



GOVERNMENT OF
WESTERN AUSTRALIA

CLEARING PERMIT

Granted under section 51E of the Environmental Protection Act 1986

PERMIT DETAILS

Area Permit Number: 6501/1

File Number: DER2015/000444-1

Duration of Permit: From 5 September 2015 to 5 September 2017

PERMIT HOLDER

Alvin Ghim Chuan Teh

Ewe Huat Teh

Yok Hoe Teh

LAND ON WHICH CLEARING IS TO BE DONE

Lot 252 on Plan 3327, Maddington

AUTHORISED ACTIVITY

The Permit Holder shall not clear more than one hectare of native vegetation within the area cross hatched yellow on attached Plan 6501/1.

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*

6 August 2015

Plan 6501/1



Legend

-  Areas approved to clear
-  Roads
-  Local Govt. Authorities (LGA)
- Virtual Mosaic



1:3,500

MGA 94
Geocentric Datum of Australia 1994

M Warnock Date 6/8/15
M Warnock

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





1. Application details

1.1. Permit application details

Permit application No.: 6501/1

Permit type: Area Permit

1.2. Proponent details

Proponent's name:
Mr Yok Hoe Teh
Mr Ewe Huat Teh
Mr Alvin Ghim Chuan Teh

1.3. Property details

Property: LOT 252 ON PLAN 3327, MADDINGTON

Colloquial name:

Local Government Authority: GOSNELLS, CITY OF

DER Region:

DPaW District: GREATER SWAN
SWAN COASTAL

LCDC:

Localities: MADDINGTON

1.4. Application

Clearing Area (ha)	No. Trees	Method of Clearing	For the purpose of:
1		Mechanical Removal	Industrial and hardstand facilities

1.5. Decision on application

Decision on Permit Application: Granted

Decision Date: 06 August 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
Beard Vegetation Association 968 is described as medium woodland; jarrah, marri & wandoo (Shepherd et al. 2001), Hedde Vegetation Guildford Complex: A mixture of open forest to tall open forest of <i>Corymbia calophylla</i> (Marri) - <i>Eucalyptus wandoo</i> (Wandoo) - <i>Eucalyptus marginata</i> (Jarrah) and woodland of <i>Eucalyptus wandoo</i> (Wandoo) (with rare occurrences of <i>Eucalyptus lane-polei</i> (Salmon White Gum)). Minor components include <i>Eucalyptus rudis</i> (Flooded Gum) - <i>Melaleuca raphiophylla</i> (Swamp Paperbark) (Hedde et al. 1980).	The clearing consists of one hectare of native vegetation within Lot 252 on Plan 3327, Maddington, for the purpose of establishing industrial and hardstand facilities.	Completely Degraded: No longer intact; completely/almost completely without native species (Keighery 1994) To Degraded; Structure severely disturbed; regeneration to good condition requires intensive management (Keighery 1994).	The vegetation condition was determined via a site inspection undertaken by Department of Environment Regulation Officers (DER 2015).

3. Assessment of application against clearing principles

Comments Application CPS 6501/1 is to clear one hectare of native vegetation within Lot 252 on Plan 3327, Maddington, for the purpose of establishing industrial and hardstand facilities. The application area consists of regrowth from previous clearing and now comprises vegetation in a completely degraded to degraded (Keighery 1994) condition (DER 2015). The area is dominated by *Leptospermum* species with an understorey of various exotic weed species (DER 2015). Scattered *Eucalyptus todtiana* and *Eucalyptus gomphocephala* are also present (Strategen 2014).

Several of the priority and rare flora species mapped within the local area (five kilometre radius) are within the same vegetation association and soil type as the application area. The area under application was the subject of a flora survey in 2005 during which no rare or priority flora species were recorded (Cardno 2005, cited in Strategen 2014). Given the completely degraded to degraded (Keighery 1994) condition of the vegetation (DER 2015), the application area is not likely to contain these species.

Three Priority Ecological Communities are mapped within the local area, the closest of which is approximately 2.5 kilometres from the application area. Three Threatened Ecological Communities (TECs) are located approximately 100 metres east of the application area. Another TEC exists in the lot adjacent to Lot 252, approximately 50 metres south west of the application area. The Department of Parks and Wildlife (Parks and Wildlife) (2015a) has advised that a 50 metre buffer would be adequate to protect this TEC from disturbances related to the proposed end land use. The vegetation under application is not representative of the above communities and, given the distance between the application area and the TECs, the proposed clearing is not likely to impact on their environmental values.

Given the condition of the vegetation and the flora species present, the application area is not likely to contain, or impact upon, significant habitat for indigenous fauna.

Considering the above, the application area is not likely to contain a high level of biodiversity.

The City of Gosnells retains approximately 30 per cent pre-European vegetation and the two mapped vegetation types within the application area (Beard Vegetation Association 968 and Heddlu Vegetation Guildford Complex) retain approximately seven (Government of Western Australia 2014) and five per cent (Parks and Wildlife 2015b), pre-European vegetation, respectively. The local area retains approximately 15 per cent pre-European vegetation. Given the completely degraded to degraded (Keighery 1994) condition of the vegetation (DER 2015), the application area is not considered to be a significant remnant in a highly cleared landscape.

No watercourses are mapped within, or in close proximity to, the application area. The north east section of the application area encroaches on a Multiple Use category palusplain (seasonally waterlogged flat). This wetland has already been subjected to extensive disturbances. Some riparian vegetation may be affected by the proposed clearing but this is expected to be minimal given the condition of the vegetation under application.

Degradation due to water erosion is not likely given the absence of watercourses, the predominance of sandy soils and topography of the site. The proposed clearing is likely to increase the risk of wind erosion, however this is expected to be short-term assuming the timely progress of the redevelopment of the application area.

Given the predominately well-draining, sandy soils of the application area and the seasonal nature of the wetland, the proposed clearing is not likely to degrade the quality of surface water. Groundwater salinity is mapped at 500-1000 total dissolved solids (milligrams per litre). The proposed clearing of vegetation that is predominantly in a completely degraded (Keighery 1994) condition (DER 2015) is not likely to deteriorate the quality of groundwater.

Given the absence of watercourses, the relatively flat profile of the local landscape and the predominance of well drained sandy soils, the proposed clearing is not likely to cause, or exacerbate, the incidence or intensity of flooding.

Two Resource Enhancement management category wetlands are located approximately 140 and 300 metres from the application area respectively. A Bush Forever Site is located approximately 100 metres east of the application area incorporating three TECs. Banyowla Regional Park is located approximately two kilometres east of the application area. The area under application is situated in a landscape which has been extensively cleared for rural and urban development and has been isolated from local conservation areas. Given the distance and lack of connectivity to these reserves, it is not likely that the proposed clearing would impact on the environmental values of these conservation areas.

Considering the above, clearing the vegetation under application may be at variance to clearing principle (f) and is not likely to be at variance to the remaining principles.

Methodology

References:

DER (2015)
Government of Western Australia (2014)
Keighery (1994)
Parks and Wildlife (2015a)
Parks and Wildlife (2015b)
Strategen (2014)

GIS Datasets:

- Parks and Wildlife Tenure
- Bush Forever Sites
- SAC Biodatasets Accessed April 2015
- Soils, statewide
- Hydrology, linear
- Geomorphic Wetlands, (Mgt Categories)

Planning instruments and other relevant matters.

Comments Lot 252 was originally part of clearing permit application CPS 6410/1 which also included the adjoining Lot 253. Lot 252 was subsequently excluded from this application to be the subject of the current application.

The application area is within Precinct 1 which is zoned Industrial under the Metropolitan Region Scheme and Business Development (City of Gosnells 2015). Planning approval for the proposed land use has been granted by the City of Gosnells.

There are no mapped Aboriginal Sites of Significance within the application area.

No public submissions have been received.

Methodology Reference:
City of Gosnells (2015)

GIS Database:
- Aboriginal Sites of Significance

4. References

- City of Gosnells (2015) Advice received in relation to clearing permit application CPS 6410/1 received 7 January 2015. City of Gosnells (DER Ref: A851227).
- DER (2015) Site visit report for clearing permit application CPS 6410/1, 7 January 2015. Department of Environment Regulation, Western Australia (DER Ref: A769903).
- 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.
- 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.
- Parks and Wildlife (2015a) Advice received in relation to clearing permit application CPS 6410/1, received 9 February 2015. Department of Parks and Wildlife, Western Australia (DER Ref: A864000).
- Parks and Wildlife (2015b) 2015 South West Forest and Swan Coastal Plain Vegetation Complex Statistics: a report prepared for the Department of Environment Regulation. Current as of March 2015. Department of Parks and Wildlife, Perth, Western Australia.
- Shepherd, D.P., Beeston, G.R. and Hopkins, A.J.M. (2001) Native Vegetation in Western Australia, Extent, Type and Status. Resource Management Technical Report 249. Department of Agriculture, Western Australia.
- Strategen (2014) Clifford Street, Orange Grove Vegetation Assessment (DER Ref: A866970).