



GOVERNMENT OF
WESTERN AUSTRALIA

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.

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

Kelly Faulkner
MANAGER
NATIVE VEGETATION CONSERVATION BRANCH

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

6 October 2011

Plan 4567/1



LEGEND

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



0 30 m

Scale 1:1000

(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.

[Signature] Date 6/10/11

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

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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 Pty 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:

1.4. Application

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

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	Clearing Description	Vegetation Condition	Comment
<p>Beard Vegetation Association: 998 - Medium woodland; tuart (Shepherd, 2009)</p> <p>Hedde 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. (Hedde et al, 1980)</p>	<p>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.</p> <p>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 understorey species persist, however diversity is significantly reduced (DEC, 2011).</p> <p>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).</p> <p>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).</p>	<p>Degraded: Structure severely disturbed; regeneration to good condition requires intensive management (Keighery, 1994)</p> <p>To</p> <p>Completely Degraded: No longer intact; completely/almost completely without native species (Keighery, 1994)</p>	<p>Vegetation condition was determined by site visit conducted in September 2011 (DEC, 2011).</p>

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

Hedde, 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
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)