



CLEARING PERMIT

Granted under section 51E of the Environmental Protection Act 1986

PERMIT DETAILS

Area Permit Number: 5236/1

File Number: 2012/006200-1

Duration of Permit: From 14 September 2013 to 14 September 2015

PERMIT HOLDER

Howard and Heaver Pty Ltd T/A H+H Architects.

LAND ON WHICH CLEARING IS TO BE DONE

Lot 7268 on Plan 10467, Lower King.

AUTHORISED ACTIVITY

The Permit Holder shall not clear more than 0.006 hectares of native vegetation within the area shaded yellow on attached Plan 5236/1.

CONDITIONS

Nil.

A handwritten signature in black ink, appearing to read "M Warnock", written over a horizontal line.

M Warnock
MANAGER
NATIVE VEGETATION CONSERVATION BRANCH

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


15 August 2013

Plan 5236/1



LEGEND

-  Cadastre
-  Local Government Authorities
-  Road Centrelines

- Clearing Instruments**
-  Areas Approved to Clear
- Albany Townsite Jan 2011 Mosaic



0  25 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.

M Warnock Date 15/8/13

M Warnock

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.



Government of Western Australia
Department of Environment Regulation
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Clearing Permit Decision Report

Government of Western Australia
Department of Environment Regulation

1. Application details

1.1. Permit application details

Permit application No.: 5236/1
Permit type: Area Permit

1.2. Proponent details

Proponent's name: Howard and Heaver Pty Ltd T/A H+H Architects

1.3. Property details

Property: LOT 7268 ON PLAN 10467 (Lot No. 7268 KOONWARRA LOWER KING 6330)
Local Government Area: City of Albany
Colloquial name:

1.4. Application

Clearing Area (ha)	No. Trees	Method of Clearing	For the purpose of:
0.006		Cutting	Recreation

1.5. Decision on application

Decision on Permit Application: Grant
Decision Date: 15 August 2013

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: 3 - Medium forest; jarrah-marri (Shepherd et al. 2001).	The application is to clear up to 0.006 hectares of native vegetation within Lot 7268 on Plan 10467, Lower King, for the purpose of installing a boardwalk.	Excellent: Vegetation structure intact; disturbance affecting individual species, weeds non-aggressive (Keighery 1994)	Vegetation description and condition were determined through aerial imagery (Albany Townsite Jan 2011 - Mosaic).

3. Assessment of application against clearing principles

Comments

The application is to clear up to 0.006 hectares of native vegetation in excellent (Keighery 1994) condition within Lot 7268 on Plan 10467, Lower King, for the purpose of installing a boardwalk (H+H Architects 2012).

There are no priority or rare flora species, priority or threatened ecological communities within close proximity to the application area. The vegetation to be cleared is well represented in the local area.

There are several priority and threatened fauna species within the local area (10 kilometre radius). However, given the small extent of the proposed clearing, it is unlikely that the application area comprises significant habitat for fauna.

The application area occurs approximately 15 metres from the boundary of Oyster Harbour, an ANCA wetland (an environmentally sensitive area). Given this, the vegetation within the application area may be associated with a watercourse or wetland.

Given the application areas close proximity to Oyster Harbour, the proposed clearing may cause a temporary deterioration in the quality of the surface water. However, this is likely to be short term.

Given the small area under application, it is unlikely that the vegetation comprises a high level of biodiversity or that the proposed clearing will have significant environmental impacts. The assessment of the application identified that the clearing may be at variance to principle (f) and is not likely to be at variance to any of the remaining principles.

Methodology

References:
DEC 2007-
H+H Architects 2012
Keighery 1994
GIS databases:

- Albany Townsite Jan 2011 Mosaic
- ANCA wetlands
- Hydrography, Linear
- SAC Biodatasets
- Soils, Statewide

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

Comments

No public submissions have been received in response to this application.

Lot 7268 on Plan 10467, Lower King, is a reserve managed by the City of Albany. Development Approval for the proposed walkway has been granted by the City of Albany. The City of Albany has advised that conditions of the development approval must be complied with prior to H+H Architects accessing the land under application (City of Albany 2013).

The application area is located within an Aboriginal Site of Significance (Oyster Harbour).

Methodology

References:

City of Albany 2013

GIS databases:

- Aboriginal Sites of Significance

4. References

- City of Albany (2013) Letter to Howard and Heaver Pty Ltd. City of Albany, Western Australia (DER REF: A660687).
 DEC (2007 -) NatureMap: Mapping Western Australia's Biodiversity. Department of Environment and Conservation. URL: <http://naturemap.dec.wa.gov.au/>. Accessed 18/09/2012.
 H+H Architects (2012) Clearing Permit Application CPS 5236/1 - Lot 7268 on Plan 10467, Lower King (DEC REF: A540556).
 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., 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)