



GOVERNMENT OF
WESTERN AUSTRALIA

CLEARING PERMIT

Granted under section 51E of the Environmental Protection Act 1986

PERMIT DETAILS

Area Permit Number: 4518/1

File Number: 2011/006687-1

Duration of Permit: From 26 March 2012 to 26 March 2014

PERMIT HOLDER

Western Australian Land Authority T/A LandCorp on behalf of the Shire of Dandaragan

LAND ON WHICH CLEARING IS TO BE DONE

Dodd Street road reserve, Badgingarra (PIN 1358799)

Burnett Street road reserve, Badgingarra (PIN 1358800)

Un-named road reserve, Badgingarra (PIN 11472376)

AUTHORISED ACTIVITY

The Permit Holder shall not clear more than 0.26 hectares of native vegetation within the area shaded yellow on attached Plan 4518/1.

CONDITIONS

Nil.

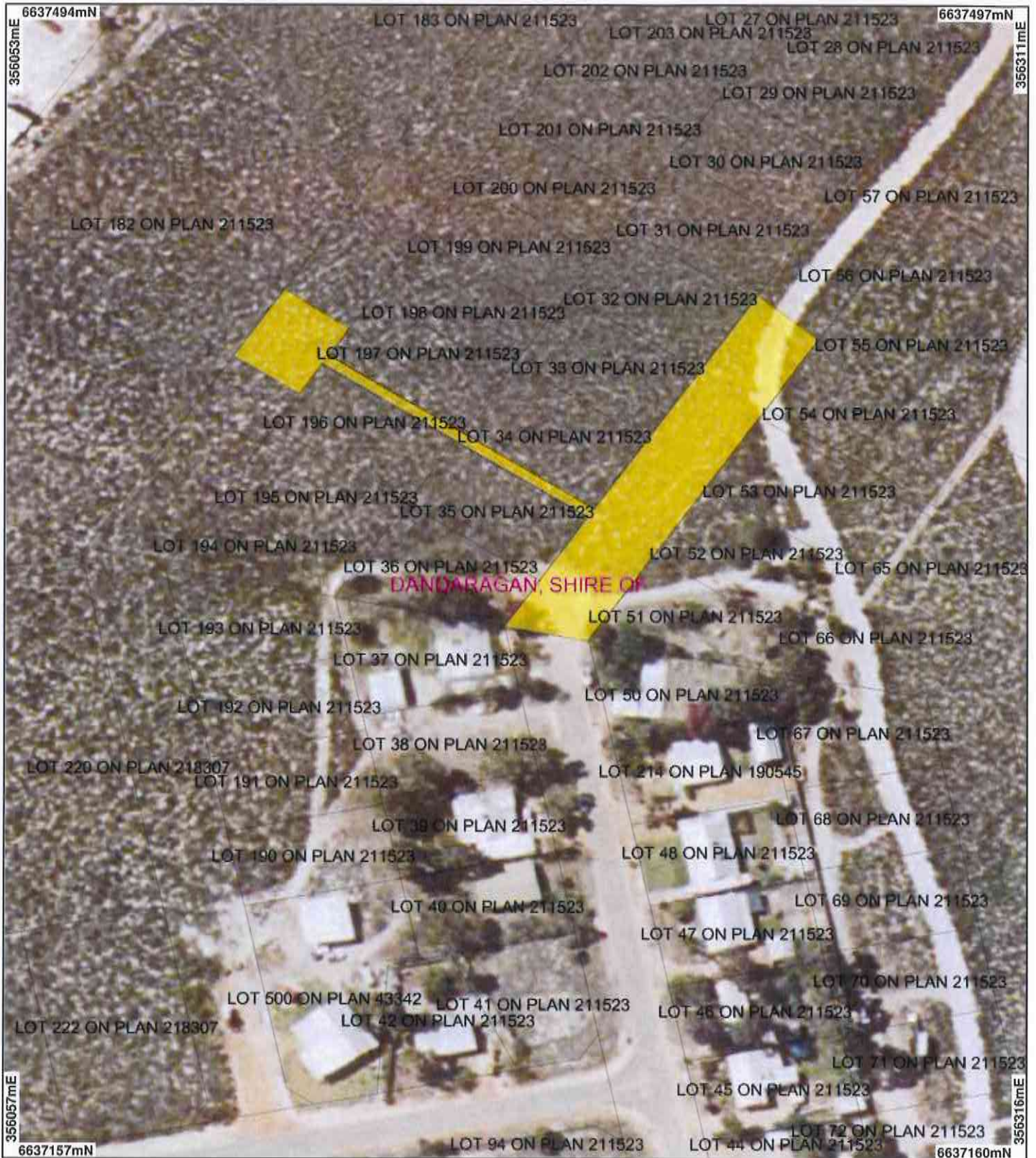
A handwritten signature in black ink, appearing to be 'K. Faulkner', written over a horizontal line.

K. Faulkner
MANAGER
NATIVE VEGETATION CONSERVATION BRANCH

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

1 March 2012

Plan 4518/1



LEGEND

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

Badgingarra 50cm
Orthomosaic - Landgate
2006



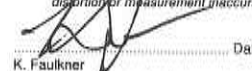
0 38 m

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 1/3/12

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

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



Department of
Environment and Conservation

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1. Application details

1.1. Permit application details

Permit application No.: 4518/1
Permit type: Area Permit

1.2. Proponent details

Proponent's name: Western Australian Land Authority T/A LandCorp on behalf of Shire of Dandaragan

1.3. Property details

Property: DODD STREET ROAD RESERVE (BADGINGARRA 6521)
BURNETT STREET ROAD RESERVE (BADGINGARRA 6521)
UN-NAMED ROAD RESERVE ROAD RESERVE (BADGINGARRA 6521)

Local Government Area: Shire of Dandaragan

Colloquial name:

1.4. Application

Clearing Area (ha)	No. Trees	Method of Clearing	For the purpose of:
0.26		Mechanical Removal	Road construction or maintenance

1.5. Decision on application

Decision on Permit Application: GRANT
Decision Date: 1 March 2012

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: 1031 - Mosaic: Shrublands; hakea scrub-heath / Shrublands; dryandra heath (Shepherd, 2009).	The application is to clear 0.26 hectares of native vegetation within the Dodd and Burnett Street road reserves and an un-named road reserve within the Badgingarra townsite for the purpose of road, pedestrian access way and drainage construction to facilitate the release of seven residential townsite lots.	Very Good: Vegetation structure altered; obvious signs of disturbance (Keighery, 1994)	Vegetation condition was determined through aerial imagery (Badgingarra 50cm Orthomosaic - Landgate 2006).
	The application area appears to be in good to very good (Keighery, 1994) condition. The un-named and Burnett Street road reserves appear to be future roads that are currently uncleared. There are small cleared areas where the application area joins the existing developed sections of Dodd Street and these areas are likely to be exposed to higher levels of disturbance.	To Good: Structure significantly altered by multiple disturbance; retains basic structure/ability to regenerate (Keighery, 1994)	

3. Assessment of application against clearing principles

Comments

The proposed clearing of 0.26 hectares of native vegetation within the Dodd and Burnett Street road reserves and an un-named road reserve within the Badgingarra townsite is for the purpose of road, pedestrian access way and drainage construction to facilitate the release of seven neighbouring residential lots.

The local area is approximately 20 per cent vegetated, with approximately 6000 hectares of this vegetation within the Badgingarra National Park, which extends to within 600 metres of the application area. The application area is separated from the Badgingarra National Park by the Badgingarra townsite and Brand Highway road reserve. The National Park is mapped as comprising the same vegetation and soil types as the application area and is considered likely to have vegetation in similar or better condition with higher conservation value than the vegetation under application.

The vegetation under application is part of a large vegetated remnant of native vegetation on the outskirts of the Badgingarra townsite that forms part of an ecological linkage from the nearby Badgingarra National Park to the Hill River.

The mapped vegetation unit retains approximately 35 per cent (83,629 hectares) of the pre-European extent and approximately 35,912 hectares is in conservation tenure within the Geraldton Sandplains IBRA bioregion (Shepherd, 2009).

The vegetation under application may comprise suitable habitat for flora and fauna of conservation significance, however, due to the small size (0.26 hectares), levels of disturbance and proximity to large tracts of similar vegetation type in similar or better condition, it is not considered to provide significant habitat for indigenous fauna, nor to represent significant biodiversity or conservation values on a local or regional scale.

The proposed clearing is unlikely to result in appreciable land degradation, impact water quality or increase the incidence or severity of flooding.

Considering the above, the proposed clearing is not likely to be at variance to the clearing principles.

Methodology

References:

Shepherd, 2009

GIS Databases:

- Badgingarra 50cm Orthomosaic - Landgate 2006
- DEC Managed Lands & Waters - DEC 10/09
- Pre-European vegetation - DA 01/01
- SAC Biodatasets - 02/12
- Soils, Statewide - 11/99

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

Comments

The clearing proposed is within three road reserves vested with the Shire of Dandaragan.

The proposed clearing for the construction of road and drainage infrastructure is to allow LandCorp's agents and service agencies to install services and infrastructure, including electricity and reticulated water, to the surrounding properties at Lot 33 - 36 and 51 - 53 Dodd Street to enable the release of these existing lots, on behalf of the Shire of Dandaragan and in accordance with engineering designs approved by the Shire of Dandaragan.

The lots are currently unallocated Crown land. LandCorp is in the process with the Department of Regional Development and Lands (DRDL) to have the lots transferred to residential freehold title and be released for sale. The DRDL confirmed that subject to resolution of native title, it is intended to proceed with the sale and transfer of the land in freehold to LandCorp for residential development (DRDL, 2012).

The South West Aboriginal Land and Sea Council is currently reviewing a draft Land Agreement by LandCorp and advised that once the Land Agreement is executed by all parties, the lots will be transferred (SWALSC, 2012).

The lots are zoned residential under the Badgingarra Town Planning Scheme.

The area under application falls within the Jurien Groundwater Area which is an area proclaimed under the Right in Water and Irrigation Act 1914.

There are no known Aboriginal Sites of Significance within the application area.

Methodology

References:

DRDL, 2012

SWALSC, 2012

GIS Databases:

- Aboriginal Sites of Significance - DIA 02/10
- RIWI Act, Groundwater Areas - DoW 063/08
- Town Planning Scheme Zones - MFP 08/98

4. References

DRDL (2012) Email confirmation of support for release of the Dodd Street properties, Received 24/01/2012. Department of Regional Development and Lands. DEC Ref: A469101

Keighery, B.J. (1994) Bushland Plant Survey: A Guide to Plant Community Survey for the Community. Wildflower Society of WA (Inc). Nedlands, Western Australia.

Shepherd, D.P. (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.

SWALSC (2012) Email confirmation of support for transfer of the Dodd Street properties, Received 22/02/2012. South West Aboriginal Land and Sea Council. DEC Ref: A477314

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)