



CLEARING PERMIT

Granted under section 51E of the Environmental Protection Act 1986

PERMIT DETAILS

Area Permit Number: 4023/1
File Number: 2010/008523-1
Duration of Permit: 11 April 2011 to 11 April 2013

PERMIT HOLDER

Hellenic Community of Western Australia Inc.

LAND ON WHICH CLEARING IS TO BE DONE

Lot 100 on Deposited Plan

AUTHORISED ACTIVITY

The Permit Holder shall not clear more than 3.2 hectares of native vegetation within the area hatched yellow on attached Plan 4023/1.

CONDITIONS

1. Fauna management

- (a) Prior to undertaking any clearing authorised under this Permit, the area(s) shall be inspected by a *fauna specialist*, in accordance with *Guidance Statement No 56* for the presence of fauna listed in the *Wildlife Conservation (Specially Protected Fauna) Notice 2010(2)*.
- (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 1(a).

2. 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 or decimal degrees;
 - (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 1 of this Permit:
 - (i) the location of each fauna 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 each fauna identified;
 - (iii) a copy of the *fauna specialist's* report; and
 - (iv) 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.

3. 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 2 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 11 January 2013, the Permit Holder must provide to the CEO a written report of records required under condition 2 of this Permit where these records have not already been provided under condition 3(a) of this Permit.

DEFINITIONS

The following meanings are given to terms used in 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;

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).



Kelly Faulkner
MANAGER
NATIVE VEGETATION CONSERVATION BRANCH

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

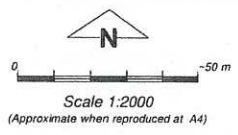
17 March 2011

Plan 4023/1



LEGEND

- ✓ Road Centrelines
- Local Government Authorities
- Clearing Instruments
- Areas Approved to Clear
- Swan Coastal Plain North
20cm Orthomosaic - Landgate
2009
- Cadastre for labelling



Geocentric Datum Australia 1994
 Note the data in this map have not been projected. This may result in geometric distortion or measurement inaccuracies.

[Signature] Date 17/8/09
 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.





1. Application details

1.1. Permit application details

Permit application No.: 4023/1
Permit type: Area Permit

1.2. Proponent details

Proponent's name: Hellenic Community of Western Australia Inc

1.3. Property details

Property: LOT 100 ON PLAN 60469 (House No. 2 HELLENIC DIANELLA 6059)
Local Government Area: City of Stirling
Colloquial name:

1.4. Application

Clearing Area (ha)	No. Trees	Method of Clearing	For the purpose of:
3.2		Mechanical Removal	Recreation

1.5. Decision on application

Decision on Permit Application: Grant
Decision Date: 17 March 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
Mapped Beard (Shepherd, 2009) vegetation association 1001 is described as medium very sparse woodland; jarrah, with low woodland; banksia & casuarina	Western Banksia attenuata, B. menziesii woodland, over Jacksonia furcellata, Hakea ruscifolia, Eremaea pauciflora, Melaleuca seriata, Acacia pulchella, Xanthorrhoea preissii, over Mesomelaena	Excellent: Vegetation structure intact; disturbance affecting individual species, weeds non-aggressive (Keighery 1994)	Vegetation condition confirmed through DEC site visit under taken on 29 November 2010 (DEC, 2010).
Karrakatta Complex (Hedde et al., 1980) Central and South is described as predominantly open forest of Eucalyptus gomphocephala (Tuart) - Eucalyptus marginata (Jarrah) - Corymbia calophylla (Marri) and woodland of Eucalyptus marginata (Jarrah) - Banksia species.	Eastern This area has been parkland cleared		
As above	Vegetation is degraded along pre existing tracks that run through the application area and the eastern section which has recently been parkland cleared.	Degraded: Structure severely disturbed; regeneration to good condition requires intensive management (Keighery 1994)	As above

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 at variance to this Principle

The proposed clearing consists of 4ha of native vegetation for the purpose of constructing a school oval and infrastructure, inclusive of car parks and buildings. A site visit on the 29 November 2010 noted clearing had already occurred in the eastern portion of the area under application and it was estimated that 2.5ha remained uncleared. A further site inspection undertaken on 15 March 2011 confirmed the area cleared and noted regrowth occurring in parts of the areas cleared where the land had not been cut and soil removed (DEC 2011b). From this site inspection DEC has determined 3.2 ha of native vegetation remains of which 2.6ha has not been recently cleared and 0.6ha is regrowth from recent clearing.

The vegetation within the western portion of the application area (uncleared 2.6ha) is in an excellent (Keighery, 1994) condition and there are areas in a degraded (Keighery 1994) condition along pre existing tracks.

The vegetation community within the western portion of the application is *Banksia attenuata*, *B. menziesii* woodland, over *Jacksonia furcellata*, *Hakea ruscifolia*, *Eremaea pauciflora*, *Melaleuca seriata*, *Acacia pulchella*, *Xanthorrhoea preissii*, over *Mesomeleana pseudostygia*, *Amphipogon turbinatus* and *Lomandra hermaphrodita* (DEC 2010). There is also some evidence of a fire going through the application area however, the site has regenerated well and there are only minimal weeds present. This vegetation is of high conservation value due to its excellent (Keighery 1994) condition and diversity of species in a highly cleared landscape (15% native vegetation remaining in the local area (10km radius). A DEC site visit on 9 March 2011 found the bushland intact with a rich understorey of shrubs, sedges and herbs, apart from an area in the SW and SE corners which have been disturbed by dumped mounded soil and some areas of localised disturbance (DEC 2011a).

The north eastern section of the applied clearing area lies within the buffer of a threatened ecological community (TEC) being FCT20a - *Banksia attenuata* woodlands over species rich dense shrublands. The vegetation within the application area is characteristic of this TEC.

A site visit conducted on the 4 February 2011 by Emerge Consultants (2011) grouped the vegetation on site as FCT20a. This FCT is the most species rich of all *Banksia* communities, with an average of 67 species per 10m x 10m plot. Species richness recorded at each of the two sampling locations during the visit was 50 species. Considering that annual species were not present at this time of year, this is a high species of diversity for *Banksia* woodland. Emerge consultants (2011) advise "it is therefore reasonable to assume that this site does represent FCT20a without a full spring survey". A DEC site visit on 9 March 2011 identified ~70 species; the majority of the taxa are consistent with the flora that occurs in the TEC type 20a. It is therefore considered that the vegetation under application is an occurrence of FCT20a *Banksia attenuata* woodlands over species rich dense shrublands, ranked Endangered (DEC 2011a) however this can not be determined without appropriate statistical analysis.

Four declared rare and ten priority flora species are likely to inhabit the applied clearing area based on the habitat of previous records and the applied clearing area containing similar vegetation and soil types to the preferred habitats of these species. A survey at the appropriate time of year is needed to determine if all of these species are present within the application area.

In relation, a site visit by Emerge consultants (2011) determined that *Caladenia Huegelii* could potentially occur within the site as the habitat is correct and because this species dies back to underground storage organs at this time of year it would not have been observable during the site visit. To determine if this species is present within the application area a targeted flora survey in September would be required (DEC 2010).

The application area is a species rich *Banksia* woodland and with the presence of *Lomandra hermaphrodita* it is likely to provide suitable habitat to conservation significance species, especially the Graceful sun moth (GSM) and Carnaby's black cockatoo.

A majority of the vegetation within the application area is in an excellent (Keighery 1994) condition and comprises of a high level of biodiversity.

Given the above, it is concluded that the proposed clearing is at variance to this principle.

Methodology

References:

- Bishop et al (2010)
- DEC (2010)
- DEC (2011)
- Emerge Consultants (2011)
- Keighery (1994)

GIS Databases:

- SAC Biodatasets - Accessed November 2010
- NLWRA, Current extent of native vegetation
- Swan Coastal Plain North 20cm Orthomosaic - Landgate 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 is at variance to this Principle

Ten threatened and priority fauna species are recorded within the local area (10km radius), with the closest record being the Black-striped Snake (*Neelaps calonotos*) approximately 1.6km south of the applied area and the Carnaby's black cockatoo (*Calyptorhynchus latirostris*) approximately 3.3km north of the applied clearing area.

Carnaby's black cockatoo (Endangered under the Environment Protection and Biodiversity Conservation Act 1999, Threatened under the Wildlife Conservation Act 1950) are known to feed on seeds, nuts and flowers of a

large variety of plants including Eucalypts, Banksia, Hakea, Xanthorrhoea and Grevillea with the entire landscape of the Swan Coastal Plain considered important throughout the non-breeding season for this species (Shah 2006). DEC considers that the cumulative impacts from the reduction of Carnaby's foraging habitat on the Swan Coastal Plain has resulted in vegetation that provides a food source for Carnaby's black cockatoos being identified as significant habitat. The continual net loss of significant habitat will continue to reduce available food resources for Carnaby's black cockatoos and contribute to its ongoing decline. Evidence of cockatoo feeding was noted during the Emerge consultants (2011) site visit. With many of the fallen Banksia attenuata cones showing characteristic foraging evidence.

The Graceful Sun moth (GSM) (*Syenmon gratiosa*) is recorded over 30 times within the local area (10km radius). The GSM (Endangered under the Environment Protection and Biodiversity Conservation Act 1999, Threatened under the Wildlife Conservation Act 1950) is only known from two types of habitats. One habitat is Banksia woodland/woolly bush on deep sands, in the northern suburbs of Perth on the Swan Coastal Plain. In this habitat the GSM breeds on *Lomandra hermaphrodita*, which often occurs in low numbers (Bishop et al 2010). The site visit by emerge consultants determined that *Lomandra hermaphrodita* has a density value of 1 plant/ m², therefore Emerge consultants (2011) determined that the "GSM has the potential to occur" within the application area. It is therefore considered that the proposed clearing of 3.2 hectares of this habitat type may significantly impact on the Graceful Sun moth if present on site. An appropriate survey for GSM is required to determine if it is present on site.

Quenda (*Isodon obesulus fusciventer*) have also been observed within the local area, 3.1km east of the application area. The Quenda's preferred habitat is dense scrubby vegetation with dense cover up to one metre high with feeding grounds in adjacent forest and woodland or pasture with dense cover (DEC 2007). The understorey vegetation in the proposed clearing area is dense, species diverse and regenerating well post-fire and therefore this area of vegetation, may provide habitat for ground-dwelling indigenous fauna including but not limited to Black striped snake (*Neelaps calanotos*, Priority 3), Lined skink (*Lerista lineata*, Priority 3) and Quenda (*Isodon obesulus fusciventer*, Priority 5), which have all been recorded within the local area.

Given the above it is considered that the proposal is at variance to this principle.

Methodology

References:

- Bishop et al (2010)
- DEC (2007)
- Emerge Consultants (2011)
- Shah (2006)

GIS Databases:

- SAC Biodatasets - Accessed November 2010

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

Comments

Proposal may be at variance to this Principle

Four (4) rare flora species have been recorded within the local area (10km radius), with the closest records being *Caladenia huegelii* approximately 3.2km from the applied clearing area and *Epiblema grandiflorum* var. *cyanea* ms 4.2km away, both on the same soil and vegetation type as the application area; and *Pityrodia axillaris* and *Conospermum undulatum* have been recorded on the same soil type but different vegetation types.

Caladenia huegelii inhabits areas of mixed *Eucalyptus marginata* (Jarrah) and *Banksia* woodlands over lush undergrowth on deep sandy soils including grey or brown sands and clay loams (Brown et al, 1998 and WA Herbarium 1998-2010). *Epiblema grandiflorum* var. *cyanea* ms grow amongst sedges under paperbarks bordering a winter-wet swamp (Brown et al 1998). *Conospermum undulatum* grows on sand and sandy clay soil. It usually inhabits banksia and eucalypt woodlands over heath (Brown et al 1998). *Pityrodia axillaris* has a preference for the sandy soils of Yalgoo and northern sections the Avon Wheatbelt, its main populations being found between Pindar and Morawa (Western Australian Herbarium 1998-2010). All of these species have the potential to occur within the application area and a survey at the appropriate time of year is required to determine if any of these rare species are present within the application area.

The site visit by Emerge consultants (2011) determined that *Caladenia huegelii* could potentially occur within the site as the habitat is correct and because this species dies back to underground storage organs at this time of year it would not have been observable during the site visit. To determine if this species is present within the application area a targeted flora survey in September would be required (DEC 2010).

Given the above, the proposal may be at variance to this principle.

Methodology

References:

- Brown et al (1998)
- DEC (2010)
- Emerge Consultants (2011)
- Florabase (2010)
- WA Herbarium (1998-2010)

(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 may be at variance to this Principle

There are 18 records of threatened ecological communities (TEC) recorded within the local area (10km radius), with the closest recorded communities being FCT20a - Banksia attenuata woodlands over species rich dense shrublands.

The proposed clearing area lies within the buffer of this TEC and is located ~ 20 m from the boundary of the TEC vegetation. The vegetation within the application area is in an excellent (Keighery, 1994) condition and is mapped as being the same vegetation type as this TEC.

The western portion of the application area consists of Banksia attenuata, B. menziesii woodland, over Jacksonia furcellata, Hakea ruscifolia, Eremaea pauciflora, Melaleuca seriata, Acacia pulchella, Xanthorrhoea preissii, over Mesomeleana pseudostygia, Amphipogon turbinatus and Lomandra hermaphrodita (DEC 2010). The vegetation within the application area is characteristic of this TEC.

A site visit conducted on the 4 February 2011 by Emerge Consultants (2011) grouped the vegetation on site as FCT20a. This FCT20a is the richest of any Banksia communities recorded on the Swan Coastal Plain (SCP), with an average of 67 species per 10m x 10m plot. Species richness recorded at each of the two sampling locations during the visit was 50 species. Considering that annual species were not present at this time of year, this is a high species of diversity for Banksia woodland. Emerge Consultants (2011) determined that it is "therefore reasonable to assume that this site does represent FCT20a without a full spring survey". A DEC site visit on 9 March 2011 identified ~70 species, the majority of the taxa are consistent with the flora that occurs in the TEC type 20a. It is therefore considered that the vegetation under application is an occurrence of FCT20a Banksia attenuate woodlands over species rich dense shrublands, ranked Endangered (DEC 2011a) however this can not be determined without appropriate statistical analysis.

The preferred method of survey to determine floristic community types on the swan coastal Plain is to establish 10 x 10 m quadrats in vegetation of best condition, sample them at least twice at the appropriate time of year (usually early and late spring), then compare the data statistically against that held in Gibson et al. (1994).

There is currently 408 hectares remaining of FCT20a. Most of these occurrences are small, ranging from ~1 hectare to ~20 hectares. The closest occurrence is ~ 20 metres north east. Bush Forever (Government of Western Australia 2000) notes a presumption against clearing bushland containing threatened ecological communities. FCT20a is considered regionally rare and although the overall decline in distribution of the community is unknown, it is thought to be large. FCT20a is a very resilient community with good management a small remnant can maintain viability over a long term if measures are taken to protect it, such as fencing, weed control and installation of dedicating walking tracks (DEC 2011a).

There is 408 hectares of FCT20a that currently remain. If the area under application is proven to be FCT20a the removal of the area under application would result in a 0.6% loss of this Threatened Ecological Community.

Given the above, the vegetation under application may be the FCT20a a threatened Ecological Community, therefore the proposal maybe at variance to this principle.

Methodology References:
- DEC (2010)
- DEC (2011a)
- Emerge Consultants (2011)
- Government of Western Australia (2000)
GIS Databases:
- SAC Biodatasets - Accessed November 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 is at variance to this Principle

The vegetation has been mapped as the Beard Vegetation Association 1001 - medium very sparse woodland; jarrah, with low woodland; banksia and casuarina of which there is 24.58% of the pre-European extent remaining within the Swan Coastal Plain IBRA region (Shepherd 2009). The vegetation is also a component of the Heddle vegetation complex - Karrakatta Complex - Central and South described as predominantly open forest of Eucalyptus gomphocephala (Tuart) - Eucalyptus marginata - Corymbia calophylla and woodland of Eucalyptus marginata - Banksia species (Heddle et al 1980), which retains 25.71% of its pre-European extent.

The applied clearing area lies within the City of Stirling in the Swan Coastal Plain IBRA region of which 7.26% and 38.84% of their pre-European vegetation extents remain respectively (Shepherd 2009).

The national objectives and targets for biodiversity conservation in Australia has a target to prevent clearance of ecological communities with an extent below 30 per cent of that present pre-1750, below which species loss appears to accelerate exponentially at an ecosystem level (Commonwealth of Australia 2001). Within constrained areas (i.e. areas of urban development in cities and major towns) on the Swan Coastal Plain the target for representation of the pre-clearing extent of a particular vegetation complex is 10% (Commonwealth of Australia 2001).

Less than 10% of the pre-European vegetation exists within the City of Stirling and less than 10% of the Beard vegetation type 1001 and Karakatta Complex Central and South are within secure tenure. Given the highly cleared landscape (approximately 15% remaining vegetation within the local area) the remaining vegetation in the local area is of increased importance as an ecological stepping stone. The vegetation within the application area has significant habitat values, in particular habitat values for conservation significant fauna, Carnaby's Black Cockatoo and the GSM and potential rare flora habitat; and the vegetation also comprises of a high level of biological diversity. Therefore the area under application is considered significant as a remnant.

Therefore the proposal is at variance to this principle.

	Pre-European (ha)	Current extent (ha)	Remaining (%)
IBRA Bioregion*			
Swan Coastal Plain (SCP)	1,501,209	587889	39.16%
Local Government*			
City of Stirling	10,467	612	5.94%
Beard vegetation type*			
1001 (same as within Bioregion)	57,410	14,111	24.58%
Hedde vegetation complex**			
Karakatta Complex - Central and South	49,735	12,788	25.71%

*(Shepherd 2009)

** (Hedde et al 1980)

Methodology

References:

- Commonwealth of Australia (2001)
- Hedde et al (1980)
- Shepherd et al (2009)

GIS Databases:

- Hedde Vegetation Complexes
- SAC Biodatasets - Accessed November 2010
- Swan Coastal Plain North 20cm Orthomosaic - Landgate 2009

(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 not likely to be at variance to this Principle

The application area is 520m south west of a perennial lake and there are no other watercourses or wetlands within the area proposed for clearing, therefore the proposed clearing is not likely to be at variance to this principle.

Methodology

GIS Databases

- Hydrography linear,
- Topography, statewide

(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

Mapped soil type Cb39 is described as subdued dune-swale terrain: chief soils are leached sands on the low dunes. Associated are small areas of other sand soils (Northcote et al 1960-68). The vegetation under application occurs on white-grey sands, consistent with the mapped soil type of leached sands (DEC 2010). The sandy soils noted on site are prone to wind erosion and have characteristically high infiltration rates.

The location of the proposed clearing has a topography ranging from approximately 45m -50m AHD and is of a

low relief. The mapped salinity risk across the applied clearing area is low with a groundwater salinity of less than 500mg/L total dissolved solids.

Due to the sandy soils at this site, the removal of native vegetation may result in wind erosion, which could lead to appreciable land degradation. If however, appropriate measures are implemented to control dust and subsequently wind erosion post clearing and prior to infrastructure construction and the laying of turf for the oval, including reducing the time the site is left bare, then the impacts of the clearing will be manageable.

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

Methodology References:
- DEC (2010)
- Northcote et al (1960-68)
GIS Databases:
- Salinity Risk LM 25m
- Soils, Statewide
- Topographic Contours, 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

Gnangara-Moore River State Forest is the only DEC managed lands that exists within the local area. However the application area is surrounded by multiple Bushforever sites. The area under application is within 50m of a threatened ecological community (TEC). This TEC is located within the Bush Forever site 385 - Reid Highway Bushland, Mirrabooka/Malaga (Government of Western Australia 2000), which is adjacent to the application area (on the northern side of Reid Hwy).

Given the close proximity of the applied clearing area to Bushforever sites, there is also the potential for indirect impacts on the environmental such as the introduction or spread of dieback and/or weed species during the clearing process.

The vegetation under application provides a buffer and support to ecological attributes of the Bush Forever site. Given the highly cleared landscape (approximately 15% remaining vegetation within the local area) the remaining vegetation in the local area is of increased importance as an ecological stepping stone between the Bush Forever sites and hence supporting the dispersal of flora and fauna across the local area.

Given the above, the proposed clearing may be at variance to the applied clearing area.

Methodology References:
- Government of Western Australia (2000)
GIS Databases:
- Bush Forever
- DEC Tenure
- Swan Coastal Plain North 20cm Orthomosaic - Landgate 2009

(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

The vegetation under application occurs on white-grey sands, consistent with the mapped soil type of leached sands (DEC 2010 and Northcote et al 1960-68). The sandy soils noted on site have characteristically high infiltration rates and high levels of nutrient export. The mapped groundwater salinity for the area is less than 500mg/L total dissolved solids with the salinity risk for the area being of a low risk.

The area under application falls within the groundwater 'Perth' area covered by the Rights in Water and Irrigation Act 1914. The clearing of vegetation at this site may therefore result in some leaching of nutrients into the groundwater, however the risk of the clearing causing deterioration in the quality of surface or underground water is likely to be low.

Given the above, the proposal is not likely to be at variance to this principle.

Methodology References:
- DEC (2010)
- Northcote et al (1960-68)
GIS Databases
- Soils, statewide

(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

There are no watercourses or wetlands within the area proposed for clearing. Given the sandy nature of the soil within the application area (Northcote et al 1960-68) and the small scale of the proposed clearing, it is concluded the clearing is unlikely to cause, or exacerbate, the incidence or intensity of flooding and therefore the proposed clearing is not likely to be at variance to this Principle.

Methodology

References:

- Northcote et al (1960-68)

GIS Databases:

- Geomorphic wetlands (Mgt Categories), Swan Coastal Plain - DEC

- Hydrography linear - DoW

- Hydrography linear (hierarchy) - DoW

- Soils, Statewide - DA

- Topographic Contours, Statewide

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

Comments

The proposed clearing consists of 4ha of native vegetation for the purpose of constructing a school oval and infrastructure, inclusive of car parks and buildings. A site visit on the 29 November 2010 noted clearing had already occurred in the eastern portion of the area under application and it was estimated that 2.5ha remained uncleared. A further site inspection undertaken on 15 March 2011 confirmed the area cleared and noted regrowth occurring in parts of the areas cleared where the land had not been cut and soil removed (DEC 2011b). From this site inspection DEC has determined 3.2 ha of native vegetation remains of which 2.6ha has not been recently cleared and 0.6ha is regrowth from recent clearing.

The proposed clearing area lies within the Perth RiWI ground water area within which ground water resources are managed under the Rights in Water and Irrigation Act 1914 administered by the Department of Water (DoW). Any taking of groundwater resources in this area therefore requires a licence from DoW. The DoW has advised that there is no existing Licence to Take Water or Licence to Construct a Well on this property and there are no records of applications for the above property (DoW 2010).

The application area is zoned as 'Private institution' under the Town Planning Scheme and zoned 'Urban' under the Metropolitan Region Scheme.

The initial application for the clearing permit was for the purpose of constructing a school oval. On 18 February 2011 during a meeting between DEC and the applicant subsequent advice was submitted by Hellenic Community with a Master plan of the development. This showed that the proposed clearing is for a school oval and a soccer field, car parks, a gymnasium, a performing arts centre and a senior school. During the meeting DEC was informed: construction will occur in stages (The school oval and soccer fields will be constructed first and the remainder of the development will begin once there is enough funding available); The plan could not be modified to enable a reduced area of clearing and the school has no capacity to provide offsets.

On the 18 February 2011 the applicant provided an Agreement for Sale between The State Housing Commission and Greek Parents and Citizens Association of the Greek Schools of Western Australia and Hellenic Community of Western Australia Inc dated 1990. The agreement states that the "Purchaser shall actively and continuously use the property for the purpose of a school and community purposes directly related to the Greek Orthodox Community and for no other purpose whatsoever".

Notwithstanding the environmental impacts identified, in making a decision to grant a permit to clear native vegetation in accordance with S51O(4) of the Environmental Protection Act 1986, consideration has been given to the existing school facilities within the property and the need to provide recreation / sporting facilities for its students, the urbanised landscape the site is within, the zoning of the land and the earlier government requirement to develop the school within the land purchased by the applicant. It is also noted that the applicant has limited capacity to avoid, minimise or mitigate environmental impacts. DEC also acknowledges that areas of Bushforever sites remain in the local area to maintain habitat values for protected species.

Methodology

References:

- DoW (2010)

GIS Databases:

- RiWI Act, Groundwater Areas

- Town Planning Scheme Zones

4. References

- Bishop et al (2010) Survey Guidelines for the Graceful sun-moth (*Synemon gratiose*) & site habitat assessments August 2010 Version 1.1. Science Division and Swan Region, Department of Environment and Conservation.
- Brown A., Thomson-Dans C. and Marchant N.(1998). Western Australia's Threatened Flora, Department of Conservation and Land Management, Western Australia.

- Commonwealth of Australia (2001) National Objectives and Targets for Biodiversity Conservation 2001-2005, Canberra.
- DEC (2007) DEC Fauna Habitat Notes.xls. February 2007. Department of Environment and Conservation, Western Australia.
- DEC (2010) Site Inspection Report for Clearing Permit Application CPS 40231, Lot 100 on Deposited Plan 60469, Dianella. Site inspection undertaken 29 November 2010. Department of Environment and Conservation, Western Australia (DEC Ref. A352884).
- DEC (2011a) Advice CPS 4023/1 - Hellenic Community of WA. Department of Environment and Conservation. DEC ref: A376778
- DEC (2011b) File note CPS 4023/1 - GPS points from site visit dated 15 March 2011. Department of Environment and Conservation. DEC ref: A380256
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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)