



GOVERNMENT OF  
WESTERN AUSTRALIA

## **CLEARING PERMIT**

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

### **PERMIT DETAILS**

Area Permit Number: 6319/1  
File Number: DER2014/002816-1  
Duration of Permit: 2 July 2016 to 2 July 2018

### **PERMIT HOLDER**

Wellard Land Pty Ltd

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

Lot 601 on Deposited Plan 72783, Wellard

### **AUTHORISED ACTIVITY**

The Permit Holder shall not clear more than 1.3 hectares of native vegetation within the area shaded yellow on attached Plan 6319/1.

### **CONDITIONS**

Nil

A handwritten signature in black ink, reading "S. Weighell".

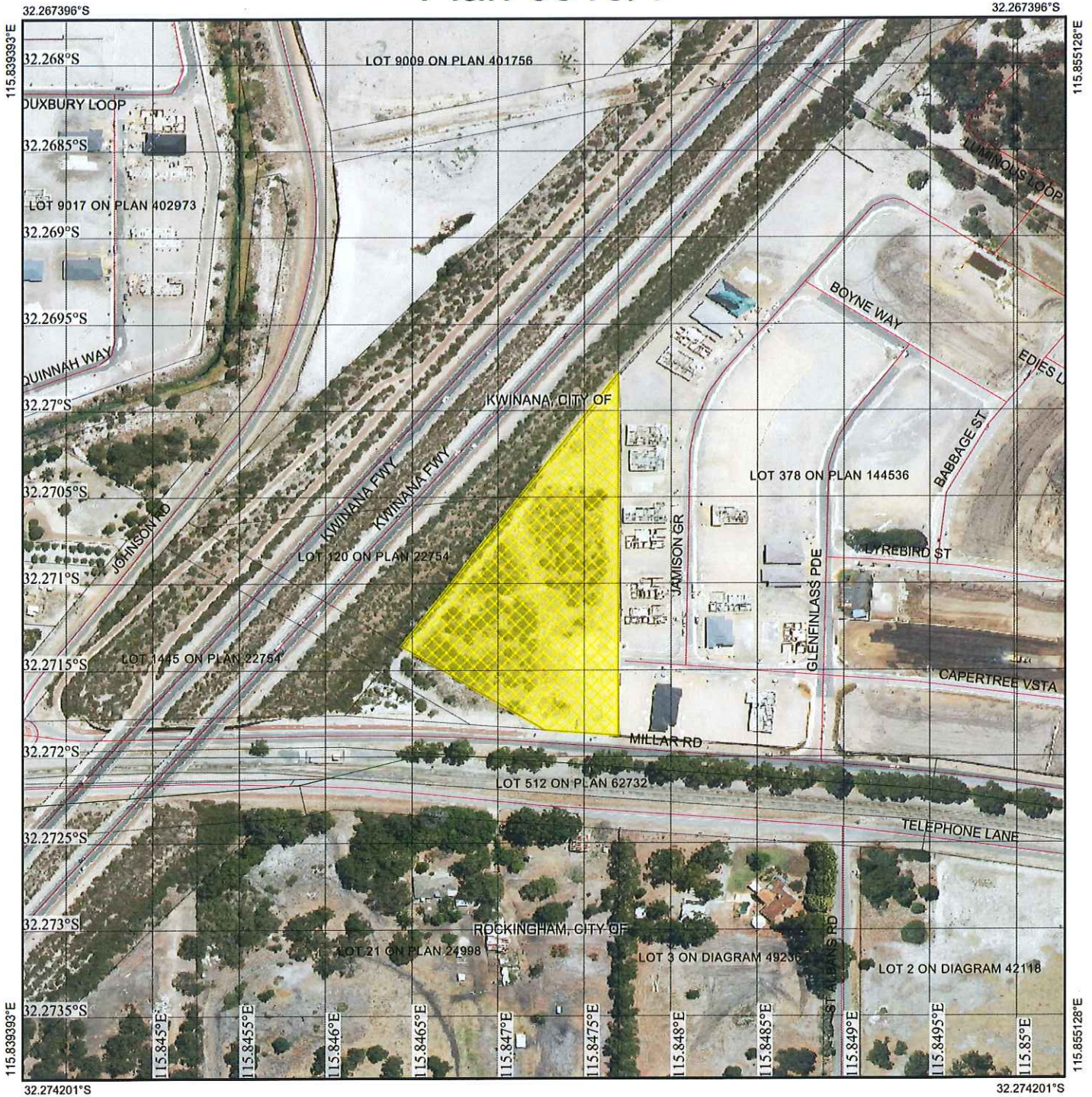
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Simon Weighell  
A/MANAGER  
CLEARING REGULATION

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

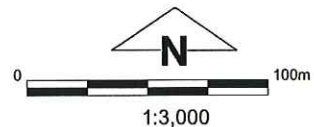
2 June 2016

# Plan 6319/1



## Legend

-  Roads
-  Imagery
-  Clearing Instruments Activities
-  Local Government Authority
-  Cadastre



(Approximate when reproduced at A4)  
GDA 94 (Lat/Long)

Geocentric Datum of Australia 1994

*S. Weighell* Date *2/6/16*  
Simon Weighell

Officer with delegated authority under Section 20 of the Environmental Protection Act 1986



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## 1. Application details

### 1.1. Permit application details

Permit application No.: 6319/1  
Permit type: Area Permit

### 1.2. Applicant details

Applicant's name: Wellard Land Pty Ltd

### 1.3. Property details

Property: LOT 601 ON DEPOSITED PLAN 72783, WELLARD  
Local Government Authority: KWINANA, CITY OF  
DER Region: Greater Swan  
DPaW District: SWAN COASTAL  
Localities: WELLARD

### 1.4. Application

Clearing Area (ha)	No. Trees	Method of Clearing	For the purpose of:
1.3		Mechanical Removal	Land development

### 1.5. Decision on application

Decision on Permit Application: Granted  
Decision Date: 02 June 2016  
Reasons for Decision: The clearing application has been assessed against the clearing principles, planning instruments and other matters in accordance with s51O of the *Environmental Protection Act 1986*, and it has been concluded that the proposed clearing is not likely to be at variance to any of the clearing principles.

Through assessment it has been determined that the clearing is unlikely to have any significant environmental impacts. State policies and other relevant policies have been taken into consideration in the decision to grant a clearing permit.

## 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 application area is mapped as:  Beard Vegetation Association 1001: Medium very sparse woodland; jarrah, with low woodland; banksia & casuarina (Shepherd et al, 2001);  Beard Vegetation Association 968: Medium woodland; jarrah, marri & wandoo (Shepherd et al, 2001); and  Hedde Vegetation Complex Bassendean Complex-Central and South: Vegetation ranges from woodland of <i>Eucalyptus marginata</i> (Jarrah) - <i>Allocasuarina fraseriana</i> (Sheoak) - Banksia species to low woodland of <i>Melaleuca</i> species, and sedgelands on the moister sites. This area includes the transition of <i>Eucalyptus marginata</i> (Jarrah) to <i>Eucalyptus todtiana</i> (Pricklybark) in the vicinity of Perth Hedde et al, 1980).	Clearing 1.3 hectares of native vegetation within Lot 601 on Deposited Plan 72783, Wellard, City of Kwinana for the purpose of a future land development.	Completely Degraded; No longer intact, completely/almost completely without native species (Keighery, 1994).	The area under application is very open, consisting of <i>Kunzea</i> sp over weeds. There are large amounts of rubbish and numerous tracks within the proposed clearing area (DER, 2014).  The vegetation under application is in a completely degraded (Keighery, 1994) condition (DER, 2014).  The condition and structure of the vegetation under application was obtained from a site inspection undertaken by the Department of Environment Regulation (DER) on 10 December 2014.

### 3. Assessment of application against clearing principles

**Comments** The application is to clear 1.3 hectares of native vegetation for the purpose of a future land development. The area under application is very open, consisting of *Kunzea* sp. over weeds with large amounts of rubbish and numerous tracks throughout the proposed clearing area (DER, 2014).

Several priority flora and three rare flora species have been recorded within 10 kilometres of the area under application. The vegetation under application is in a completely degraded (Keighery, 1994) condition (DER, 2014) and it is unlikely to provide suitable habitat for rare or priority flora.

Nine fauna species of conservation significance have been recorded within a 10 kilometre radius of the applied area, this includes both arboreal and ground dwelling species (Parks and Wildlife, 2007-). A site inspection (DER, 2014) of the application area identified the condition of the vegetation to be completely degraded (Keighery, 1994), comprising of *Kunzea* species over weeds. Considering this it is unlikely the proposed clearing area contains significant habitat for fauna.

There have been five threatened ecological communities (TEC) recorded within 10 kilometres of the proposed clearing area. The closest identified TEC is approximately four kilometres east of the applied area. The vegetation under application consists of *Kunzea* sp. over weeds and is not a representation of a TEC.

The vegetation under application is mapped as Beard vegetation associations 1001 and 968 which have 23 and 7 per cent respectively of their pre-European vegetation extent remaining within the Swan Coastal Plain IBRA Bioregion (Government of Western Australia, 2014). The vegetation under application is also mapped as Bassendean Complex-Central and South which has 26 per cent of its pre-European extent remaining (Hedde et al, 1980).

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). Beard vegetation association 1001 and Hedde vegetation complex Bassendean Complex-Central and South are below the 30 per cent threshold level. However, the vegetation under application consists of *Kunzea* sp over weeds and is in a completely degraded (Keighery, 1994) condition (DER, 2014), therefore it is not a representation of the mapped vegetation types.

Several wetlands, predominately multiple use category, have been mapped within 10 kilometres of the application area. The area under application is not within a wetland and a site inspection of the area under application did not identify any watercourses or wetlands within the proposed clearing area (DER, 2014). The proposed clearing is unlikely to impact on wetlands or watercourses.

The area under application is approximately 400 metres east of Bush Forever site 349. The vegetation within the applied area is separated from the nearby Bush Forever site by roads, therefore, it is not likely the proposed clearing will impact on the environmental values of Bush Forever site 349.

Given the small size of the application area and that the vegetation under application is in a completely degraded (Keighery, 1994) condition (DER, 2014), it is unlikely that the proposed clearing will cause or exacerbate land degradation, flooding or impact upon water quality.

The assessment of the application has identified that the clearing is not likely to be at variance to any of the clearing principles.

#### Methodology

References:  
Commonwealth of Australia (2001)  
DER (2014)  
Government of Western Australia (2014)  
Hedde et al (1980)  
Keighery (1994)  
Parks and Wildlife (2007-)

GIS Databases  
Bushforever  
Parks and Wildlife Tenure  
Hydrography, linear  
NWLRA, Extent of Native Vegetation  
Pre-European Vegetation  
SAC Bio Datasets – accessed June 2016

## Planning instruments and other relevant matters.

**Comments** The clearing under application falls within the Serpentine Groundwater Area and Jandakot Mound 2 subarea. Under the Rights in Water and Irrigation Act 1914 a licence to take groundwater is required unless it is for domestic usage or irrigation of an area of lawns and gardens less than 0.2 hectares (DoW, 2014). The Department of Water (2014) have advised there are no current groundwater licences or applications pending in relation to the application area. The groundwater in this area is nearing full allocation, therefore, if groundwater is required an application should be submitted as soon as possible (DoW, 2014).

The clearing permit application was advertised on 24 November 2014 by the Department of Environment Regulation inviting submissions from the public. No submissions from the public were received.

**Methodology** References:  
DoW (2014)

## 4. References

- Commonwealth of Australia (2001) National Objectives and Targets for Biodiversity Conservation 2001-2005, Canberra.
- DER (2014) Site Inspection Report for Clearing Permit Application CPS 6319/1, Lot 601 Millar Road, Wellard. Site inspection undertaken 10 December 2014. Department of Environment Regulation, Western Australia (DER Ref:A8519487).
- DoW (2014) Information received in relation to Clearing Permit Application CPS 6319/1 - Wellard Land (DER Ref:A48684).
- 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.
- Government of Western Australia (2014) 2014 Statewide Vegetation Statistics incorporating the CAR Reserve Analysis (Full Report). Current as of June 2014. WA Department of Parks and Wildlife, Perth.
- Parks and Wildlife (2007- ) NatureMap: Mapping Western Australia's Biodiversity. Department of Parks and Wildlife. URL: <http://naturemap.dpaw.wa.gov.au/>. Accessed 01/06/2016
- 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.