



# Clearing Permit Decision Report

Government of Western Australia  
Department of Environment Regulation

## 1. Application details

### 1.1. Permit application details

Permit application No.: 5978/1  
Permit type: Area Permit

### 1.2. Proponent details

Proponent's name: Albany Industrial Services Pty Ltd

### 1.3. Property details

Property: LOT 5824 ON PLAN 168726 (House No. 84 CARISMA NAPIER 6330)  
Local Government Area: City Albany  
Colloquial name:

### 1.4. Application

Clearing Area (ha)	No. Trees	Method of Clearing	For the purpose of:
17.1		Mechanical Removal	Grazing & Pasture

### 1.5. Decision on application

Decision on Permit Application: Refuse  
Decision Date: 29 December 2014

## 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 3: Medium forest; jarrah-marri (Shepherd et al, 2001).	Clearing 17.1 hectares of native vegetation within Lot 5824 on Deposited Plan 168726, Napier, City of Albany for the purpose of pasture for stock.	Very Good: Vegetation structure altered; obvious signs of disturbance (Keighery 1994)	The vegetation under application consists of mature and mixed age Jarrah ( <i>Eucalyptus marginata</i> ) and Marri ( <i>Corymbia calophylla</i> ) trees, with a few mid-storey species and a sparse understorey of low herbaceous plants (Gilfillan, 2014). The vegetation under application is in a degraded to very good (Keighery, 1994) condition.
		To	The condition and composition of the vegetation under application was obtained via photos supplied by the applicant, aerial photography and a fauna survey undertaken of the vegetation under application (Gilfillan, 2014).
		Degraded: Structure severely disturbed; regeneration to good condition requires intensive management (Keighery 1994)	

## 3. Assessment of application against clearing principles

### (a) Native vegetation should not be cleared if it comprises a high level of biological diversity.

**Comments**      **Proposal is at variance to this Principle**

The application is to clear 17.1 hectares of native vegetation within Lot 5824 on Deposited Plan 168726, Napier, for the purpose of pasture for stock.

The vegetation under application is in a degraded to very good (Keighery, 1994) condition.

Three fauna species listed as rare or likely to become extinct under the Wildlife Conservation Act 1950 have been recorded within 10 kilometres of the area under application, the species are *Calyptorhynchus banksii* subsp. *naso* (Forest Red-tailed Black Cockatoo), *Calyptorhynchus latirostris* (Carnaby's cockatoo) and *Calyptorhynchus baudinii* (Baudin's cockatoo)(DEC, 2007- ). The proposed clearing area contains jarrah and marri trees which may provide significant foraging and roosting habitat for black cockatoos. A fauna survey of the area under application identified feeding and potential breeding trees within the applied area for the abovementioned black cockatoo species (Gilfillan, 2014).

Several priority and rare flora species have been recorded within the local area (10 kilometre radius). Two priority flora and three rare flora species have been recorded within similar soil and vegetation types.

A targeted flora survey within Lot 5824 identified 69 native species of which none were priority or rare flora (Sandiford, 2014). The timing of the survey was outside of the known flowering time of one of the rare flora species. However, should the species have been present within the applied areas it would have been identifiable by its leaves. No leaves identifiable to this species were recorded within the proposed clearing area (Sandiford, 2014)

The application occurs within an extensively cleared landscape with approximately 25 per cent of its pre-European vegetation remaining within a 10 kilometre radius of the area under application. The vegetation under application is considered to be significant as a remnant and it contains significant habitat for black cockatoo species.

The proposed clearing is at variance to this principle.

#### Methodology

#### References

- Keighery (1994)
- DEC (2007-)
- Gilfillan (2014)
- Sandiford (2014)

#### GIS Layers

- Pre European Vegetation
- SAC Bio Datasets March 2014

### **(b) Native vegetation should not be cleared if it comprises the whole or a part of, or is necessary for the maintenance of, a significant habitat for fauna indigenous to Western Australia.**

#### Comments

#### **Proposal is at variance to this Principle**

Three fauna species of conservation significance have been recorded within a 10 kilometres radius of the application area, the species are Forest Red-tailed Black Cockatoo (*Calyptorhynchus banksii* subsp. *Naso*), Carnaby's cockatoo (*Calyptorhynchus latirostris*) and Baudin's cockatoo (*Calyptorhynchus baudinii*) (DEC, 2007-).

The application area is within an extensively cleared landscape with approximately 25 per cent of its pre-European vegetation remaining within a 10 kilometres radius of the applied area. Considering this all fauna habitat remaining within 10 kilometres of the applied area may be significant. The proposed clearing area is unlikely to act as a linkage to facilitate fauna movement between conservation areas. However it is likely to provide flora transfer connectivity to other remnants of vegetation across the Albany hinterland landscape. Further clearing of this extensively cleared landscape will reduce this connectivity.

Black cockatoo species forage on a variety of seed nuts and flowers including seeds and nuts from eucalyptus species that occur within the applied area. The application area has been mapped as known feeding habitat for black cockatoo species. Photos supplied by the applicant suggest a large proportion of the trees within the application area to be regrowth. However, some larger trees were observed and may contain hollows of a suitable size to utilised by black cockatoos for breeding purposes. Such trees take decades to develop. Clearing and subsequent land degradation along with competition from increasing numbers of galahs, western corellas and non-native bees has eliminated large amounts of foraging, breeding and roosting habitat for black cockatoos (Burbridge, 2004).

A fauna survey of the area under application recorded signs of black cockatoos species feeding on marri nuts and banksia cones. A number of chewed marri nuts were observed at the base of many trees (Gilfillan, 2014). The survey also recorded 34 trees containing visible hollows and a further 21 trees potentially suitable for breeding purposed for black cockatoos (Gilfillan, 2014). A flock of approximately 15-20 Baudin's cockatoo were observed less than a kilometre from the site feeding on flowering jarrah trees (Gilfillan, 2014).

Given the application occurs within an extensively cleared landscape and provides significant foraging and roosting habitat for black cockatoos and contains hollows potentially suitable for nesting, the proposed clearing is at variance to this principle.

#### Methodology

#### References

- Burbridge (2004)
- DEC (2007-)
- Gilfillan (2014)
- Valentine and Stock (2008)



**(c) Native vegetation should not be cleared if it includes, or is necessary for the continued existence of, rare flora.**

**Comments Proposal is not likely to be at variance to this Principle**

Four rare flora species have been recorded within a 10 kilometre radius of the applied area. Of the recorded species, three could possibly occur within the applied area.

Banksia sp 1 is known from 35 populations with the species having a distribution range of 70 kilometres east-west and 80 kilometres north-south, with populations in the Stirling Ranges and more southern populations near Albany and Manypeaks (Parks and Wildlife, 2014a). The species usually grows in sand over laterite, gravel, loam over granite and in gullies (Parks and Wildlife, 2014a).

Banksia sp 2 is known from 30 populations with a distribution range of 50 kilometres east-west and 40 kilometres north-south, largely between Denmark and Albany (Parks and Wildlife, 2014a). Populations of this species has been fragmented largely due to land clearing, however it is likely that this species originally had a wider distribution. This species has been recorded on white or grey sand over laterite.

Drakaea sp is known from 41 populations with a distribution that ranges from 280 kilometres east-west and 330 kilometres north-south (Parks and Wildlife, 2014a). The species grows in white-grey sands in common Sheoak and Jarrah woodlands or forests. A population of this species has been recorded on a property nearby to the applied area growing in a sandy soil and woodlands (Parks and Wildlife, 2014a).

A targeted flora survey within Lot 5824 did not identify any of the above mentioned rare flora species (Sandiford, 2014). The timing of the survey was outside of the flowering period for the Drakaea sp however, the species is identifiable by its leaves, none of which were observed during the survey (Parks and Wildlife, 2014b). Therefore it is unlikely this species occurs within the application area (Parks and Wildlife, 2014b).

The application is not likely to be at variance to this principle.

**Methodology References**

- Parks and Wildlife (2014a)
  - Parks and Wildlife (2014b)
  - Sandiford (2014)
- GIS Layers
- SAC Bio Datasets March 2014

**(d) Native vegetation should not be cleared if it comprises the whole or a part of, or is necessary for the maintenance of a threatened ecological community.**

**Comments Proposal is not at variance to this Principle**

There have been no threatened ecological communities mapped within a 10 kilometres radius of the area under application.

The proposed clearing is not at variance to this principle.

**Methodology GIS Layers**

- SAC Bio Datasets March 2014

**(e) Native vegetation should not be cleared if it is significant as a remnant of native vegetation in an area that has been extensively cleared.**

**Comments Proposal is at variance to this Principle**

The area under application is represented by Beard vegetation association 3 which has 68 per cent of its pre-European vegetation remaining in the Jarrah Forest Bioregion (Government of Western Australia, 2013).

The national objectives and targets for biodiversity conservation in Australia has a target to prevent clearance of ecological communities with an extent below 30 per cent of that present pre-1750, below which species loss appears to accelerate exponentially at an ecosystem level (Commonwealth of Australia 2001). Mapped Beard Vegetation Association 3 is above the threshold level.

Although the vegetation association is highly represented, the proposed clearing area is within an extensively cleared landscape with approximately 25 per cent of native vegetation remaining within a 10 kilometre radius of the applied area. Considering the large size of the area under application and that it contains vegetation in a very good (Keighery, 1994) condition and contains significant habitat for black cockatoo species, it is considered significant as a remnant in an extensively cleared landscape.

The proposed clearing is at variance to this principle.

Pre-European (ha)	Current Extent (ha)	Remaining (%)	Extent in DPaW Managed Lands (%)
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IBRA Bioregion				
Jarrah Forest	6,007,882	3,044,706	51	62
Shire				
City of Albany	431,370	166,839	39	25
Beard Vegetation Association in Bioregion				
3	2,390,591	1,629,894	68	80

**Methodology** References  
- Commonwealth of Australia (2001)  
- Government of Western Australia (2013)  
- Keighery (1994)  
GIS Databases:  
- Interim Biogeographic Regionalisation of Australia  
- Pre European Vegetation

**(f) Native vegetation should not be cleared if it is growing in, or in association with, an environment associated with a watercourse or wetland.**

**Comments** **Proposal is not at variance to this Principle**

The closest watercourse to the application area is a minor, seasonally inundated tributary associated with Kalgan River which is located approximately 1.3 kilometres away. There are no known wetlands within 10 kilometres of the applied area.

The vegetation under application is not growing in or within association to a watercourse or wetland, therefore the application is not at variance to this principle.

**Methodology** GIS Databases  
- Hydrography linear

**(g) Native vegetation should not be cleared if the clearing of the vegetation is likely to cause appreciable land degradation.**

**Comments** **Proposal is not likely to be at variance to this Principle**

The area subject to this application consists of soil type Ca23, undulating plain or plateau at low elevation, having a pronounced ridge and depression sequence, some flats, swamps, and lakes. Chief soils seem to be leached sands, which on upland areas where they have developed in the A horizons of soils where these are deep, or on sand deposits overlying boulder laterite and on slopes and in depressions where the soils, some of which have peaty surfaces, dominate (Northcote et al 1960 - 1968).

The Commissioner of Soil and Land Conservation advises that the risk of land degradation occurring as a result of the proposed land clearing is low (Commissioner of Soil and Land Conservation, 2014).

Therefore, the proposed clearing is not likely to be at variance to this principle.

**Methodology** References  
- Northcote et al (1960-1968)  
- Commissioner of Soil and Land Conservation (2014)  
GIS Databases  
- Soil, Statewide

**(h) Native vegetation should not be cleared if the clearing of the vegetation is likely to have an impact on the environmental values of any adjacent or nearby conservation area.**

**Comments** **Proposal is not at variance to this Principle**

The closest conservation area to the proposed clearing is the Napier Nature Reserve located approximately three kilometres north of the applied area. Takenup Road Nature Reserve is situated approximately six kilometres north of the proposed clearing area. The two nature reserves are the only conservation areas mapped within 10 kilometres of the proposed clearing area.

The application area is unlikely to act as a linkage to facilitate the movement of fauna species between conservation areas. The proposed clearing is also unlikely to impact on the environmental values of the two nature reserves considering the separating distances.

The application is not at variance to this principle.

**Methodology** GIS Databases



**(i) Native vegetation should not be cleared if the clearing of the vegetation is likely to cause deterioration in the quality of surface or underground water.**

**Comments Proposal is not likely to be at variance to this Principle**

The closest watercourse to the application area is a minor, seasonally inundated tributary associated with Kalgan River which is located approximately 1.3 kilometres away. There are no known wetlands within 10 kilometres of the applied area.

Given the distance to hydrological features, it is unlikely that the proposed clearing will cause deterioration in the quality of surface water

The groundwater salinity has been recorded at 1000-3000 milligrams per litre of Total Dissolved Solids which is considered to be low to moderately saline (Water and Rivers Commission, 2000). It is unlikely the proposed clearing will lead to a perceptible rise in the water table thus an increase in groundwater salinity levels.

The proposed clearing is not likely to be at variance to this principle.

**Methodology** Reference  
- Water and Rivers Commission (2000)  
GIS Databases:  
- Salinity Statewide

**(j) Native vegetation should not be cleared if clearing the vegetation is likely to cause, or exacerbate, the incidence or intensity of flooding.**

**Comments Proposal is not likely to be at variance to this Principle**

The closest watercourse to the application area is a minor, seasonally inundated tributary associated with the Kalgan River which is located approximately 1.3 kilometres away. There are no known wetlands within 10 kilometres of the applied area.

Considering the distance of the mapped watercourse to the application area and porous soil within the proposed clearing area, it is unlikely the clearing as proposed will increase the incidence or intensity of flooding.

The application is not likely to be at variance to this principle.

**Methodology** GIS Databases:  
- Hydrography linear

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

**Comments**

No submissions have been received for this application.

The area under application is zoned 'Rural' under the City of Albany's Town Planning Scheme.

A letter was sent to the applicant on 17 April 2014 explaining that a number of environmental impacts were identified within the assessment of the proposed clearing area. A response was received which addressed the concerns to priority and rare flora raised in the assessment.

**Methodology** Reference  
GIS Databases  
- Town Planning Schemes

**4. References**

- Commonwealth of Australia (2001) National Objectives and Targets for Biodiversity Conservation 2001-2005, Canberra.
- DEC (2007 - ) NatureMap: Mapping Western Australia's Biodiversity. Department of Environment and Conservation. URL: <http://naturemap.dec.wa.gov.au/>. Accessed March 2014
- Gilfillan, S (2014). Targeted Fauna Survey of Vegetation Remnant on Private Property, Lot 5824 on Plan 168726 (House No. 84 Carisma Road, Napier). For Albany Industrial Services (DER Ref:A818181).
- 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.
- Parks and Wildlife (2014a) Advice received in relation to CPS 5978/1 - Albany Industrial Services Pty Ltd. Department of Parks and Wildlife, Species and Communities Branch (DER Ref:A746548)
- Parks and Wildlife (2014b) Additional advice received in relation to CPS 5978/1 - Albany Industrial Services Pty Ltd.

Department of Parks and Wildlife, Species and Communities Branch (DER Ref: A789345)

Sandiford (2014) Targeted Flora Survey Lot 5824 on Deposited Plan 168726 Napier. A report for Albany Industrial Services Pty Ltd (DER Ref:A789328)

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.

Water and Rivers Commission (2000). Water facts: Salinity, Water and Rivers Commission, Perth.