



GOVERNMENT OF  
WESTERN AUSTRALIA

## **CLEARING PERMIT**

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

### **PERMIT DETAILS**

Area Permit Number: 6163/1

File Number: DER2014/001401-1

Duration of Permit: 13 September 2014 to 13 September 2016

### **PERMIT HOLDER**

Armadale Road Pty Ltd

### **LAND ON WHICH CLEARING IS TO BE DONE**

Lot 1 on Diagram 20182, Banjup

### **AUTHORISED ACTIVITY**

The Permit Holder shall not clear more than four hectares of native vegetation within the area shaded yellow on attached Plan 6163/1.

### **CONDITIONS**

Nil.

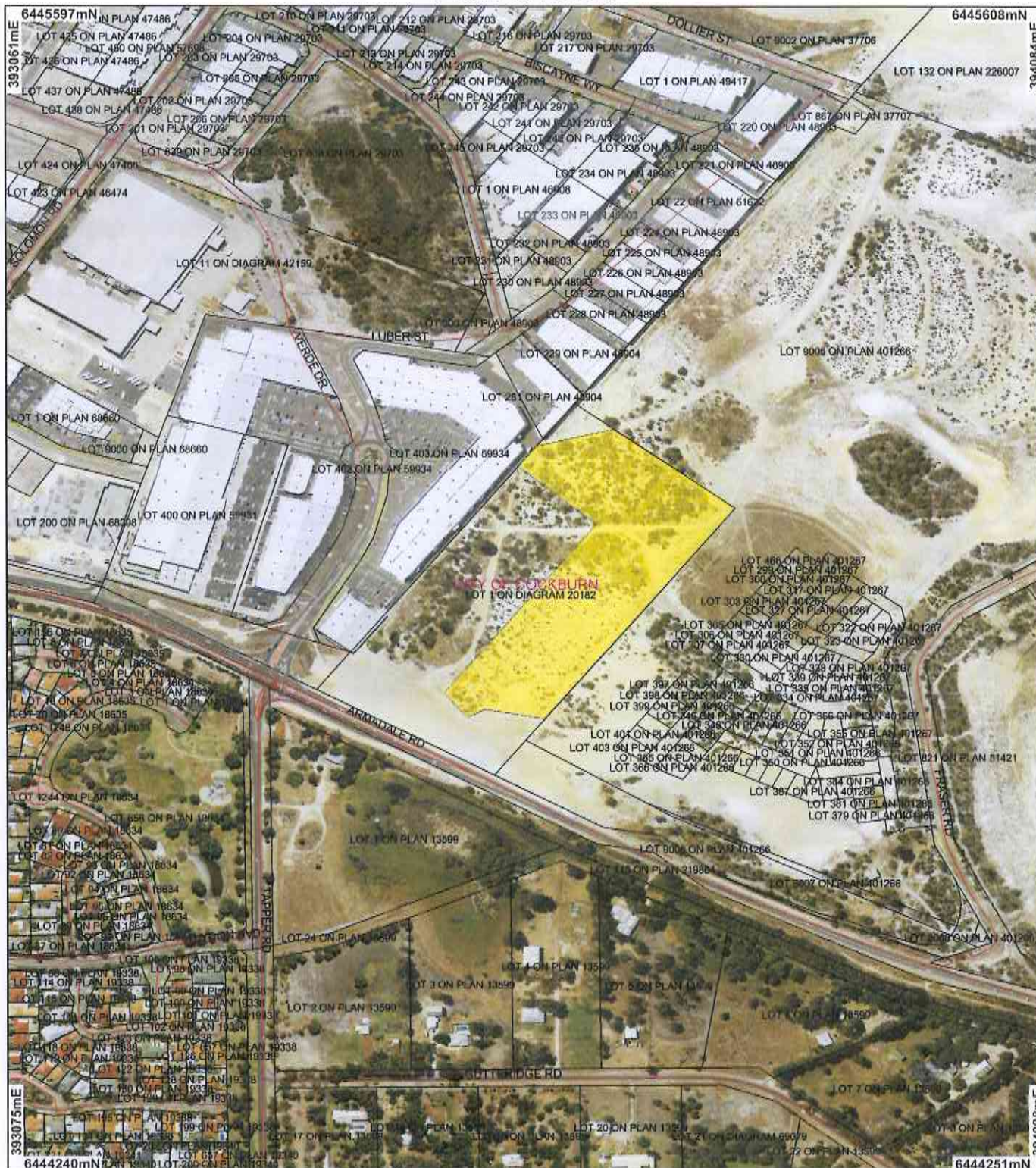
A handwritten signature in black ink, appearing to read 'M Warnock', written over a horizontal line.

M Warnock  
SENIOR MANAGER  
CLEARING REGULATION

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

14 August 2014

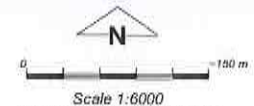
# Plan 6163/1



## LEGEND

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

Perth Metropolitan Central  
15cm Orthomosaic - Landgate  
2011



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 12/8/14  
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.



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



# Clearing Permit Decision Report

Government of Western Australia  
Department of Environment Regulation

## 1. Application details

### 1.1. Permit application details

Permit application No.: 6163/1  
Permit type: Area Permit

### 1.2. Proponent details

Proponent's name: Armadale Road Pty Ltd

### 1.3. Property details

Property: LOT 1 ON DIAGRAM 20182 (Lot No. 1 ARMADALE BANJUP 6164)  
Local Government Area: City of Cockburn  
Colloquial name:

### 1.4. Application

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

### 1.5. Decision on application

Decision on Permit Application: Grant  
Decision Date: 14 August 2014

## 2. Site Information

### 2.1. Existing environment and information

#### 2.1.1. Description of the native vegetation under application

##### Vegetation Description

Mapped Beard Vegetation Association 1001 is described as Medium very sparse woodland; with low woodland; banksia & casuarina (Shepherd et al, 2001).

##### Vegetation Condition

Completely Degraded: No longer intact; completely/almost completely without native species (Keighery 1994)

Mapped Hedde Bassendean Complex - Central and South: Vegetation ranges from woodland of Eucalyptus marginata (Jarrah) - Allocasuarina fraseriana (Sheoak) - Banksia species to low woodland of Melaleuca species, and sedgelands on the moister sites. This area includes the transition of Eucalyptus marginata (Jarrah) to Eucalyptus todtiana (Pricklybark) in the vicinity of Perth (Hedde et al, 1980).

## 3. Assessment of application against clearing principles

### Comments

The application is for the proposed clearing of 4 hectares of native vegetation within Lot 1 on Diagram 20182, Banjup, for the purpose of fire hazard reduction.

The area under application has been previously cleared for sand mining operations and now consists of four dominant native species and an understorey dominated by introduced pasture grasses and weeds (DER, 2014). The overall condition of the vegetation proposed for clearing is completely degraded (Keighery, 1994) and is not representative of mapped vegetation associations and complexes (DER, 2014).

Consideration has been given to impacts to biodiversity, significant fauna habitat, rare flora, threatened ecological communities, remnant vegetation values, wetlands, watercourses, land degradation, surface water quality, groundwater quality, and flooding. The assessment has found that the clearing under application is not likely to be at variance to any of the clearing principles.

### Methodology

#### References

- DER (2014)
- Keighery (1994)

- GIS Databases
- DPaW tenure
  - Hydrography, linear DOW
  - NWLRA, Extent of Native Vegetation
  - Pre-European vegetation
  - SAC Biodatasets - accessed August 2014
  - Geomorphic Wetlands, (Mgt Categories), Swan Coastal Plain

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

- Comments** The City of Cockburn (2014) has advised that the clearing as proposed will act as a fire hazard separation for the adjacent Calleya Estate development in the short term, and is likely to be developed as a residential subdivision in the near future.
- The City of Cockburn (2014) has advised that dust suppression measures are required to be implemented post clearing in order to minimise dust on the site until the land is developed in the future.
- The application area falls within a priority 1 and priority 2 Public Drinking Water Source Area. The Department of Water (2014) has been notified and do not wish to make comment.
- No submissions have been received.

- Methodology** References
- City of Cockburn (2014)
  - DoW (2014)

### 4. References

- City of Cockburn (2014) Advice for Clearing Permit CPS 6163/1. Western Australia. (DER Ref: A784752).
- DER (2014) Site Inspection Report for CPS 6163/1. Department of Environment Regulation. Western Australia. (A791153).
- DoW (2014) Advice for Clearing Permit CPS 6163/1. Department of Water. Western Australia. (DER Ref: A783736).
- 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.