



## CLEARING PERMIT

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

### PERMIT DETAILS

Area Permit Number: 5303/1  
File Number: 2012/007013-1  
Duration of Permit: From 21 December 2012 to 21 December 2014

### PERMIT HOLDER

Frontline Investments (WA) Pty Ltd

### LAND ON WHICH CLEARING IS TO BE DONE

Lot 57 on Plan 17506, Coonabidgee

### AUTHORISED ACTIVITY

The Permit Holder shall not clear more than 0.9 hectares of native vegetation within the area hatched yellow on attached Plan 5303/1.

### CONDITIONS

Nil.

XXXXXXXXXXXXXXXXX  
XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX  
XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX

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

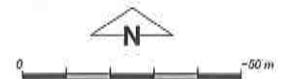
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# Draft Plan 5303/1



## LEGEND

- Road Centrelines
- Local Government Authorities
- Clearing Instruments
- Areas Approved to Clear
- Perth Metropolitan North  
15cm Orthomosaic - Landgate  
2011
- Cadastral for labelling



Scale 1:1668  
(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 .....

x xxxxxxx  
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. This data has not been quality assured. Please contact map author for details.



## 1. Application details

### 1.1. Permit application details

Permit application No.: 5303/1

Permit type: Area Permit

### 1.2. Proponent details

Proponent's name: Frontline Investments (WA) Pty Ltd

### 1.3. Property details

Property: LOT 57 ON PLAN 17506 (House No. 23 HOY COONABIDGEE 6503)

Local Government Area: Shire of Gingin

Colloquial name:

### 1.4. Application

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

### 1.5. Decision on application

Decision on Permit Application: Grant

Decision Date: 29 November 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
The vegetation under application is mapped as:	The application is for the proposed clearing of 0.9 ha within Lot 57 on Plan 17506 for the purpose of constructing a hardstand, storage sheds, water tank and access paths.	Very Good: Vegetation structure altered; obvious signs of disturbance (Keighery 1994)	The vegetation condition and description was determined through a site visit by Department of Environment and Conservation officers on the 26 October 2012 (DEC 2012).
Beard vegetation association 949:			

Low woodland; banksias (Shepherd, 2001).

Hedde vegetation complex:  
Coonambidgee Complex is described as ranging from a low open forest and low woodland of Eucalyptus tottiana (Pricklybark) - Banksia attenuata (Slender Banksia) - Banksia menziesii (Firewood Banksia) - Banksia illicifolia (Holly-leaved Banksia) with localised admixtures of Banksia prionotes (Acorn Banksia) to an open woodland of Corymbia calophylla (Marri) - Banksia species.

The vegetation proposed to be cleared consists of a woodland containing Banksia illicifolia, Banksia menziesii, Banksia attenuata and Nuytsia floribunda with a diverse mid and understorey dominated by Hibbertia sp, Jacksonia furcellata and Xanthorrhoea species in a very good (Keighery 1994) condition (DEC, 2012).

Hedde vegetation complex:  
Yanga Complex is described as predominantly a closed scrub of Melaleuca species and low open forest of Casuarina obesa (Swamp Sheoak) on the flats subject to inundation. On drier sites the vegetation reflects the adjacent vegetation complexes of Bassendean and Coonambidgee (Hedde et al. 1980).

### 3. Assessment of application against clearing principles

#### Comments

The application is to clear up to 0.9 hectares of native vegetation for the purpose of constructing a hardstand, storage sheds, water tank and access paths. The vegetation is considered to be in a very good (Keighery, 1994) condition and consists of woodland of *Banksia illicifolia*, *Banksia menziesii*, *Banksia attenuata* and *Nuytsia floribunda* with a diverse mid and understorey dominated by *Hibbertia* sp and *Jacksonia furcellata*.

Part of the application area is mapped within the Yanga vegetation complex that has less than 19 per cent of its pre-European extent remaining. This complex is described as predominantly a closed scrub of *Melaleuca* species and low open forest of *Casuarina obesa* (Swamp Sheoak) on the flats subject to inundation (Hedde et al 1980). As a site inspection did not identify any *Melaleuca*, *Casuarina* or wetland dependent species (DEC, 2012), it is not considered for the vegetation under application to represent this highly cleared vegetation community. It is more consistent with the adjacent Coonambidgee vegetation complex which is well represented with 45 per cent of its pre-European extent remaining (Hedde et al. 1980). Although all other identified vegetation communities have greater than 39 per cent of their pre-European extent remaining, the vegetation under application is in very good (Keighery 1994) condition and occurs in a local area (10 kilometre radius) that has only 15 per cent vegetation remaining therefore, it may be considered for the application area to contain high biodiversity and may be a significant remnant of vegetation in a highly cleared area. The application may be at variance to principle (a) and (e).

A site inspection (DEC, 2012) identified that the application area is suitable foraging habitat for endangered black cockatoo species recorded within the local area (DEC, 2007-). *Banksia* cones showing signs of cockatoo grazing were seen within the application area (DEC, 2012). However, the small clearing size (0.9ha) and presence of Large Nature Reserve's to the North and West of the application area limits the significance of the application area as fauna habitat and therefore, the application is not likely to be at variance to principle (b).

Given the relatively small area proposed to be cleared, that no wetlands or watercourses occur within the application area and that there are no rare or priority flora species or threatened ecological communities (TEC) in the vicinity of the project; it is not likely the proposed clearing will cause appreciable land degradation, impact water quality, consist of riparian vegetation, cause or exacerbate the intensity of flooding or contain suitable habitat for TECs or rare flora.

The assessment of the application identified that the clearing may be at variance to principle (a) and (e) and is not likely to be at variance to the remaining clearing principles.

#### Methodology

##### References:

- DEC (2012)
- Keighery (1994)
- DEC (2007-)

##### GIS databases:

- Hydrogeology, statewide - DOW 13/07/06
- Hydrography, linear DOW 13/7/06
- Mattiske Vegetation Complexes (01/03/1998)
- Pre-European vegetation - DA 01/01
- SAC Bio datasets (Accessed November 2012)

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

#### Comments

The clearing of 0.9 hectares is for the purpose of constructing a hardstand, storage sheds, water tank and access paths.

The applicant has received planning approval from the Shire of Gingin for the proposed works (Shire of Gingin, 2012).

Lot 57 is zoned rural Industrial under the Local Town Planning Scheme.

No submissions from the public have been received.

#### Methodology

##### References

- Shire of Gingin (2012)

##### GIS databases:

- Town Planning Scheme Zones

### 4. References

DEC (2012) Site Inspection Report for Clearing Permit Application CPS 5303/1, Lot 57 on Plan 17506, Coonambidgee. Site inspection undertaken 26 October 2012. Department of Environment and Conservation, Western Australia (DEC Ref. A568901).

- 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., 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 Gingin (2012) Advice received for clearing application CPS 5303/1, Lot 57 on Plan 17506, Coonabidgee. Shire of Gingin, Western Australia (DEC Ref. A571554).

## 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)