeland. This vegetation type occurs predominately in an excellent (Keighery 1994) condition. The other vegetation types are Pericalymma spongiocaula low heath over Chordifex isomorphus (1.3ha) in a very good (Keighery 1994) condition, Taxandria parviceps transitional shrubland (1.1ha) in good (Keighery 1994) condition in the northern portion of the site and in excellent (Keighery 1994) condition in the western portion of the site, and Jarrah/Sheoak/Eucalyptus staeri sandy woodland (0.18ha) in a good (Keighery 1994) condition.

The Albany Regional Vegetation Survey (AVRS) mapped the entire western section as 'modified' and the eastern section (excluding Emar/Afra/Esta islands) as 50% modified, 50% residual. The area under application appears to have been disturbed approximately 20 years previous and ranges from good to excellent condition (DEC, 2010b)

A flora survey of the property was undertaken in September 2005 and identified 155 native flora species occurring on site (Sandiford 2005). Out of these species one priority species was recorded Andersonia jamesii (P4). Andersonia jamesii was located in the south-eastern corner of the property and therefore is outside the application area.

Given the above the proposed clearing is not likely to be at variance to this Principle.

Methodology

References

- Keighery (1994)
- Sandiford (2005)
- DEC (2010a)
- DEC (2010b)
- GIS Databases
- SAC Bio datasets (17/9/2010)
- NLWA, Current Extent of Native Vegetation

(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**

Fifteen conservation significant fauna species have been recorded within the local area under application (10 km radius). Out of these fifteen species it is considered that the area under application provides habitat for Quenda (Isodon obesulus fusciventer).

The majority of the area under application contains Eucalyptus staeri over Hakea shrubland with a dense understorey and occurs in a predominately excellent condition (Sandiford 2005, Barrett and Sandiford 2010).

The Quenda is classed as near threatened under the 2000 IUCN Red List of Threatened Species and is listed as a Priority 5 species by DEC, both of these status are low risk of extinction and low priority for conservation management. Quenda is known to occur in habitat of dense swampy vegetation (DEC 2007). A fauna habitat survey of the application area identified the presence of Quenda on site (Sanders 2011).

Black cockatoo species such as the Forest Red-tailed, Baudin's and Carnaby's black cockatoos are known to feed on Hakea, Grevillea, Allocasuarina and Albany Blackbutt E. staeri (DEC 2007) which occur within the application area. A site visit undertaken in November 2010 (DEC, 2010b) noted that a small flock of Carnaby's cockatoos were observed in the application area predominately flying around a patch of Eucalyptus globulus, however no appropriate species or mature trees were present within the reserve which would

provide nesting hollows for a suite of fauna including possums and cockatoos (DEC 2010b).

The application area contains *Hakea cucullata* recognised as a food source for the cockatoos, however it is considered that the *Hakea* spp Shrubland/Woodland Complex occurring within the application area consists of sparse presence of the characteristic *Hakea* species (*Hakea ferruginea*, *H. cucullata*) which should be dominant. This would appear to be a result of previous disturbance (DEC 2010b). Therefore, given the sparse density of food species (*Hakea*) for black cockatoos, it is not considered for the application area to contain significant feeding habitat for these species.

The application area was also surveyed for the habitat values and presence of Western Ringtail Possum (*Pseudocheirus occidentalis*) which found that the application area does not contain habitat suitable for the Western Ringtail Possum (Saunders, 2011).

Given the extent of vegetation remaining in the local area (~23% in 10km radius) and the size and condition of the area under application, the vegetation may assist the dispersal of flora and fauna within the landscape, noting an east west linkage between the conservation areas of Down Road Nature Reserve and Mill Brook and Bakers Junction Nature Reserves. The proposed clearing may reduce the dispersal of flora and fauna within the extensively cleared landscape.

Given the above the proposed clearing may be at variance to this clearing principle. Fauna relocation, fencing and revegetation are likely to mitigate potential impacts.

Methodology References
y - Saunders (2011)
 -Sandiford (2005)
 -Barrett and Sandiford (2010)
 -DEC (2007)
 -DEC (2010b)
 GIS Databases
 -SAC Bio datasets (17/9/2010)

(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**
Three rare flora species occur within the local area of the application area (10 km radius) including *Banksia brownii*, *Drakaea micrantha* and *Isopogon uncinatus*.

A flora survey of the property was undertaken in September 2005 and identified 155 native flora species occurring on site (Sandiford 2005). No rare flora species were recorded.

Therefore the proposed clearing is not likely to be at variance to this Principle.

Methodology References
y -Sandiford (2005)
 GIS databases
 -SAC Bio datasets (17/9/2010)

(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**
No Threatened Ecological Communities (TEC) have been identified within a 50 km radius of the application area. In addition, no TEC's were recorded during the flora survey (Sandiford 2005).

The proposed clearing is not likely to be at variance to this Principle.

Methodology References
y -Sandiford (2005)
 GIS databases
 -SAC Bio datasets (17/9/2010)

(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 may be at variance to this Principle**
The vegetation under application is described as Beard vegetation association 978 which there is 58.40% of pre-European extent remaining (Shepherd 2009). Therefore this vegetation association retains more than threshold level (30%) recommended in the National Objectives Targets for Biodiversity Conservation, below which species

loss appears to accelerate exponentially at an ecosystem level (Commonwealth of Australia 2001).

The area under application is located within an extensively cleared landscape with ~ 23% of pre-European remaining in the local area (~10 km radius).

The area under application is part of the Albany Regional Vegetation Survey (ARVS) (Sandiford & Barrett, 2010). Four vegetation units have been mapped within the area under application as part of this survey.

Unit No	Description	Current Extent (ha)	Current Extent %
13.	Jarrah/Sheoak/Eucalyptus staeri Sandy Woodland	5,148	11.7
31.	Hakea spp Shrubland/Woodland Complex	2,366	5.4
38.	Taxandria parviceps Transitional Shrubland	880	2.0
39.	Pericalymma spongiocaula Low Heath	109	0.2

Units 13 and 39 may be restricted to ARVS area and may have less than 30% of pre-European extent remaining. Units 31 & 38 reach their range limits in ARVS area and both are threatened by Phytophthora dieback.

A site visit undertaken in November 2010 (DEC, 2010b) indicates that regrowth of the most common unit, ARVS unit 31, is generally good and shows only sparse presence of the characteristic Hakea species (Hakea ferruginea, H. cucullata) which should be dominant. This would appear to be a result of previous disturbance. Eucalyptus. staeri, low shrub, and sedge/ cover is in predominantly good (Keighery 1994) condition (DEC 2010b). Unit 38 is highly modified at all occurrences and lacks floristic diversity with Banksia quercifolia is absent. Unit 39 is also modified at each occurrence possibly due to greater initial disturbance of this more open unit, but good low shrub/ sedge cover persists with Chordiflex isomorphus dominant (DEC 2010b). As the area is characterised by impeded drainage it is likely Dieback is present throughout although Xanthorrhoea platyphylla is abundant and remains very healthy (DEC 2010b).

Given the condition and size of the area proposed to be cleared and the extent of vegetation remaining within the local area the clearing may be at variance to this clearing principle. Requirements to revegetate areas no longer required for the construction of the Motorplex are likely to mitigate potential impacts.

	Pre-European (ha)	Current extent (ha)	Remaining %
IBRA Bioregion Jarrah Forrest*	1501208.8	583140.8	38.84*
Shire of Albany*	9664.06	1348.86	13.96*
Local Area (~10km radius)	8412.0	3873.0	31.60
Beard type in Bioregion* 978	209983.6	122677.7	58.40

* (Shepherd 2009)

Methodology

- References
 -Shepherd (2009)
 -Commonwealth of Australia (2001)
 -DEC (2010b)
 -Sandiford and Barrett (2010)
 GIS Database
 -Pre-European Vegetation
 -Interim Biogeographic Regionalisation of Australia
 -NLWA, Current Extent of Native Vegetation

(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

Two minor non perennial watercourses occur through the application area and are tributaries of the Willyung Creek and drain to Oyster Harbour. In addition, the application area occurs ~ 1km east and 1.5km southwest from wetland areas.

Watercourse dependent vegetation types occur within the application area and includes (~2.4ha) Pericalymma spongiocaula low heath over Chordiflex isomorphus (1.3ha) which occurs along the edges of drainage depressions and Taxandra parviceps transitional shrubland (1.1ha) and is restricted to the margin of the drainage lines that occur within application area (Sandiford 2005, Sandiford and Barrett 2010).

The applicant has developed an Environment Management Plan that outlines actions to be implemented such as revegetation of bare ground, stormwater management and sedimentation traps to control sedimentation of surface water (Bio Diverse Solutions 2011).

Therefore the proposed clearing is at variance to this Principle.

Methodology
References
-Sandiford (2005)
-Sandiford and Barrett (2010)
GIS Databases
-Hydrography, linear

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

Comments Proposal may be at variance to this Principle

The chief soils of the application area consist of sandy gravels (Churchward et al 1988)) and have a 30-49% high to extreme hazard of wind erosion (DAFWA 2008).

Given the large area proposed to be cleared (16.1ha) it is considered that the proposed clearing would cause appreciable land degradation through wind erosion. Given this, the proposed clearing may be at variance to this Principle. A requirement to undertake staged clearing is likely to mitigate this impact.

The applicant has developed an Environment Management Plan that outlines actions to be implemented such as revegetation of bare ground to control soil erosion (Bio Diverse Solutions 2011).

Methodology
References
-Bio Diverse Solutions (2011)
-Churchward et al (1988)
-DAFWA (2008)
GIS Databases
-Soils, statewide

(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 may be at variance to this Principle

The closest conservation areas to the area under application are Down Road Nature Reserve occurring 3.2 km west, Gledhow Nature Reserve occurring 5.7 km south, Mill Brook Nature Reserve occurring 8.9km north and Bakers Junction Nature reserve 9 km northeast of the application area.

There is approximately 23% of pre-European vegetation remaining in the local area (~10km radius).

Given the extent of vegetation remaining in the local area (~23% in 10km radius) and the size and condition of the area under application, the vegetation may assist the dispersal of flora and fauna within the landscape, noting an east west linkage between the conservation areas of Down Road Nature Reserve and Mill Brook and Bakers Junction Nature Reserves. The proposed clearing may reduce the dispersal of flora and fauna within the extensively cleared landscape.

Given the above the proposed clearing may be at variance to this clearing principle.

Methodology
References
-Keighery (1994)
-DEC (2010b)
GIS Databases
-DEC Tenure

(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 may be at variance to this Principle

Two minor non perennial watercourses occur through the application area and are tributaries of the Willyung Creek and drain to Oyster Harbour. In addition, the application area occurs ~ 1km east and 1.5km southwest from wetland areas.

The proposed clearing will involve the removal of riparian vegetation of these two watercourses and may result in soil erosion and sedimentation of surface water. Therefore, the proposed clearing may be at variance to this Principle. The applicant has developed an Environment Management Plan that outlines actions to be implemented such as revegetation of bare ground, stormwater management and sedimentation traps to

control sedimentation of surface water (Bio Diverse Solutions 2011).

Methodology
References
-Bio Diverse Solutions (2011)
GIS Databases
-Hydrography, linear

(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**
Two minor non perennial watercourses occur through the application area and are tributaries of the Willyung Creek and drain to Oyster Harbour. In addition, the application area occurs ~ 1km east and 1.5km southwest from wetland areas.

The proposed clearing of 16.1ha may result in a higher discharge of water through runoff into the watercourses that occur within the area under application, however is not considered likely to cause or exacerbate the incidence or intensity of flooding.

Methodology
GIS Databases
-Hydrography, linear

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

Comments
DEC sent a letter to the applicant regarding the environmental issues of the application and asked for comments in October and December of 2010. The Great Southern Motorplex Group Inc responded on the 31 May 2011 with an Environmental Management Plan and a Draft fauna habitat survey for the application area. The final fauna habitat survey was provided on 18 July 2011. These documents are discussed within the appropriate Principles.

The proposal is to clear 16.1ha within a 28ha area for the purpose of the construction of a Multi facility Motorsport Complex on Reserve 1947.

The City of Albany had requested that the application for a clearing permit be put on hold until the Council has approved the final design and granted development approval (City of Albany 2010) and advise that the City of Albany has not yet given the Great Southern Motorplex Group approval of the design of the proposed motorsport complex and has not yet negotiated the take over of the lease. The City of Albany has now approved the Concept Plan for the proposed development (February 2011).

The area under application is zoned parks and recreation under the City of Albany's Town Planning Scheme. The proposed motorplex facility on Reserve 1947 is consistent with the City of Albany's management order for recreation. The area under application is managed under a management order by the City of Albany who has leased the property to Albany City kart Group Inc. The City of Albany has advised that lease arrangements will be finalised post the decision on the application to clear as the lease will not be required if the decision is not to grant a clearing permit (City of Albany, 2011)

The applicant has advised that the proposed development of Reserve 1947 is to occur in three stages with Stage 1 to occur June 2011. Stage 2 to occur August 2011 and Stage 3 to occur in 2012.

The Department of Water (2010) recommends that the clearing be setback of 15m from the waterways in order to protect riparian vegetation and the downstream environment from impacts of any erosion and sedimentation that may result from the clearing. However, the application area is not a proclaimed area under the RIWI Act and therefore a bed and banks permit is not required.

Methodology
References
-City of Albany (2010)
-Department of Water (2010)
GIS Databases
-Town planning Scheme Zones

4. References

- Bio Diverse Solutions (2011) Environmental Management Plan for Parker Brook Reserve (Reserve 1947) Albany Highway, Albany. DEC Ref A400434
- Churchward, McArthur, Sewell and Bartle (1988) Landforms and soils of the South Coast and hinterland, Western Australia - Northcliffe to Manypeaks. Division of Water Resources Divisional Report 88/1 CSIRO Australia
- City of Albany (2010) Direct Interest Submission for CPS 3968/1 - Great Southern Motorplex Group, Lot 8122 Albany Hwy Albany. DEC ref A341542
- City of Albany (2011) Direct Interest Submission for CPS 3968/1 - Great Southern Motorplex Group, Lot 8122 Albany Hwy

Albany. DEC ref A407327

- Commonwealth of Australia (2001) National Objectives and Targets for Biodiversity Conservation 2001-2005, Canberra.
- DAFWA (2008) Shared Land Information Platform - Natural Resource Management, Department of Agriculture and Food, Western Australia. Accessed 18 October 2010.
- DEC (2010a) Flora advice for CPS 3968/1 - Great Southern Motorplex Group, Lot 8122 Albany Hwy, Albany. Species and Communities Branch, Department of Environment and Conservation. DEC ref A342048.
- DEC (2010b) Site Inspection report for CPS 3968/1 - Great Southern Motorplex Group - Lot 8122 Albany Hwy, Albany. Department of Environment and Conservation. DEC ref A354100
- Department of Water (2010) Advice for CPS 3968/1 - Great Southern Motorplex Group Inc. DEC ref A338225
- Keighery, B.J. (1994) Bushland Plant Survey: A Guide to Plant Community Survey for the Community. Wildflower Society of WA (Inc). Nedlands, Western Australia.
- Sandiford (2005) Vegetation and Flora Survey Parker Brook Reserve, Albany Hwy, September 2005. DEC ref A335543
- Sandiford and Barrett (2010) Albany Regional Vegetation Survey, Extent, Type and Status. A project funded by the Western Australian Planning Commission (EnviroPlanning 'Integrating NRM into Land Use Planning' and State NRM Program), South Coast Natural Resource Management Inc. and City of Albany for the Department of Environment and Conservation. Unpublished report. Department of Environment and Conservation, Western Australia.
- Saunders, A. (2011) Vertebrate Fauna Assessment Parker Brook Reserve - Albany. Prepared for the Great Southern Motorplex Group (Inc). DEC ref A400434
- Shepherd, D.P. (2009) 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.

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)