



## **CLEARING PERMIT**

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

### **PERMIT DETAILS**

Area Permit Number: 6590/1  
File Number: DER2015/001216-1  
Duration of Permit: From 15 August 2015 to 15 August 2017

### **PERMIT HOLDER**

Peet No 73 Pty Ltd

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

Lot 129 on Deposited Plan 42725, Baldivis

### **AUTHORISED ACTIVITY**

The Permit Holder shall not clear more than 1.75 hectares of native vegetation within the areas cross hatched yellow on attached Plan 6590/1.

### **CONDITIONS**

Nil.

M Warnock  
SENIOR MANAGER  
CLEARING REGULATION

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

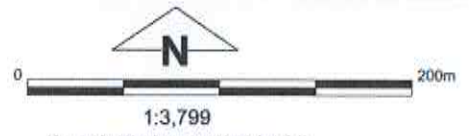
16 July 2015

# Plan 6590/1



## Legend

-  Clearing Regulations - Environmentally Sensitive Areas
-  Cadastre
-  Roads
-  Imagery
-  Clearing Instruments Activities
-  Local Government Authority



(Approximate when reproduced at A4)  
GDA 94 (Lat/Long)  
Geocentric Datum of Australia 1994

*M Warnock* Date *16/7/15*  
**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.: 6590/1  
Permit type: Area Permit

### 1.2. Proponent details

Proponent's name: Peet No 73 Pty Ltd

### 1.3. Property details

Property: LOT 129 ON PLAN 42725, BALDIVIS  
Local Government Authority: ROCKINGHAM, CITY OF  
DER Region: Greater Swan  
DPaW District: SWAN COASTAL  
Localities: BALDIVIS

### 1.4. Application

Clearing Area (ha)	No. Trees	Method of Clearing	For the purpose of:
1.75		Mechanical Removal	Bulk earthworks

### 1.5. Decision on application

Decision on Permit Application: Grant  
Decision Date: 16 July 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 1001 is described as Medium very sparse woodland; jarrah, with low woodland; banksia & casuarina (Shepherd et al, 2001).	The proposed clearing of 1.75 hectares of native vegetation within Lot 129 on Deposited Plan 42725, Baldivis, is for the purpose of bulk earthworks.	Degraded; Structure severely disturbed; regeneration to good condition requires intensive management (Keighery, 1994).	A vegetation assessment undertaken by Emerge Associates (2015) identified four vegetation types within the application area:
Beard Vegetation Association 968 is described as Medium woodland; jarrah, marri & wandoo (Shepherd et al, 2001).			Er: Woodland of Eucalyptus rudis over introduced pasture weeds
Hedde Vegetation Serpentine River Complex is comprised of closed scrub and fringing woodland (Hedde et al, 1980).			ErJp: Isolated trees to open woodland of Eucalyptus rudis over sedgeland of Juncus pallidus over pasture weeds
			MpMt: Isolated Melaleuca preissiana and Eucalyptus rudis trees over open shrubland of Melaleuca teretifolia and Jacksonia furcellata and introduced weed species.
			Parkland cleared: Isolated Eucalyptus rudis, Corymbia calophylla, Melaleuca preissiana, Melaleuca raphiophylla and Allocasuarina fraseriana over introduced pasture weeds.

## 3. Assessment of application against clearing principles

Comments
The proposed clearing of 1.75 hectares of native vegetation within Lot 129 on Deposited Plan 42725, Baldivis, is for the purpose of bulk earthworks.
The vegetation under application largely comprises woodland of Eucalyptus rudis over introduced pasture weeds with scattered Corymbia calophylla, Melaleuca preissiana, Melaleuca raphiophylla, and Allocasuarina fraseriana and occasional sedges (Emerge Associates, 2015). The application area has undergone significant historical disturbance as a result of past agricultural activities and is in a degraded to completely degraded (Keighery, 1994) condition (DER, 2015).
There are no rare or priority flora species, or threatened or priority ecological communities mapped on site and given that the application area is in a degraded to completely degraded (Keighery, 1994) condition and contains very few native understorey species (DER, 2015), it is unlikely that the proposed clearing will impact on any rare or priority flora species or threatened or priority ecological communities.

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).

The City of Rockingham, Swan Coastal Plain Bioregion, mapped Beard Vegetation Associations (BVA's) 968 and 1001, and Heddl vegetation Serpentine River Complex retain approximately 30, 39, 7, 25 and 10 per cent of their pre-European vegetation extents respectively (Government of Western Australia, 2013 and Parks and Wildlife, 2015). Both of the mapped BVA's and Serpentine River Complex retain less than the abovementioned 30 per cent threshold, however the vegetation under application is in a degraded to completely degraded (Keighery, 1994) condition and is not truly representative of these vegetation types.

There are records of several fauna species of conservation significance mapped within the local area, however, given the degraded to completely degraded (Keighery, 1994) condition of the vegetation on site, and lack of large trees containing significant hollows, it is not likely that the 1.75 hectares of vegetation under application comprises significant habitat for fauna.

The application area is within a multiple use wetland mapped in the Geomorphic Wetlands Swan Coastal Plain Dataset. Multiple use wetlands are considered to have few important ecological attributes and functions remaining (Waters and Rivers Commission, 2001). The application area contains several species commonly associated with wetland environments (Eucalyptus rudis, isolated Melaleuca sp., and scattered sedges) (DER, 2015). The vegetation on site has been heavily disturbed and the mapped wetland on site is part of an extensive multiple use wetland that encompasses approximately 27,000 hectares. Therefore, the proposed clearing is not likely to have an impact on the greater wetland ecosystem.

The soils on site have been mapped by Northcote et al (1960-68) as low-lying, poorly drained flats with some gilgais and chief soils of black and grey cracking clays. This soil type is not commonly associated with wind erosion, and any wind erosion as a result of clearing is unlikely to result in appreciable land degradation. Given that the soils are described as poorly drained flats, there is some potential for water erosion and water logging on site, however given the relatively small, highly disturbed area under application; it is not likely that any water erosion on site would lead to appreciable land degradation.

There were no visible signs of a watercourse on site and it is not likely that the proposed clearing will result in the deterioration of surface water quality. Groundwater salinity on site is mapped at 500 to 1000 milligrams per litre total dissolved solids. Given this low salinity level and the sparse distribution of the vegetation under application it is not likely that the proposed clearing will lead to a perceptible rise in the watertable and thus an increase in groundwater salinity levels.

The closest conservation area to the proposed clearing is Leda Nature Reserve located approximately 2.4 kilometres north of the application area. Given the distance and lack of connectivity between the application area and this reserve, it is not likely that the proposed clearing will impact on the values of this reserve.

The proposed clearing is at variance to Principle (f), and is not likely to be at variance to any of the remaining clearing Principles.

## Methodology

### References:

- Emerge Associates (2015)
- DER (2015)
- Northcote et al (1960-68)
- Keighery (1994)
- Commonwealth of Australia (2001)
- Waters and Rivers Commission (2001)
- Government of Western Australia (2013)
- Parks and Wildlife (2015)

### GIS Databases:

- SAC Bio Datasets (Accessed 2015)
- Parks and Wildlife Tenure
- Hydrography linear
- Geomorphic Wetlands
- Groundwater Salinity

## Planning instruments and other relevant matters.

**Comments** The proposed clearing of 1.75 hectares of native vegetation within Lot 129 on Deposited Plan 42725, Baldivis, is for the purpose of bulk earthworks prior to development.

The site is currently zoned 'urban' and 'urban deferred' under the Metropolitan Region Scheme (MRS) and 'special rural' under the City of Rockingham's Town Planning Scheme No. 2 (TPS No. 2). In March 2014, the City of Rockingham initiated an amendment of TPS No. 2 to rezone the site from 'special rural' to 'development', which is likely to be finalised in the near future. The proponent has advised that a subdivision application cannot be progressed until such time as the TPS No. 2 is finalised, therefore the clearing permit is being sought to enable the commencement of preliminary bulk earthwork activities (Emerge Associates, 2015).

The City of Rockingham granted conditional Planning Approval for bulk earthworks within Lot 129 Baldivis Road on 17 June 2015. The City has advised that it raises no objection to the application for clearing, provided it is consistent with the conditions detailed within the Planning Approval (City of Rockingham, 2015).

There have been no submissions received from the public in response to the proposed clearing.

There are no Aboriginal Sites of Significance mapped within the local area (10 kilometre radius).

**Methodology** References:

-City of Rockingham (2015)  
-Emerge Associates (2015)

GIS Databases:

-Aboriginal Sites of Significance

## 4. References

- DER (2015) Site Inspection Report for Clearing Permit Application CPS 6590/1. Site inspection undertaken 11 June 2015.
- City of Rockingham (2015) Direct Interest Response to Clearing Permit Application CPS 6590/1. DER Ref A919638
- Commonwealth of Australia (2001) National Objectives and Targets for Biodiversity Conservation 2001-2005, Canberra.
- Emerge Associates (2015) Clearing Permit Application for Lot 129 Baldivis Road, Baldivis. DER Ref A914125.
- Government of Western Australia (2013) 2013 Statewide Vegetation Statistics incorporating the CAR Reserve Analysis (Full Report). Current as of June 2013. WA Department of Parks and Wildlife, 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.
- Northcote, K. H. with Beckmann G G, Bettenay E., Churchward H. M., van Dijk D. C., Dimmock G. M., Hubble G. D., Isbell R. F., McArthur W. M., Murtha G. G., Nicolls K. D., Paton T. R., Thompson C. H., Webb A. A. and Wright M. J. (1960-68): 'Atlas of Australian Soils, Sheets 1 to 10, with explanatory data'. CSIRO and Melbourne University Press: Melbourne.
- Parks and Wildlife (2015) 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.
- 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.
- Water and Rivers Commission (2001) Position Statement: Wetlands, Water and Rivers Commission, Perth.