



GOVERNMENT OF
WESTERN AUSTRALIA

CLEARING PERMIT

Granted under section 51E of the Environmental Protection Act 1986

Purpose Permit number:	CPS 6292/1
Permit Holder:	Satterley Property Group Pty Ltd
Duration of Permit:	27 December 2014 to 27 December 2016

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 installing drainage.

2. Land on which clearing is to be done

Lot 9103 on Deposited Plan 401230 (Dalyellup)

3. Area of Clearing

The Permit Holder must not clear more than 0.07 hectares of native vegetation within the area cross hatched yellow on attached Plan 6292/1.

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.

A handwritten signature in cursive script, 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*

27 November 2014

Plan 6292/1



LEGEND

- | | |
|-----------------------------|---|
| Clearing Instruments | Bunbury 50cm Orthomosaic - Landgate 2008 |
| Areas Approved to Clear | Local Government Authorities |
| Road Centrelines | |
| Cadastre | |



Scale 1:2351
(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 27/11/14
Date

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.: 6292/1
Permit type: Purpose Permit

1.2. Proponent details

Proponent's name: Satterley Property Group Pty Ltd

1.3. Property details

Property: LOT 9103 ON DEPOSITED PLAN 401230 (DALYELLUP 6230)
Local Government Area: Shire of Capel

1.4. Application

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

1.5. Decision on application

Decision on Permit Application: Grant
Decision Date: 27 November 2014

2. Site Information

2.1. Existing environment and information

2.1.1. Description of the native vegetation under application

Vegetation Description

Beard Vegetation Association 3: Medium forest; jarrah-marri (Shepherd et al, 2001)

Beard Vegetation Association 6: Medium woodland; tuart & jarrah (Shepherd et al, 2001).

Hedde Vegetation Complex Karrakatta Complex - Central and South:
Predominantly open forest of Eucalyptus gomphocephala (Tuart) - Eucalyptus marginata (Jarrah) - Corymbia calophylla (Marri) and woodland of Eucalyptus marginata (Jarrah) - Banksia species (Hedde et al, 1980).

Vegetation Condition

Degraded: Structure severely disturbed; regeneration to good condition requires intensive management (Keighery 1994)

3. Assessment of application against clearing principles, planning instruments and other relevant matters

Comments

The application is to clear 0.07 hectares of native vegetation in a 0.15 hectare footprint within Lot 9103 on Deposited Plan 401230, Dalyellup, Shire of Capel for the purpose of installing drainage.

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

GIS Datasets:
- Hydrology, linear
- DPaW Tenure
- Groundwater salinity, statewide
- SAC Biodatasets Accessed September 2014
- Pre-European Vegetation

Planning instrument, Native Title, RIWI Act Licence, EP Act Licence, Works Approval, Previous EPA decision or other matter.

Comments

The area under application falls within the Bunbury Water Reserve, a priority 3 Public Drinking Water Source Area. The Department of Water (DoW, 2014) has no concerns specifically related to the proposed clearing as it presents minimal impacts. However, the DoW notes that the following risks could occur as a result of the end land use;

- Potential contamination of the lake from stormwater containing nutrients, hydrocarbons and other urban contaminants.
- Potential algal blooms (and associated odours) caused by stormwater transporting nutrients from the urban landscape into the artificial waterbody.
- Potential groundwater contamination (nutrients and hydrocarbons) due to stormwater seepage from the lake.

The DoW (2014) recommend that the proponent manage stormwater in accordance with the 'Decision process for stormwater management in WA' and the 'Stormwater Management Manual for Western Australia' and adequately stabilise areas post clearing to mitigate against future erosion.

The Shire of Capel (2014) has requested that specific drainage works be carried out within the proposed clearing site. The Shire has estimated that two strips approximately seven metres wide would be adequate to accommodate the proposed works (Shire of Capel, 2014). The Shire of Capel believes that the extent of the clearing requested within the application is excessive for the purpose stated (Shire of Capel, 2014). The applicant has provided documentation, including plans that show the necessity for the clearing. The applicant has confirmed that the clearing will be no greater than 0.07 hectares (700 square metres).

A submission has been received from the Capel Land Care District Council. The council does not oppose the application, but expects the clearing will be offset by the applicant (Capel LCDC, 2014). An assessment of the proposed clearing area has determined the residual environmental impacts associated with the proposed clearing are minimal. Therefore no offset is required for the proposed clearing.

The Department of Housing owns the subject land and has given permission to the applicant to access and clear within Lot 9103 on Deposited 401230, in accordance with the clearing permit application.

Methodology

GIS Datasets:

- PDWSA, Groundwater Areas

References:

- Capel Land Care District Council (2014)
- DoW (2014)
- Shire of Capel (2014)

4. References

- Capel Land Care District Council (2014) Submission received in relation to Clearing Permit Application CPS 6292/1 - Satterley Property Group (DER Ref:A820386)
- DoW (2014) Advice received in relation to Clearing Permit Application CPS 6292/1 - Satterley Property Group. Department of Water (DER Ref:A821704)
- 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.
- Shire of Capel (2014) Advice received in relation to Clearing Permit Application CPS 6292/1 - Satterley Property Group (DER Ref:A819476)