



## CLEARING PERMIT

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

<b>Purpose Permit number:</b>	CPS 6415/1
<b>Permit Holder:</b>	Satterley Property Group Pty Ltd
<b>Duration of Permit:</b>	28 March 2015 – 28 March 2020

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 battering to facilitate earthworks.

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

Lot 5002 on Deposited Plan 60315, Butler

**3. Area of Clearing**

The Permit Holder must not clear more than 0.71 hectares of native vegetation within the area hatched yellow on attached Plan 6415/1.

**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. 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.



Jane Clarkson  
A/SENIOR MANAGER  
CLEARING REGULATION

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

26 February 2015

# Plan 6415/1



## Legend

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



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

Geocentric Datum of Australia 1994

*Clarkson* Date 26.2.15  
Clarkson

Information derived from this map should be confirmed with the data custodian acknowledged by the agency acronym in the legend



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WESTERN AUSTRALIA

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# Clearing Permit Decision Report

Government of Western Australia  
Department of Environment Regulation

## 1. Application details

### 1.1. Permit application details

Permit application No.: 6415/1  
Permit type: Purpose Permit

### 1.2. Proponent details

Proponent's name: Satterley Property Group

### 1.3. Property details

Property: LOT 5002 on DEPOSITED PLAN 60315 (BUTLER 6036)  
Local Government Area: City of Wanneroo  
Colloquial name:

### 1.4. Application

Clearing Area (ha)	No. Trees	Method of Clearing	For the purpose of:
0.71 ha		Mechanical	Facilitating earthworks

### 1.5. Decision on application

Decision on Permit Application: Grant  
Decision Date: 26 February 2015

## 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 949: Low woodland; banksia (Shepherd et al. 2001).	Application CPS 6415/1 is to clear 0.71 hectares of native vegetation within Lot 5002 on Deposited Plan 60315, Butler, for the purpose of facilitating earthworks.	Very Good: Vegetation structure altered; obvious signs of disturbance (Keighery 1994) to  Completely degraded: Structure severely disturbed; regeneration to good condition requires intensive management (Keighery 1994).	The condition of the vegetation is based on a site inspection undertaken by Strategen (2014).

## 3. Assessment of application against clearing principles

### Comments

Application CPS 6415/1 is to clear 0.71 hectares of native vegetation within Lot 5002 on Deposited Plan 60315, Butler, to facilitate battering which will assist with development and earthworks required for the Brighton Business Park South development in Butler. The application area is adjacent to an area that has been highly modified for urban development and has been disturbed previously for the construction of a spoon drain (Strategen 2014).

Four priority and one threatened flora species mapped within the local area (five kilometres) are located within the same vegetation association and soil type as the application area. The closest of these are approximately one kilometre and five kilometres from the application area. A flora and vegetation survey undertaken during the spring of 2008 did not identify any threatened or priority flora species within the application area (RPS 2008, cited in Strategen 2015). A vegetation assessment undertaken in 2014 also did not identify the presence of these species (Strategen 2014, cited in Strategen 2014).

Several priority ecological communities are mapped within the local area. All are described as "Northern Spearwood shrublands and woodlands". The closest is approximately 400 metres southeast of the application area within the same vegetation association and soil type as the application area. Several threatened ecological communities are also mapped within the local area. The closest is approximately 1200 metres from the application area within the same vegetation association and soil type as the application area and is described as *Melaleuca huegelii* - *Melaleuca acerosa* (currently *M. systema*) shrublands on limestone ridges. No evidence of these communities were identified during surveys and assessments of the application area (RPS 2008 and Strategen 2014, cited in Strategen 2014).

## 2.2. Existing environment and information

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

Vegetation Description	Clearing Description	Vegetation Condition	Comment
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Several priority ecological communities are mapped within the local area. All are described as "Northern Spearwood shrublands and woodlands". The closest is approximately 400 metres southeast of the application area within the same vegetation association and soil type as the application area. Several threatened ecological communities are also mapped within the local area. The closest is approximately 1200 metres from the application area within the same vegetation association and soil type as the application area and is described as *Melaleuca huegelii* - *Melaleuca acerosa* (currently *M. systema*) shrublands on limestone ridges. No evidence of these communities were identified during surveys and assessments of the application area (RPS 2008 and Strategen 2014, cited in Strategen 2014).

The City of Wanneroo retains approximately 46 per cent of its pre-European vegetation (Government of Western Australia 2013) and the local area retains approximately 30 per cent. Given this, and the small extent of the proposed clearing, the application area is not considered to be a significant remnant in a highly cleared landscape.

Given the density of tuarts and the presence of other foraging species, the application area is considered to contain high quality foraging for Carnaby's cockatoo (*Calyptorhynchus latirostris*) (Strategen 2014). This species is listed as Endangered under the Environmental Protection and Biodiversity Act 1999 and rare or likely to become extinct under the Wildlife Conservation Act 1950. Given the small extent of the application area and the proximity of Neerabup National Park, it is not considered to be significant habitat for indigenous fauna and the proposed clearing is not likely to impact on the maintenance of significant habitat.

No wetlands or watercourses are mapped within, or in close proximity to, the application area. The vegetation within the application area is not associated with wet areas (Strategen 2014).

Given its small extent and the absence of wetlands and watercourses, it is unlikely that the proposed clearing will cause appreciable land degradation, impact on water quality or cause or exacerbate land degradation or flooding.

Bush Forever Site 383 and Neerabup National Park are located approximately 80 metres and 180 metres, respectively, from the application area. Management practices are recommended to minimise the spread of weeds and dieback into these areas.

Considering the above, the application is not likely to be at variance to any of the clearing principles.

### Methodology

#### References:

- Government of Western Australia (2013)
- Strategen (2014)

#### GIS Datasets:

- DPaW Tenure
- Hydrography, linear
- NWLRA, Extent of Native Vegetation
- SAC Biodatasets - accessed February 2015
- Pre-European Vegetation
- Geomorphic Wetlands

#### Planning instruments and other relevant matters.

**Comments** The area under application is identified as a Primary Regional Road under the Butler Ridgewood Structure Plan (Structure Plan 27). The City of Wanneroo supports the proposed clearing provided it is undertaken in accordance with agreed Structure Plan 27 (City of Wanneroo 2015).

The application area is within the Perth Groundwater Area (Proclaimed) and Perth Coastal Underground Water Pollution Area, a priority 3 Public Drinking Water Source Area.

This permit covers an area in which there exists one registered Indigenous Heritage Site. It is the responsibility of the proponent to ensure that no Aboriginal Sites of Significance are damaged through the clearing process. The proponent is advised to liaise with the Department of Aboriginal Affairs regarding their obligations under the Aboriginal Heritage Act 1972.

#### Methodology

Reference:

- City of Wanneroo (2015)

GIS Datasets:

- Aboriginal Sites of Significance
- RIWI, PDWSA

#### Officer

Delwyn Howard

### 4. Recommendation

#### Recommendation

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 the clearing principles.

### 5. References

- City of Wanneroo (2015) Advice received in relation to clearing permit application CPS 6415/1 received 19 February 2015. City of Wanneroo (DER Ref: A868361).
- 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.
- Strategen (2014) Native Vegetation Clearing Permit Application [Purpose Permit] – Supporting Documentation, Brighton Business Park South (Draft), received 23 December 2014. Strategen Environmental Consultants Pty Ltd, Western Australia (DER Ref: A851813).