



## CLEARING PERMIT

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

<b>Purpose Permit number:</b>	CPS 6169/1
<b>Permit Holder:</b>	Satterley Property Group Pty Ltd
<b>Duration of Permit:</b>	22 November 2014 to 22 November 2016

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 drainage construction.

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

Darling Chase road reserve (PIN 11007818), Wandi

**3. Area of Clearing**

The Permit Holder must not clear more than 0.0562 hectares of native vegetation within the area shaded yellow on attached Plan 6169/1.

**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.

### PART II – MANAGEMENT CONDITIONS

**5. Avoid, minimise etc clearing**

In determining the amount of native vegetation to be cleared authorised under this Permit, the Permit Holder must have regard to the following principles, set out in order of preference:

- avoid the clearing of native vegetation;
- minimise the amount of native vegetation to be cleared; and
- reduce the impact of clearing on any environmental value.

**6. Dieback and weed control**

When undertaking any clearing or other activity authorised under this Permit, the Permit Holder must take the following steps to minimise the risk of the introduction and spread of *weeds* and *dieback*:

- clean earth-moving machinery of soil and vegetation prior to entering and leaving the area to be cleared;
- ensure that no *dieback* or *weed*-affected soil, *mulch*, *fill* or other material is brought into the area to be cleared; and
- restrict the movement of machines and other vehicles to the limits of the areas to be cleared.

## DEFINITIONS

The following meanings are given to terms used in this Permit:

*dieback* means the effect of *Phytophthora* species on native vegetation;

*fill* means material used to increase the ground level, or fill a hollow;

*mulch* means the use of organic matter, wood chips or rocks to slow the movement of water across the soil surface and to reduce evaporation;

*weed/s* means any plant -

- (a) that is a declared pest under section 22 of the *Biosecurity and Agriculture Management Act 2007*; or
- (b) published in a Department of Parks and Wildlife Regional Weed Rankings Summary, regardless of ranking; or
- (c) not indigenous to the area concerned.



M Warnock  
SENIOR MANAGER  
CLEARING REGULATION

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

23 October 2014



# Plan 6169/1



## LEGEND

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

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



0 75 m

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 Wernock* Date 23/10/14

M Wernock

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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# Clearing Permit Decision Report

## 1. Application details

### 1.1. Permit application details

Permit application No.: 6169/1  
Permit type: Purpose Permit

### 1.2. Proponent details

Proponent's name: Satterley Property Group

### 1.3. Property details

Property: ROAD RESERVE ( WANDI 6167)  
Local Government Area: City of Kwinana  
Colloquial name:

### 1.4. Application

Clearing Area (ha)	No. Trees	Method of Clearing	For the purpose of:
0.0562		Mechanical Removal	Drainage

### 1.5. Decision on application

Decision on Permit Application: Grant  
Decision Date: 23 October 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 1001 is described as Medium very sparse woodland; jarrah, with low woodland; banksia & casuarina (Shepherd et al, 2001).	The clearing of 0.0562 hectares of native vegetation is for the purpose of drainage construction.	Degraded: Structure severely disturbed; regeneration to good condition requires intensive management (Keighery, 1994)	The vegetation condition was assessed through a site inspection conducted by Department of Environment Regulation (DER) officers (DER, 2014).
		To  Good: Structure significantly altered by multiple disturbance; retains basic structure/ability to regenerate (Keighery, 1994)	

### 3. Assessment of application against clearing principles

#### Comments

The application is for the proposed clearing of 0.0562 hectares of native vegetation within the Darling Chase road reserve, Wandii, for the purpose of drainage construction.

A site inspection of the application area identified the condition of the vegetation to be in a degraded to good (Keighery, 1994) condition and to not be representative of mapped vegetation associations (DER, 2014). The vegetation under application consists predominately of an over storey of *Kunzea glabrescens* and *Eucalyptus rudis* with little to no understorey dominated by invasive weed species including pampas grasses and *Carpobrotus* (DER, 2014).

There are several priority flora species mapped within a 10 kilometre radius, the closest being a priority one species located two kilometres north east of the application area. A site inspection has identified it is unlikely these species are present within the application area given the completely degraded understorey dominated by invasive weed and grass species (DER, 2014).

Ten fauna species listed as rare or likely to become extinct under the Wildlife Conservation Act 1950 have been recorded within a 10 kilometre radius. A site inspection has identified that the vegetation under application is not likely to provide suitable habitat for these species (DER, 2014). In addition, the application area is adjacent to a reserve that is in very good to excellent condition that provides suitable fauna habitat.

The closest record of rare flora is located 300 metres south east of the proposed clearing area. This species inhabits deep sandy soil, in mixed jarrah/banksia woodland, and tends to favour areas of lush undergrowth (Brown et al, 1998). A site inspection has identified it is unlikely that rare flora will be present within the application area, given the different soil and vegetation type and the degraded understorey dominated by weeds and grasses (DER, 2014).

The closest threatened ecological community (TEC) to the application area is mapped 4.5 kilometres west of the application area and is described as "Melaleuca huegelii ' Melaleuca acerosa (currently M systema) shrublands on limestone ridges". A site inspection has determined that the vegetation under application is not a representative of this community (DER, 2014).

Although the local area (10 kilometre radius) has been extensively cleared and is approximately 25 per cent vegetated, the vegetation under application is in a relatively degraded condition, has previously been cleared and is therefore not significant as a remnant of native vegetation.

The application area is mapped over a conservation category wetland. A site inspection confirmed that the application area contains some wetland vegetation, however the proposed clearing is not likely to impact upon the conservation values of this wetland.

The application area is adjacent to the Wandii Nature Reserve (Class C) located approximately 600 metres east of the current proposal. It is unlikely that the proposed clearing will impact upon the environmental values of this reserve or impact upon the water quality of the conservation category wetland, given there is a fence and firebreak separating the proposed clearing from this reserve and wetland.

The disturbance caused by the proposed clearing will increase the risk of weeds and dieback being introduced into the adjacent remnant vegetation. Weed and dieback management practices will assist in mitigating this risk.

Given the small size of the application area (0.0562 hectares), it is unlikely that the proposed clearing will be cause or exacerbate land degradation or flooding.

Therefore, the proposed clearing is at variance to principle (f) and is not likely to be at variance to the remaining clearing principles.

#### Methodology

##### References:

- Keighery (1994)
- DER (2014)
- Brown et al. (1998)

##### GIS Databases:

- DPaW tenure
- Hydrography, linear DOW
- NWLRA, Extent of Native Vegetation
- Pre-European vegetation
- SAC Biodatasets - accessed October 2014

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

**Comments** The application is to clear 0.0562 hectares of native vegetation for the purpose of drainage construction. The City of Kwinana (2014) has advised that they approve the proposal providing the clearing only extends to the base of the existing drain.

The application area is mapped within a 'Mythological' Aboriginal Site of Significance. The applicant will be notified of their obligations under the Aboriginal Heritage Act 1972.

The application area is zoned as 'development' under the Town Planning Scheme Zone.

No public submissions have been received.

**Methodology** References:  
- City of Kwinana (2014)

GIS Databases:  
- Aboriginal Sites of Significance  
- Town Planning Scheme Zones

## 4. References

- City of Kwinana (2014) Additional information for CPS 6169/1. Western Australia. (A816015).
- Brown A., Thomson-Dans C. and Marchant N. (1998). Western Australia's Threatened Flora, Department of Conservation and Land Management, Western Australia.
- DER (2014) Site Inspection Report for CPS 6169/1. Department of Environment Regulation. Western Australia. (A793647).
- 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.