



CLEARING PERMIT

Granted under section 51E of the Environmental Protection Act 1986

| | |
|-------------------------------|---|
| Purpose Permit number: | CPS 5374/1 |
| Permit Holder: | Perron Developments Pty Ltd |
| Duration of Permit: | From 1 February 2013 to 1 February 2015 |

The Permit Holder is authorised to clear native vegetation subject to the following conditions of this Permit.

PART I – CLEARING AUTHORISED

1. Purpose for which clearing may be done

Clearing for the purpose of constructing a road and roundabout.

2. Land on which clearing is to be done

Lot 505 on Deposited Plan 57391, VASSE

Lot 2 on Diagram 84485, VASSE

Bussell Highway Road Reserve (PIN 11437671, PIN 11734000 and PIN 11733996), VASSE

3. Area of Clearing

The Permit Holder must not clear more than 0.0888 hectares of native vegetation within the area hatched yellow on attached Plan 5374/1.

4. Application

This Permit allows the Permit Holder to authorise persons, including employees, contractors and agents of the Permit Holder, to clear native vegetation for the purposes of this Permit subject to compliance with the conditions of this Permit and approval from the Permit Holder.

5. Type of clearing authorized

This Permit authorises the Permit Holder to clear native vegetation for the activities described in condition 1 of this Permit to the extent that the Permit Holder has the power to carry out works involving clearing for those activities.

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

M Warnock
A/MANAGER
NATIVE VEGETATION CONSERVATION BRANCH

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

10 January 2013

Plan 5374/1



LEGEND

- Local Government Authorities
- Cadastre for labelling
- Road Centrelines
- Clearing Instruments
- Areas Approved to Clear

Russelton Townsite 20cm
Orthomosaic - Landgate
2008



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: 10/1/13
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.



Department of
Environment and Conservation

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* Project Data is denoted by asterisk. This data has not been quality assured. Please contact map author for details.



1. Application details

1.1. Permit application details

Permit application No.: 5374/1
Permit type: Purpose Permit

1.2. Proponent details

Proponent's name: Perron Developments Pty Ltd

1.3. Property details

Property: ROAD RESERVE (VASSE 6280)
LOT 505 ON PLAN 57391 (Lot No. 505 BUSSELL VASSE 6280)
LOT 2 ON DIAGRAM 84485 (House No. 6008 BUSSELL VASSE 6280)

Local Government Area: City of Busselton
Colloquial name:

1.4. Application

| Clearing Area (ha) | No. Trees | Method of Clearing | For the purpose of: |
|--------------------|-----------|--------------------|----------------------------------|
| 0.0888 | | Mechanical Removal | Road and roundabout construction |

1.5. Decision on application

Decision on Permit Application: Grant
Decision Date: 10 January 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 |
|---|---|--|---|
| The vegetation under application is mapped as: | The proposed clearing of 0.0888 hectares within Lot 505 on Deposited Plan 57391, Lot 2 on Diagram 84485 and Bussell Highway Road Reserve, Vasse is for the purpose of constructing a roundabout and road. | Completely Degraded; No longer intact; completely/almost completely without native species (Keighery 1994) | The vegetation condition and description was determined from a consultant's report dated November 2012 (RPS, 2012) and a site visit by Department of Environment and Conservation officers on 13 December 2012 (DEC, 2012). |
| Beard vegetation association: 1000: Mosaic: Medium forest; jarrah-marri / Low woodland; banksia / Low forest; teatree (Melaleuca Spp.) (Shepherd et al., 2001). | The vegetation has been assessed as completely degraded (Keighery 1994) condition and the vegetation consists of <i>Corymbia calophylla</i> (DEC, 2012), trees (DEC 2012) with no understorey or other remnant native vegetation (RPS, 2012). | | |
| Mattiske vegetation complex: Lw: Open woodland of <i>Melaleuca raphiophylla</i> and sedgelands of <i>Cyperaceae-Restionaceae</i> spp. on broad depressions in the subhumid zone (Mattiske and Havel 1998). | | | |

3. Assessment of application against clearing principles

Comments

The application is to clear up to 0.0888 hectares for the purpose of upgrading a roundabout and road and is unlikely to have any significant environmental impacts. The vegetation is considered to be in a completely degraded (Keighery, 1994) condition (DEC 2012).

There are no rare flora or threatened ecological communities identified in the vicinity of the application and the vegetation to be cleared is well represented in the local area. Therefore, the proposed clearing is not likely to be at variance to principles (a), (c), (d) and (e).

Up to 25 Baudin's cockatoos (*Calyptorhynchus baudinii* - rare under the Wildlife Conservation Act, 1950 (WC Act)) have been observed feeding on the trees within the application area (RPS, 2012). However, no nesting hollows were observed within trees large enough to providing nesting habitat for black cockatoo species (DEC, 2012; RPS 2012). Given this and the small size (0.0888 hectares) and presence of similar habitat nearby of the proposed clearing it is not considered for the clearing to have a significant impact on Baudin's cockatoo feeding habitat. Hence, the proposed clearing is not likely to be at variance to principle (b).

Fauna surveys conducted showed no signs of Western Ring-tail Possums utilizing the site (RPS, 2012).

No conservation areas, wetlands or watercourses occur in close proximity to the application area. Therefore, it is not considered for the clearing to impact on conservation areas, water quality or cause flooding. The proposed clearing is not likely to be at variance to principles (h), (i) and (j).

Given the small size of the proposed clearing (0.0888 hectares) it is not considered for the proposed clearing to cause appreciable land degradation. Therefore, the proposed clearing is not likely to be at variance to principle (g).

Given the above, the assessment of the application identified that the clearing is not likely to be at variance to any of the clearing principles.

Methodology

References

- DEC (2012)
- Keighery (1994)
- RPS (2012)

GIS databases:

- Busselton Townsite 20cm Orthomosaic - Landgate 2008
- Hydrography, linear
- Pre-European vegetation
- SAC Bio datasets (Accessed 12 November 2012)
- DEC Managed Lands
- NWLRA, Extent of Native Vegetation
- Soils, statewide

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

Comments

The clearing of 0.0888 hectares is for the purpose of constructing a roundabout and road. The roundabout and road is associated with a subdivision approval for residential development on the neighbouring property.

The City of Busselton has given Perron Developments the authority to access Lot 505 on Deposited Plan 57391 (City of Busselton, 2012).

Planning approval is not required from the City of Busselton.

Lot 505 on Deposited Plan 57391, Bussell Highway Road Reserve and Lot 2 on Diagram 84485, Vasse is zoned under the Local Town Planning Scheme for Business, Recreation and Vasse Development Zone.

No submissions from the public have been received.

Methodology

References

- City of Busselton (2012)
- Peron Development

GIS databases:

- Town Planning Scheme Zones

4. References

- DEC (2012) Site Inspection Report for Clearing Permit Application CPS 5374/1, Lot 505 on Deposited Plan 57391, Bussell Highway Road Reserve and Sussex Location 4997, Vasse. Site inspection undertaken 13/12/2008. Department of Environment and Conservation, Western Australia DEC Ref. A579850.
- Government of Western Australia (2011); 2011 Statewide Vegetation Statistics incorporating the CAR Reserve Analysis (Full Report). WA Department of Environment and Conservation, Perth.
- Keighery, B.J. (1994) Bushland Plant Survey: A Guide to Plant Community Survey for the Community. Wildflower Society of WA (Inc). Nedlands, Western Australia.
- Mattiske, E.M. and Havel, J.J. (1998) Vegetation Complexes of the South-west Forest Region of Western Australia. Maps and report prepared as part of the Regional Forest Agreement, Western Australia for the Department of Conservation and Land Management and Environment Australia.
- Peron Developments (2012) CPS 5374/1 Application form and supporting documents for Lot 505 on Deposited Plan 57391, Bussell Highway Road Reserve and Sussex Location 4997, Vasse. DEC Ref. A573956.
- RPS (2012) Native Vegetation Clearing Permit Application, Vegetation Summary and Fauna Survey of Lot 505 on Deposited Plan 57391, Bussell Highway Road Reserve and Sussex Location 4997, Vasse. Prepared for Peron Developments, RPS, November 2012.
- 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) |