



GOVERNMENT OF
WESTERN AUSTRALIA

CLEARING PERMIT

Granted under section 51E of the Environmental Protection Act 1986

PERMIT DETAILS

Area Permit Number: 5815/1

File Number: 2012/008282-1

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

PERMIT HOLDER

Michele Monte

LAND ON WHICH CLEARING IS TO BE DONE

Lot 52 on Plan 9474, Carabooda

Lot 53 on Plan 9474, Carabooda

AUTHORISED ACTIVITY

The Permit Holder shall not clear more than 1.8 hectares of native vegetation within the area hatched yellow on attached Plan 5815/1.

CONDITIONS

Nil.

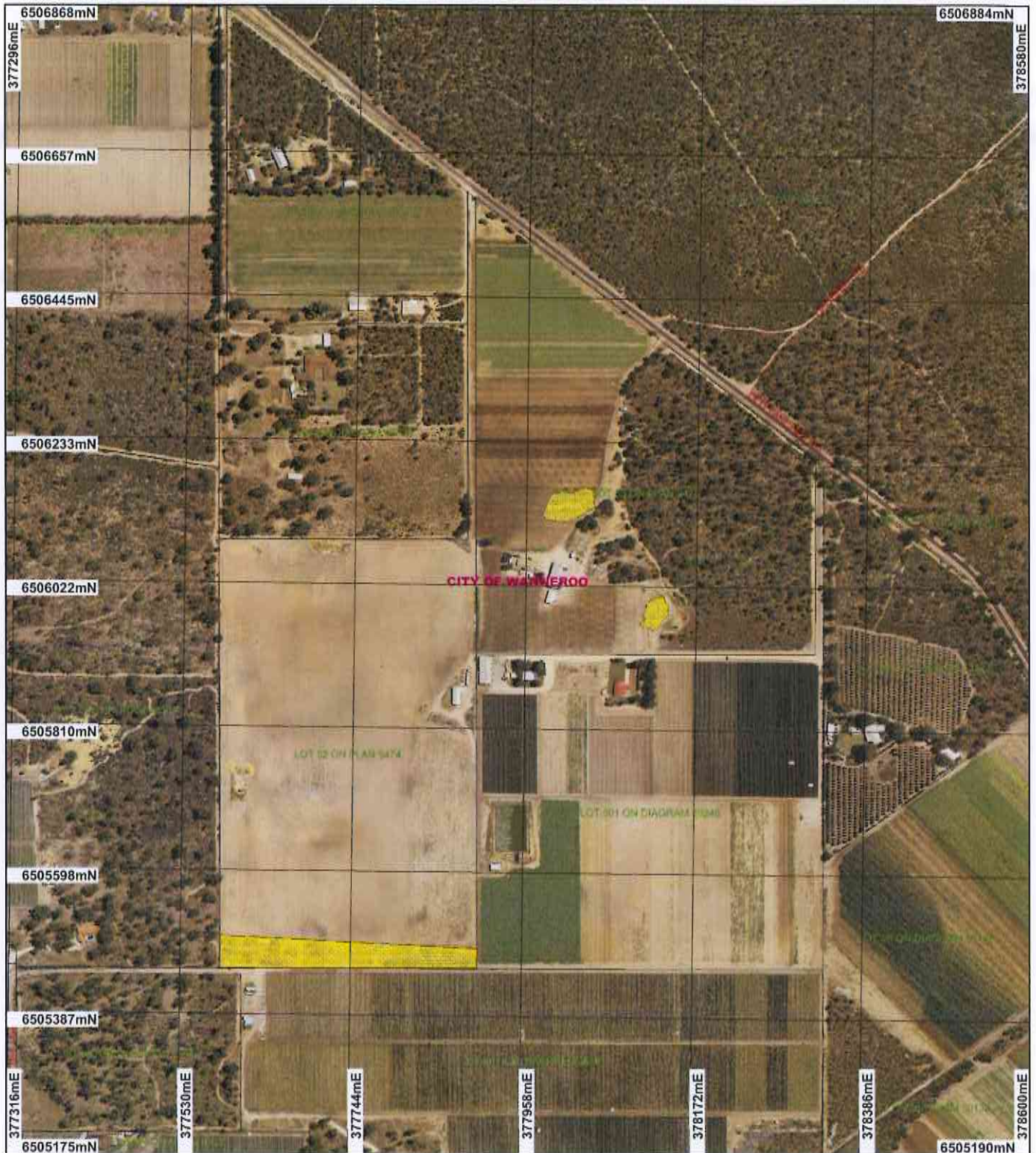
A handwritten signature in cursive script, appearing to read 'M Warnock', written over a horizontal line.

M Warnock
MANAGER
NATIVE VEGETATION CONSERVATION BRANCH

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

14 November 2013

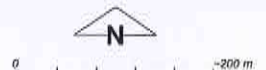
Plan 5815/1



LEGEND

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

Pertn Metropolitan Area
North 15cm Orthomosaic -
Landgate 2012



Scale 1:7504
(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 14/11/13
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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1. Application details

1.1. Permit application details

Permit application No.: 5815/1
Permit type: Area Permit

1.2. Proponent details

Proponent's name: Michele Monte

1.3. Property details

Property: LOT 52 ON PLAN 9474 (House No. 280 OLD YANCHEP CARABOODA 6033)
LOT 53 ON PLAN 9474 (House No. 296 OLD YANCHEP CARABOODA 6033)
Local Government Area: City of Wanneroo
Colloquial name:

1.4. Application

Clearing Area (ha)	No. Trees	Method of Clearing	For the purpose of:
1.8		Mechanical Removal	Horticulture

1.5. Decision on application

Decision on Permit Application: Grant
Decision Date: 14 November 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 area under application has been mapped as Beard Vegetation Associations 949 and 998: 949: Low woodland; banksia 998: Medium woodland; tuart (Shepherd et al., 2001)	The proposed clearing is for 1.8 hectares of vegetation within Lots 52 and 53 on Plan 9474, Carabooda, Shire of Wanneroo, for the purpose of expanding a market garden and establishing a nursery.	Completely Degraded: No longer intact; completely/almost completely without native species (Keighery 1994)	The condition of the vegetation was determined via a site inspection undertaken on 8 January 2013 (DEC, 2013).

3. Assessment of application against clearing principles

Comments

The application proposes to clear 1.8 hectares of vegetation within Lots 52 and 53 on Plan 9474, Carabooda, for the purpose of expanding a market garden and establishing a nursery.

The area under application is in a completely degraded (Keighery 1994) condition, consisting of scattered trees with no ground cover vegetation.

Twenty two priority flora species and one rare flora species have been recorded in the local area (10 kilometre radius). Given the completely degraded condition of the areas under application it is unlikely to contain rare or priority flora, or comprise of a threatened ecological community.

The southern area on Lot 52 contains a number of Eucalyptus trees which have a diameter, measured at 1.5 metres from the base of the tree, of 50 centimetres or greater and are therefore classified as habitat trees for native fauna. This area was inspected by Department of Environment and Conservation officers in January 2013 and no hollows were observed in any of these trees (DEC 2013). Given the completely degraded condition, the absence of hollows and that the area does not function as an ecological linkage it is unlikely that the application area constitutes significant habitat for native fauna.

The application area is mapped as Beard Vegetation Associations 998 and 949. These vegetation associations have approximately 38 and 58 per cent of their pre-European extent remaining in the Swan Coastal Plain bioregion respectively (Government of Western Australia 2013). Digital imagery (Perth Metropolitan North 15cm Orthomosaic - Landgate 2011) indicates that the local area (10 kilometre radius) retains approximately 50

per cent vegetation. Therefore the area under application is not a significant remnant in an area that has been extensively cleared.

The application area consists of scattered trees in a completely degraded condition and is therefore will not impact on conservation areas, cause or exacerbate land degradation or flooding or impact on water quality.

Given the above the proposed clearing is unlikely to be at variance to principle (a), (b), (c) and (d) and is not at variance to the remaining principles.

Methodology References:
DEC (2013)
Government of Western Australia (2013)

GIS Databases:
- DEC Tenure
- Hydrography, Linear
- SAC Biodatasets
- Perth Metropolitan North 15cm Orthomosaic - Landgate 2011

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

Comments

The area under application is located within the Wanneroo Groundwater Area, which is an area proclaimed under the Rights in Water and Irrigation Act 1914. The applicant holds a current licence to take water.

The City of Wanneroo has advised that planning approval was granted on 9 October 2012 for Lot 53 Old Yanchep Road for the purpose of 'Intensive Agriculture Use and Addition of Rural Shed' (City of Wanneroo, 2012). No planning approval has been applied for on Lot 52 (City of Wanneroo, 2012). The applicant should ensure that planning approval is obtained prior to the commencement of works.

No submissions have been received in relation to this application.

Methodology References:
City of Wanneroo (2012)
DoW (2012)

GIS Database:
- RIWI, Groundwater Areas

4. References

- City of Wanneroo (2012) Planning and environmental advice for clearing permit application CPS 5389/1 (DEC Ref: A595318).
- DEC (2013) Site Inspection Report for Clearing Permit Application CPS 5389/1, Lots 52 and 53 Old Yanchep Road, Carabooda. Site inspection undertaken 8 January 2013. Department of Environment and Conservation, Western Australia (DEC Ref. A591355).
- DoW (2012) Licence to Take Water under the Rights in Water and Irrigation Act 1914. Department of Water, Western Australia (DEC Ref: A588234).
- 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.
- 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.