



## CLEARING PERMIT

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

<b>Purpose Permit number:</b>	CPS 5695/1
<b>Permit Holder:</b>	Mr Steven Ding
<b>Duration of Permit:</b>	26 October 2013 – 26 October 2015

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

**1. Purpose for which clearing may be done**

Clearing for the purpose of creating a building protection zone.

**2. Land on which clearing is to be done**

Lot 19 on Plan 8420 (BALDIVIS 6171)

**3. Area of Clearing**

The Permit Holder must not clear more than 0.67 hectares of native vegetation within the area hatched yellow on attached Plan 5695/1.

**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.

M Warnock  
MANAGER  
NATIVE VEGETATION CONSERVATION BRANCH

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

26 September 2013

# Plan 5695/1



**LEGEND**

<p><b>Clearing Instruments</b></p> <ul style="list-style-type: none"> <li> Areas Approved to Clear</li> <li> Road Centrelines</li> <li> Cadastre</li> <li> Cadastre for labelling</li> </ul>	<p> Local Government Authorities</p> <p><b>Perth Metropolitan Area</b>                  Central 15km Orthomosaic -                  Landgate 2012</p>
--	---

Scale 1:3000  
 (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 26/9/18

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  
 WA Crown Copyright 2002





# Clearing Permit Decision Report

Government of Western Australia  
Department of Environment Regulation

## 1. Application details

### 1.1. Permit application details

Permit application No.: 5695/1  
Permit type: Purpose Permit

### 1.2. Proponent details

Proponent's name: Mr Steven Ding

### 1.3. Property details

Property: LOT 19 ON DEPOSITED PLAN 8420 (BALDIVIS 6171)  
Local Government Area: City of Rockingham

### 1.4. Application

Clearing Area (ha) 0.67      No. Trees      Method of Clearing Mechanical Removal      For the purpose of: Hazard reduction or fire control

### 1.5. Decision on application

Decision on Permit Application: Grant  
Decision Date: 26 September 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
Mapped Beard Vegetation Association 998 (Spearwood) is described as medium woodland; tuart (Shepherd et al 2001).	The proposed clearing of 0.67 hectares of native vegetation within Lot 19 on Plan 8420, Baldivis, City of Rockingham, is for the purpose of achieving a building protection zone for the residential development of the adjoining land parcel (Lot 18 on Plan 8420, Baldivis).	Degraded: Structure severely disturbed; regeneration to good condition requires intensive management (Keighery 1994)	The application is to clear 0.67 hectares of native vegetation for the purpose of achieving a building protection zone for the residential development of the adjoining land parcel.  The vegetation is in a degraded (Keighery 1994) condition and consists of scattered Eucalyptus gomphocephala (tuart) trees with a non-native grass understorey (South West Fire Services 2013).
Hedde Vegetation Association Karrakatta Complex - Central and South is described as predominantly open forest of Eucalyptus gomphocephala (Tuart), Eucalyptus marginata (Jarrah), Corymbia calophylla (Marri) and woodland of Eucalyptus marginata (Jarrah) and Banksia species (Hedde et al 1980).			The condition and description of the vegetation was determined by a Fire Management Plan for Lot 18 Sixty Eight Road Baldivis (South West Fire Services 2013), and using aerial imagery (Perth Metropolitan Area Central 15cm Orthomosaic - Landgate 2012).

## 3. Assessment of application against clearing principles

Comments	Proposal is not likely to be at variance to this Principle
	The amended application is to clear 0.67 hectares of native vegetation for the purpose of creating a building protection zone for the residential development on the adjoining land parcel.  The vegetation is in a degraded (Keighery 1994) condition and consists of scattered Eucalyptus gomphocephala (tuart) trees with a non-native grass understorey (South West Fire Services 2013).  Due to the degraded (Keighery 1994) condition and lack of native understorey, the area under application is unlikely to hold high biodiversity values, or contain flora or ecological communities of conservation significance. The grass understorey is not likely to provide suitable habitat for ground-dwelling fauna. The tuart trees may provide some habitat for avian and arboreal fauna of conservation significance, however due to the small size (0.67 hectares) and degraded (Keighery 1994) condition, it is not considered to be significant fauna habitat.  The local area (10 kilometre radius) has been extensively cleared with approximately 30 per cent of the original vegetation extent remaining. The Beard Vegetation Association 998 (Shepherd et al 2001) retains approximately 38 per cent of its original vegetation extent within the Swan Coastal Plain IBRA Bioregion

(Government of Western Australia 2013). Although the area has been extensively cleared, the area under application is not likely to be significant as a remnant due to the small size and degraded (Keighery 1994) condition.

Given the small size and degraded (Keighery 1994) condition it is unlikely for the proposed clearing to impact on any nearby conservation areas, cause or exacerbate land degradation or flooding, or impact on water quality.

Considering the above, the application is not likely to be at variance to any of the clearing principles.

#### **Methodology**

##### References

- Government of Western Australia (2011)
- Keighery (1994)
- Shepherd et al. (2001)
- South West Fire Services (2013)

##### GIS Databases

- DEC tenure
- Hydrography, linear DOW
- NWLRA, Extent of Native Vegetation
- Pre-European vegetation
- SAC Biodatasets - accessed August 2013

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

#### **Comments**

The application is to clear 0.67 hectares of native vegetation within Lot 19 on Deposited Plan 8420, Baldivis, for the purpose of achieving a building protection zone for the residential development of the adjoining land parcel (Lot 18 on Deposited Plan 8420, Baldivis).

No public submissions have been received.

The area under application is zoned 'Development, Zone Category A' under the Town Planning Scheme Zones, and 'Urban Deferred' under the Metropolitan Regional Scheme.

The City of Joondalup is in support of the proposed clearing, in accordance with the approved Structure Plan and Subdivision Approval for the adjoining land (City of Joondalup 2013).

#### **Methodology**

##### References

- City of Joondalup (2013)
- ##### GIS Databases
- Metropolitan Regional Scheme
  - Town Planning Scheme Zones

## **4. References**

- City of Joondalup (2013) Advice regarding Clearing Permit Application CPS 5695/1, provided on 12 September 2013 (DER Ref: A673957).
- Government of Western Australia. (2013). 2012 Statewide Vegetation Statistics incorporating the CAR Reserve Analysis (Full Report). Current as of October 2012. WA Department of Environment and Conservation, Perth.
- 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.
- South West Fire Services (2013) Fire Management Plan for Lot 18 Sixty Eight Road Baldivis, prepared December 2011 and revised 2013 (DER Ref: A655029).

## 5. Glossary

Term	Meaning
BCS	Biodiversity Coordination Section of DEC
CALM	Department of Conservation and Land Management
DAFWA	Department of Agriculture and Food
DEC	Department of Environment and Conservation (now DER)
DEP	Department of Environmental Protection
DER	Department of Environment Regulation (formerly 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