

CLEARING PERMIT

Granted under section 51E of the Environmental Protection Act 1986

PERMIT DETAILS

Area Permit Number: 4567/1

File Number:

2011/007876-1

Duration of Permit: From 31 October 2011 to 31 October 2013

PERMIT HOLDER

Fabcot Pty Ltd

LAND ON WHICH CLEARING IS TO BE DONE

Lot 89 on Diagram 99721 (KWINANA TOWN CENTRE, 6167)

AUTHORISED ACTIVITY

The Permit Holder shall not clear more than 0.63 hectares of native vegetation within the area cross hatched yellow on attached Plan 4567/1.

CONDITIONS

Nil.

Kelly Faulkner MANAGER

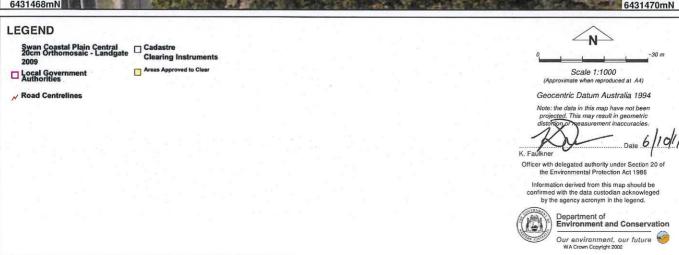
NATIVE VEGETATION CONSERVATION BRANCH

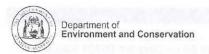
Officer delegated under Section 20 of the Environmental Protection Act 1986

6 October 2011

Plan 4567/1









Clearing Permit Decision Report

1. Application details

1.1. Permit application details

Permit application No.:

4567/1

Permit type:

Area Permit

1.2. Proponent details

Proponent's name:

Fabcot Ptv Ltd

1.3. Property details

Property:

LOT 89 ON DIAGRAM 99721 (House No. 4 CHISHAM KWINANA TOWN CENTRE 6167)

Local Government Area: Town of Kwinana

Colloquial name:

Clearing Area (ha)

1.4. Application

No. Trees

Method of Clearing Mechanical Removal For the purpose of: Building or Structure

0.63

1.5. Decision on application

Decision on Permit Application:

GRANT

Decision Date:

6 October 2011

2. Site Information

2.1. Existing environment and information

2.1.1. Description of the native vegetation under application

Vegetation Description

Beard Vegetation Association: 998 - Medium woodland; tuart

(Shepherd, 2009)

Heddle Vegetation Complex:
Cottesloe Complex Central and
South - Mosaic of woodland of
Eucalyptus gomphocephala (Tuart)
and open forest of Eucalyptus
gomphocephala (Tuart) - Eucalyptus
marginata (Jarrah) - Corymbia
calophylla (Marri); closed heath on
the Limestone outcrops.

(Heddle et al, 1980)

Clearing Description

The application is to clear a 0.63 hectare remnant of native vegetation from Lot 89 on Diagram 99721, Kwinana Town Centre, for the purpose of expanding the existing shopping centre, which will include the construction of an additional retail outlet building and associated carpark on the site.

The vegetation proposed to be cleared consists of an over storey of regrowth jarrah-tuart woodland, with several scattered mature jarrah and tuart trees, several Banksia attenuata, B. grandis and Allocasuarina sp, over a heavily weed infested understorey. Some native understory species persist, however diversity is significantly reduced (DEC, 2011).

The vegetation is an isolated remnant that is bounded by sealed roads, driveways and carparks on all sides. A small amount of litter, mostly glass bottles, is scattered throughout the application area, mostly concentrated near the edges in the northern part of the area, adjacent to a carpark (DEC, 2011).

The vegetation under application is in a highly disturbed state with significantly altered structure and reduced diversity, and is considered to be in degraded (Keighery, 1994) condition (DEC, 2011).

Vegetation Condition

Degraded: Structure severely disturbed; regeneration to good condition requires intensive management (Keighery, 1994)

To

Completely Degraded: No longer intact; completely/almost completely without native species (Keighery, 1994)

Comment

Vegetation condition was determined by site visit conducted in September 2011 (DEC, 2011).

3. Assessment of application against clearing principles

Comments

This application is to clear up to 0.63 hectares of native vegetation within Lot 89 on Diagram 99721 Kwinana Town Centre, for the purpose of retail outlet and car park construction.

The vegetation under application is described as regrowth jarrah-tuart woodland in degraded (Keighery 1994) condition (DEC, 2011).

The vegetation under application is mapped as Beard Vegetation Association 998, which is well represented within the Swan Coastal Plain IBRA bioregion with approximately 19,595 hectares (38 percent of the pre-European extent) remaining (Shepherd, 2009).

The local area (5 kilometre radius) retains approximately 25 percent native vegetation cover, the majority of which is held in secure land tenure, including numerous Bush Forever sites and the Leda Nature Reserve.

The vegetation under application has reduced biodiversity and is not considered to have high ecological linkage value for the local area or region.

Several potential habitat trees occur within application area and a large Eucalypt on the southern boundary of the clearing area, in close proximity to a road, contains several developing hollows (DEC, 2011). A western rosella was observed in the branches of this tree and the calls of black cockatoos were heard in the east (DEC, 2011). While the overstorey vegetation may provide suitable habitat for avifauna, due to the condition, small size (0.63 hectares), exposure to significant disturbance and proximity to vegetation in similar or better condition, overall habitat value of the vegetation under application is considered to be low.

The proposed clearing is unlikely to impact flora or ecological communities of conservation significance, result in appreciable land degradation, or water quality issues, and is not likely to increase the incidence or intensity of flooding.

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

Methodology

References:

DEC, 2011

Keighery, 1994

Shepherd, 2009

GIS Databases:

- Bush Forever 2000, Site Boundaries Ministry for Planning 11/98
- DEC Managed Lands & Waters DEC 28/10/09
- Pre-European vegetation DA 01/01
- SAC Biodatasets 20/09/11
- Swan Coastal Plain Central 20cm Orthomosaic Landgate 2009

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

Comments

The applicant, Fabcot Pty Ltd, is the owner of Lot 89 on Diagram 99721.

The property is within the Retail Precinct of the 'shopping / business' zone within the Town of Kwinana Town Planning Scheme No3 (District Scheme).

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

Methodology

GIS Databases:

- Aboriginal Sites of Significance DIA 02/10
- Town Planning Scheme Zones MFP 31/08/98

4. References

DEC (2011) Site inspection report for clearing permit application CPS 4567/1. Conducted 26/09/2011. Department of Environment and Conservation, Western Australia. DEC Ref: A436287

Heddle, E. M., Loneragan, O. W., and Havel, J. J. (1980) Vegetation Complexes of the Darling System, Western Australia. In Department of Conservation and Environment, Atlas of Natural Resources, Darling System, Western Australia.

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.

5. Glossary

Term Meaning

BCS Biodiversity Coordination Section of DEC

Department of Conservation and Land Management (now BCS) Department of Agriculture and Food CALM

DAFWA

DEC Department of Environment and Conservation Department of Environmental Protection (now DEC)
Department of Environment DEP

DoE

Department of Industry and Resources DoIR

DRF

Declared Rare Flora
Environmental Protection Policy **EPP** Geographical Information System GIS Hectare (10,000 square metres) ha Threatened Ecological Community
Water and Rivers Commission (now DEC) TEC

WRC