



GOVERNMENT OF  
WESTERN AUSTRALIA

## CLEARING PERMIT

*Granted under section 51E of the Environmental Protection Act 1986*

### PERMIT DETAILS

Area Permit Number: 4316/1  
File Number: 2011/003197-1  
Duration of Permit: xx to xx

### PERMIT HOLDER

Australasian Conference Association Ltd

### LAND ON WHICH CLEARING IS TO BE DONE

LOT 333 ON PLAN 49880 (SINCLAIR 6450)  
PIESSE STREET ROAD RESERVE (SINCLAIR 6450)  
LOT 330 ON PLAN 49880 (SINCLAIR 6450)  
LOT 58 ON PLAN 3216 (SINCLAIR 6450)  
LOT 59 ON PLAN 3216 (SINCLAIR 6450)  
LOT 60 ON PLAN 3216 (SINCLAIR 6450)  
LOT 49 ON PLAN 3216 (SINCLAIR 6450)  
LOT 16 ON PLAN 3216 (SINCLAIR 6450)  
LOT 15 ON PLAN 3216 (SINCLAIR 6450)

### AUTHORISED ACTIVITY

The Permit Holder shall not clear more than 1.3 hectares of native vegetation within the area shaded yellow on attached Plan 4316/1.

### CONDITIONS

#### 1. 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*:
  - (i) clean earth-moving machinery of soil and vegetation prior to entering and leaving the area to be cleared;
  - (ii) ensure that no *weed*-affected soil, *mulch*, *fill* or other material is brought into the area to be cleared; and
  - (iii) 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.

## DEFINITIONS

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

*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; and

*weed/s*, for the purpose of this permit, 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*.

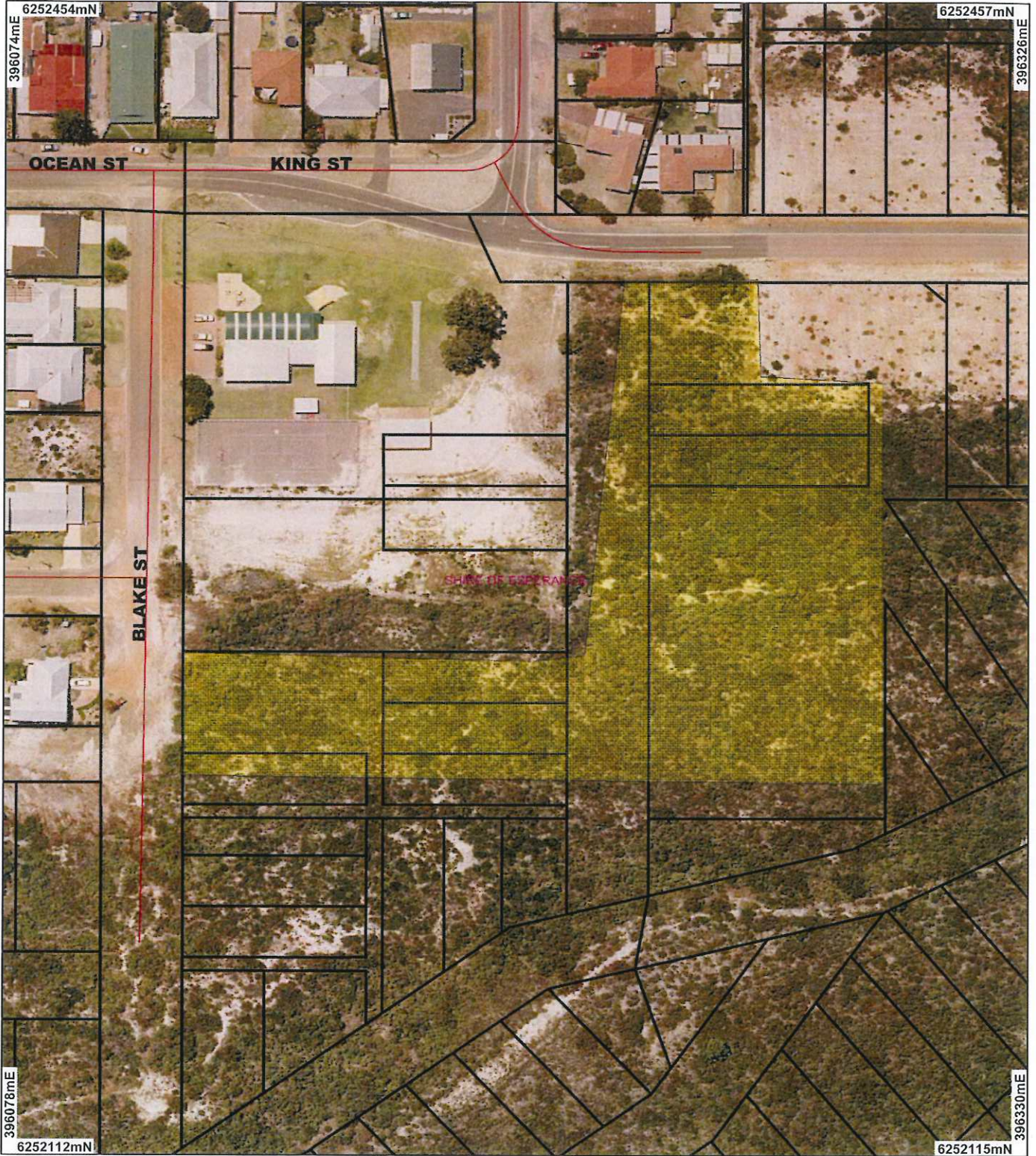
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XX

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

XX XX XXXX

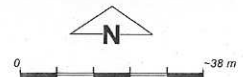
# Draft Plan 4316/1



## LEGEND

-  Cadastre
-  Road Centrelines
-  Clearing Instruments
-  Areas Approved to Clear
-  Local Government Authorities

Esperance Townsite 20cm  
Orthomosaic - Landgate  
2007



Scale 1:1500  
(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 .....

xx  
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 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.: 4316/1  
Permit type: Area Permit

### 1.2. Proponent details

Proponent's name: Australasian Conference Association Ltd

### 1.3. Property details

Property: LOT 333 ON PLAN 49880 ( SINCLAIR 6450)  
ROAD RESERVE ( SINCLAIR 6450)  
LOT 330 ON PLAN 49880 ( SINCLAIR 6450)  
LOT 58 ON PLAN 3216 (House No. 18 PIESSE SINCLAIR 6450)  
LOT 59 ON PLAN 3216 (House No. 16 PIESSE SINCLAIR 6450)  
LOT 60 ON PLAN 3216 (House No. 14 PIESSE SINCLAIR 6450)  
LOT 49 ON PLAN 3216 (House No. 22 BLAKE SINCLAIR 6450)  
LOT 16 ON PLAN 3216 (House No. 7 PIESSE SINCLAIR 6450)  
LOT 15 ON PLAN 3216 (House No. 5 PIESSE SINCLAIR 6450)

Local Government Area: Esperance

Colloquial name:

### 1.4. Application

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

### 1.5. Decision on application

Decision on Permit Application: Grant  
Decision Date: 2 June 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
The vegetation under application is mapped as Beard vegetation type 42: Shrublands; mallee & acacia scrub on south coastal dunes (Hopkins et al 2001; Shepherd 2009)	The proposal is to clear 1.3 hectares of native vegetation within Lot 333, Lot 330, Lot 49, Lot 58, Lot 59, Lot 60, Lot 15, Lot 16 and Piesse Street road reserve, Sinclair for the purpose of constructing an oval and classrooms.	Degraded: Structure severely disturbed; regeneration to good condition requires intensive management (Keighery 1994)	The vegetation description and condition was determined via site photos (DEC 2011) and aerial imagery (Esperance Townsite 20cm Orthomosaic - Landgate 2007).
	The vegetation under application is associated with Beard vegetation type 42 with the vegetation considered to be in degraded to good (Keighery 1994) condition. Sections of the applied area have been subject to disturbances such as fires, tracks and weeds (DEC 2011).	to Good: Structure significantly altered by multiple disturbance; retains basic structure/ability to regenerate (Keighery 1994)	

## 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 proposal is to clear 1.3 hectares of native vegetation for the purpose of constructing an oval and classrooms.

The vegetation under application is associated with Beard vegetation type 42, which is described as Shrublands; mallee & acacia scrub on south coastal dunes. The vegetation considered to be in degraded to

good (Keighery 1994) condition with sections of the applied area being subject to disturbances such as fires, tracks and weeds (DEC 2011).

Within the local area (10 km radius) there are records of three species of priority flora. These priority flora species *Banksia prolata* subsp. *calpicola* (P1), *Daviesia pauciflora* (P2) and *Kennedia beckxiana* (P4). *Banksia prolata* subsp. *calpicola* occurs on similar soils and within similar vegetation type to that of the applied area. Suitable habitat may occur within the applied area; however, given the history of disturbance the applied area is not likely to support priority flora.

There are also 15 conservation significant fauna species recorded within the local area. It is considered that the vegetation is likely to comprise limited values as habitat for wildlife and as ecological linkage with areas of remnant vegetation in the local area.

Given the extent of disturbance within the area under application, the vegetation is not likely to comprise high biodiversity.

**Methodology**    **References:**  
- DEC (2011)  
- Keighery (1994)  
**GIS Database:**  
- SAC Bio Databases accessed 20/4/2011

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

There have been 15 conservation significant fauna species recorded within the local area (DEC 2007-), including Carnaby's black cockatoo (*Calyptorhynchus latirostris*) (listed as Rare or is likely to become extinct under the State Wildlife Conservation Act 1950 and Endangered under the Commonwealth EPBC Act 1999).

The vegetation under application is associated with Beard vegetation type 42, which is described as Shrublands; mallee & acacia scrub on south coastal dunes. The vegetation considered to be in degraded to good (Keighery 1994) condition with sections of the applied area being subject to disturbances such as fires, tracks and weeds (DEC 2011).

Given the relatively minimal clearing proposed and the extent of disturbance within the applied area, the vegetation is likely to comprise limited values as habitat for wildlife and as part of an ecological linkage with areas of remnant vegetation in the local area.

**Methodology**    **References:**  
- DEC (2007-)  
- DEC (2011)  
- Keighery (1994)  
**GIS Database:**  
- SAC Bio Databases accessed 20/4/2011

**(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**

There are no known records of rare flora within 10 km radius of the application area with the closest record being *Eucalyptus insularis*, located approximately 16 km south-east of the applied area.

This species occurs on different soils and within different vegetation types to that of the applied area.

Given the lack of suitable habitat for rare flora and the distance to the nearest record, the clearing proposal is not likely to be at variance to this Principle.

**Methodology**    **GIS Databases:**  
- Pre-European Vegetation  
- SAC Bio Databases accessed 20/4/2011  
- Soils, Statewide

**(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 no known occurrences of threatened ecological communities (TEC) within the local area (10 km radius). The closest record is the vulnerable Russell Range mixed thicket vegetation complexes, located approximately 150 km north-east of the applied area.

Given the distance to the nearest TEC, it is considered that the vegetation under application does not comprise or is necessary for the maintenance of any threatened ecological community. Therefore, the proposed clearing is not considered likely to be at variance to this Principle.

**Methodology** GIS Database:  
- SAC Bio Databases accessed 20/4/2011

**(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**

The vegetation under application is mapped as Beard vegetation type 42, which has 93% of its pre-1750 extent remaining within the bioregion (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). Beard vegetation type 42 has more vegetation remaining than the 30% threshold. In addition, the Shire of Esperance has 71% and the Esperance Plain bioregion has 51% of pre-1750 extent remaining, and there is 50% of vegetation remaining in local area.

Given the degraded to good (Keighery 1994) condition of the vegetation, the vegetation is considered to comprise limited biodiversity and habitat values and therefore the vegetation is not considered to be significant. Further, given the extent of vegetation remaining in the Shire and bioregion, the landscape is not considered to be extensively cleared. Therefore, the proposed clearing is not likely to be at variance with this Principle.

	Pre-European (ha)	Current extent (ha)	Remaining (%)	In reserves (%)
IBRA Bioregion*: Esperance Plain (EP)	2,899,950	1,488,029	51.3	
Shire of Esperance*	4,459,698	3,188,060	71.5	
Beard Vegetation Type* 42 (EP)	135,427	125,970	93.0	48.3

\* (Shepherd 2009)

**Methodology** References:  
- Commonwealth of Australia (2001)  
- Keighery (1994)  
- Shepherd (2009)  
GIS Databases:  
- Pre-European Vegetation  
- Interim Biogeographic Regionalisation of Australia

**(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**

There are no watercourses located within the applied area. The nearest waterbodies are the coastline, 1.3 km west, and the Lake Warden system, 3.6 km north, of the applied area. Given the distance to the nearest waterbody, the proposed clearing is not likely to be at variance to this Principle.

**Methodology** GIS Databases:  
- Geodata, Lakes  
- 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 applied area and the surrounding landscape can be described as is described as coastal dunes and their intervening swales with saline flats, swamps, and lakes; and the soils have been identified as A15 calcareous sands and siliceous sands (Northcote et al 1960-68).

These identified soils are generally susceptible to wind erosion and given the distance to the coast, increasing susceptibility to strong winds, it is considered that the proposed clearing may result in appreciable land degradation. Therefore the clearing as proposed may be at variance to this Principle.

**Methodology** Reference:  
-Northcote et al (1960-68)  
GIS Database:  
-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 is not likely to be at variance to this Principle**  
The closest conservation area to the applied area is Lake Warden Nature Reserves, located approximately 3.6 km north of the applied area.  
  
Given the distance to the nearest conservation area; it is considered that the proposed clearing is not likely to be at variance to this Principle.

**Methodology** GIS Database:  
- 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 is not likely to be at variance to this Principle**  
There are no watercourses located within the applied area. The nearest waterbodies are the coastline, 1.3 km west, and the Lake Warden system, 3.6 km north, of the applied area.  
  
Given the distance the nearest waterbody, it is considered that the proposed clearing is not likely to cause deterioration in the quality of surface or ground water. Therefore the clearing as proposed is not likely to be at variance to this Principle.

**Methodology** GIS Databases:  
- Geodata, Lakes  
- 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**  
The applied area comprises calcareous sands and siliceous sands (Northcote et al 1960-68). These soils are generally associated with high infiltration rates. Therefore the proposed clearing is not likely to cause or exacerbate flooding.

**Methodology** Reference:  
-Northcote et al (1960-68)  
GIS Database:  
-Soils, statewide

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

**Comments**  
The applied area is located within an area defined in EPA Position Statement No. 2 and any further reduction in native vegetation within this area through clearing for agriculture cannot be supported. It is noted that the purpose of this application is constructing an oval and classrooms for a primary school.  
  
The applied area is located within the Proclaimed Esperance ground water area and constructing a bore or taking ground water would require a licence from the Department of Water.  
  
Department of Water (2011) advised that the applied area is located within a Priority 3 area in the Esperance Water Reserve, for which the purpose of a school is an acceptable land use.  
  
The Shire of Esperance (2011) has advised that the Council has no formal objections and the provided the following comments:  
- The subdivision has recently been approved the WA Planning Commission, subject to conditions;  
- Although the area is designated as future residential, the expansion of the school is an extension of existing use and therefore permitted;  
- A development application for the proposed works is required. At this time, no development application for

the proposed works has yet been received. Please note that, in principle, extending the school is supported by Planning Services;

- It is suggested that any clearing with machinery should only be allowed between the months of May and September after rainfall to minimise wind erosion. Clearing activity should also be timed to minimise the potential for water erosion;
- If the proponent is intending to dispose of any cleared vegetation through burning, it is requested they do so outside of the Shire of Esperance prohibited burning periods, and that any lit fires are actively and appropriately guarded.

The clearing is proposed on Lot 333 and Lot 330 on Plan 49880 (unallocated Crown land), Lot 49, Lot 58, Lot 59 and Lot 60 on Plan 3216, Lot 15 and Lot 16 on Plan 3216 and Piesse Street road reserve. The properties are zoned future urban under the local Town Planning Scheme.

Australasian Conference Association Ltd is in the process of acquiring Lots 333 and 330 which are currently unallocated Crown lands, and Piesse Street road reserve.

Lots 49, 58, 59, 60, 15 and 16 are freehold land owned by Australasian Conference Association Ltd.

#### Methodology

References:

- Department of Water (2011)
- Shire of Esperance (2011)

GIS Databases:

- Cadastre
- EPA Position Paper No 2 Agriculture Region
- RIWI Act, Groundwater Areas
- Town Planning Scheme Zones

## 4. References

- Commonwealth of Australia (2001) National Objectives and Targets for Biodiversity Conservation 2001-2005, Canberra.
- DEC (2011) Site Inspection Photos. Site inspection undertaken 13 May 2011. Department of Environment and Conservation, Western Australia. DEC Ref A96112, A396105 and A396096.
- Department of Water (2011) Direct Interest Submission for Clearing Permit Application CPS 4316/1. DEC Ref A397486
- Hopkins, A.J.M., Beeston, G.R. and Harvey J.M. (2001) A database on the vegetation of Western Australia. Stage 1. CALMScience after J. S. Beard, late 1960's to early 1980's Vegetation Survey of Western Australia, UWA Press.
- Keighery, B.J. (1994) Bushland Plant Survey: A Guide to Plant Community Survey for the Community. Wildflower Society of WA (Inc). Nedlands, Western 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. (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.
- Shire of Esperance (2011) Direct Interest Submission for Clearing Permit CPS 4316/1, Shire of Esperance, Western Australia. DEC Ref A400099

## 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)



