



GOVERNMENT OF
WESTERN AUSTRALIA

CLEARING PERMIT

Granted under section 51E of the Environmental Protection Act 1986

PERMIT DETAILS

Area Permit Number: 6676/1

File Number: DER2015/001702-1

Duration of Permit: From 24 October 2015 to 24 October 2017

PERMIT HOLDER

Gold Fusion Pty Ltd

LAND ON WHICH CLEARING IS TO BE DONE

Lot 9000 on Deposited Plan 403873, Whitby

AUTHORISED ACTIVITY

The Permit Holder shall not clear more than 0.4 hectares of native vegetation within the area shaded yellow on attached Plan 6676/1.

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*

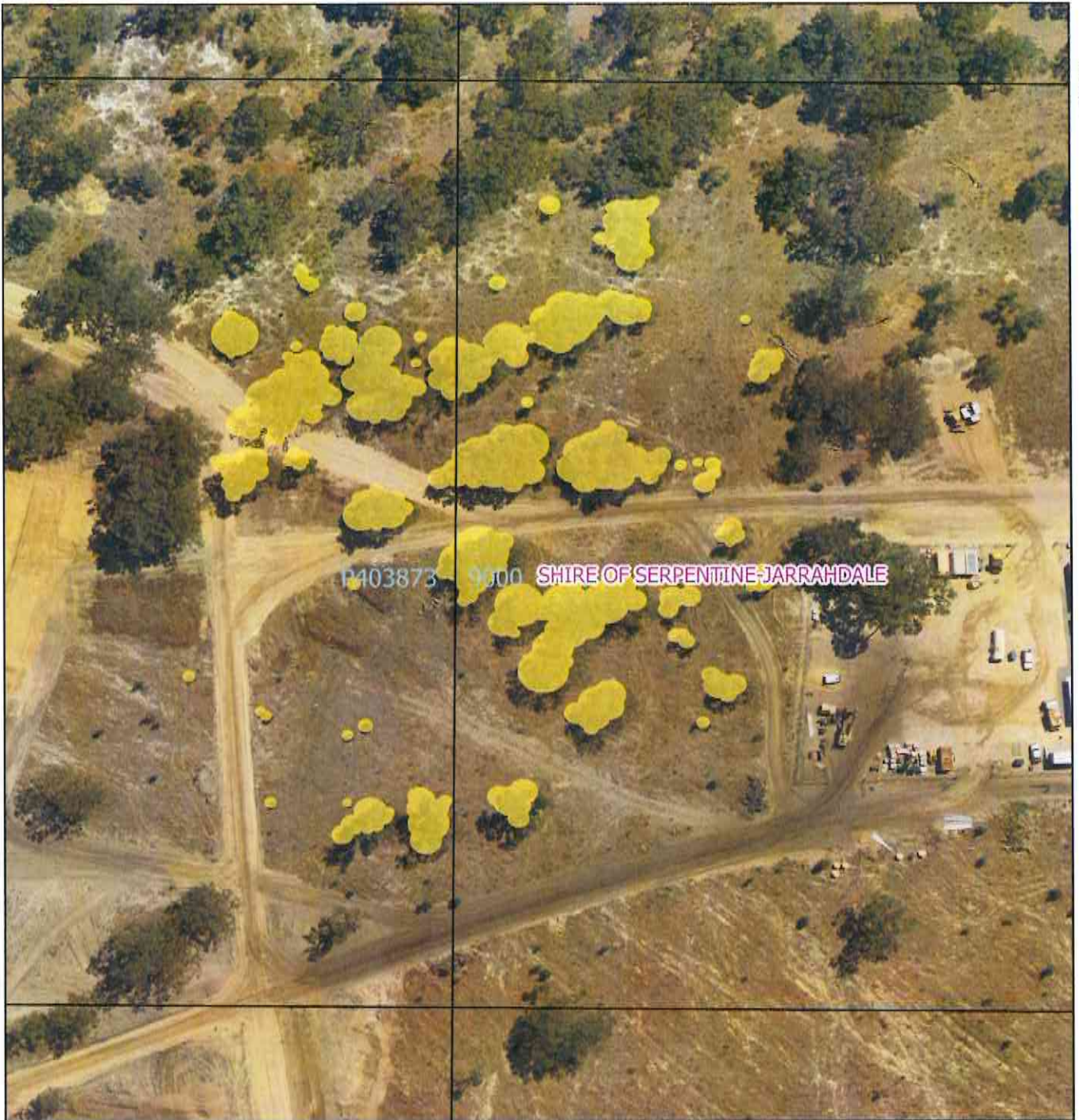
24 September 2015

Plan 6676/1

406000

6428250

6428250







6428000

6428000

406000

Legend

-  Areas approved to clear
-  LGA
-  roads
-  Cadastre (Polygons) (LGATE-082)
Virtual Mosaic



1:1,000

MGA 94
Geocentric Datum of Australia 1994

M Warnock Date 24/9/15

M Warnock

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



GOVERNMENT OF
WESTERN AUSTRALIA



1. Application details

1.1. Permit application details

Permit application No.: 6676/1
Permit type: Area Permit

1.2. Applicant details

Applicant's name: Gold Fusion Pty Ltd

1.3. Property details

Property: LOT 9000 on Deposited Plan 403873, WHITBY
Colloquial name: SERPENTINE-JARRAHDAL, SHIRE OF
Local Government Authority:
DER Region: Greater Swan
DPaW District: SWAN COASTAL
LCDC: SERPENTINE - JARRAHDAL
Localities: WHITBY

1.4. Application

Clearing Area (ha)	No. Trees	Method of Clearing	For the purpose of:
0.4		Mechanical Removal	Extractive industry

1.5. Decision on application

Decision on Permit Application: Granted
Decision Date: 24 September 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
The vegetation under application is mapped as: Beard vegetation association 3 (Shepherd et al. 2001), described as medium forest; jarrah-marri, Mapped Mattiske vegetation complex Fo (Forrestfield) (Mattiske and Havel 1998) (90%), described as open forest and fringing woodland, Hedde vegetation complex Forrestfield Complex (Hedde et al. 1980) (10%), described as ranging from open forest of Corymbia calophylla (Marri) - Eucalyptus wandoo (Wandoo) - Eucalyptus marginata (Jarrah) to open forest of Eucalyptus marginata (Jarrah) - Corymbia calophylla (Marri) - Allocasuarina fraseriana (Sheoak) - Banksia species. Fringing woodland of Eucalyptus rudis (Flooded Gum) in the gullies that dissect this landform.	To clear 0.4 hectares of native vegetation within Lot 9000 on Deposited Plan 403873, Whitby, for the purpose of sand extraction	Degraded; Structure severely disturbed; regeneration to good condition requires intensive management (Keighery 1994) to Completely Degraded: No longer intact; completely/almost completely without native species (Keighery 1994).	The condition of the vegetation under application is based on a survey undertaken by Emerge Associates (2015). The report states that the vegetation consisted mainly of scattered paddock trees (primarily jarrah and common sheoak) and an understorey of pasture grasses.

3. Assessment of application against clearing principles

Comments

The application is to clear up to 0.4 hectares of native vegetation within Lot 9000 on Deposited Plan 403873, Whitby, for the purpose of facilitating the excavation of sand fill material. The proposed clearing area is located within a future primary school and senior school site, as shown within the Whitby Local Structure Plan. The sand fill is proposed to be removed from an area of approximately 2.34 hectares in size and will be used for earthworks within the Precinct 2 subdivision area (Emerge Associates 2015).

The vegetation is considered to be in a degraded to completely degraded (Keighery 1994) condition (Emerge Associates 2015). Having been subject to prior 'parkland' clearing for agricultural purposes, the application now consists mainly of scattered paddock trees (primarily jarrah and common sheoak) with the occasional *Xanthorrhoea preissii* and *Tetraria octandra* and an understorey of pasture grasses (Emerge Associates 2015).

Eighteen priority flora species are mapped within the local area (10 kilometre radius). None of these are mapped within the same vegetation association and soil type as the application area. One rare flora species has been mapped within the same vegetation association and soil type as the application area approximately 1.2 kilometres from the site. No priority or rare flora species were recorded within the application area during various flora and vegetation surveys (Emerge Associates 2015).

Although there are no Priority Ecological Communities, several Threatened Ecological Communities (TECs) are located within the local area (10 kilometre radius). The closest of these is approximately one kilometre west of the application area and is described as 'Banksia attenuata and/or Eucalyptus marginata woodlands of the eastern side of the Swan Coastal Plain.' The vegetation within the application area is not representative of this TEC.

Given the degraded to completely degraded condition (Keighery 1994) of the vegetation, lack of understorey species and the distance between the application area and the closest conservation area (approximately 1.1 kilometres), the proposed clearing is not likely to impact on rare or priority flora, a priority or threatened ecological community, conservation reserves within the local area (10 kilometre radius) or significant habitat for indigenous ground-dwelling fauna.

The vegetation under application is likely to provide potential foraging and roosting habitat for the black cockatoo species (Emerge Associates 2015). However, given its scattered distribution and the superior habitat provided within Bush Forever Site 354, Jarrahdale State Forest and other conservation areas within five kilometres of the application area, the clearing of this vegetation is unlikely to impact upon significant habitat for black cockatoos.

The area under application is located within the Swan Coastal Plain Interim Biogeographic Regionalisation of Australia (IBRA) bioregion. This IBRA bioregion and the Shire of Serpentine-Jarrahdale have approximately 39 and 53 per cent, respectively, of their pre-European vegetation extent remaining (Government of Western Australia 2014). Aerial imagery indicates that the local area (10 kilometre radius) retains approximately 40 per cent vegetation cover.

Considering the condition of the vegetation, the vegetation proposed to be cleared is not representative of the mapped vegetation association or complexes. Given the highly scattered distribution of the vegetation proposed to be cleared, the application area is not considered to be a significant remnant in a highly cleared landscape.

As no wetlands or watercourses are mapped within or adjacent to the application area and given the condition of the vegetation within the application area, the proposed clearing is not likely to impact on riparian vegetation, deteriorate the quality of ground water or surface water and is not likely to cause or exacerbate flooding.

Chief soils are hard acidic yellow soils containing ironstone gravels (Northcote et al. 1960 – 1968). With the absence of wetlands or watercourses, land degradation due to water erosion is not likely to be significant. Wind erosion is not likely to be significant given the small scale of the proposed clearing, the condition of the vegetation and soil type. Regardless, it will be limited during the process of clearing through the application of water (Emerge Associates 2015).

Given the above, clearing the vegetation under application is not likely to be at variance to the clearing principles.

Methodology

References:
Emerge Associates (2015)
Government of Western Australia (2014)
Keighery (1994)
Northcote et al. (1960-68)

GIS Databases:
- Clearing Regulations - Environmentally Sensitive Areas
- Groundwater salinity, statewide
- Hydrology, linear
- IBRA Australia
- Parks and Wildlife Tenure
- Pre-European Vegetation
- SAC Biodatasets Accessed September 2015

- Soils, statewide
- Swan Coastal Plains Wetlands

Planning instruments and other relevant matters.

Comments The majority of the Whitby Local Structure Plan was referred for consideration pursuant to the Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act referral 2014/7185). The proposed action was determined 'not a controlled action' and was unlikely to have a significant impact on the relevant Matters of National Environmental Significance (Emerge Associates 2015).

The Shire of Serpentine-Jarrahdale has recommended that the applicant liaise with the Department of Education in relation to the retention of trees for use in the landscaping of the school site (Shire of Serpentine-Jarrahdale 2015).

The application area is within the Serpentine Groundwater Area, Byford 3 sub-area. There is a current groundwater licence held by the applicant on the property for construction earthworks associated with a residential development (DoW 2015).

The application area is zoned Urban under the Metropolitan Regional Scheme.

No Aboriginal Sites of Significance have been mapped within the application area.

No public submissions have been received in relation to this application.

Methodology References:
DoW (2015)
Emerge Associates (2015)
Shire of Serpentine-Jarrahdale (2015)

GIS datasets:
- Aboriginal Sites of Significance
- Metropolitan Regional Scheme
- RIWI Act Areas

4. References

- DoW (2015) Advice received in relation to clearing permit application CPS 6676/1, received 26 August 2015 (DER Ref: A958684).
- Emerge Associates (2015) Supporting information for application CPS 6676/1, received 28 July 2015 (DER Ref: A943912).
- 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.
- Mattiske, E.M. and Havel, J.J. (1998) Vegetation Complexes of the South-west Forest Region of Western Australia. Maps and report prepared as part of the Regional Forest Agreement, Western Australia for the Department of Conservation and Land Management and Environment 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.
- 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 Serpentine-Jarrahdale (2015) Advice received in relation to clearing permit application CPS 6676/1, received 18 August 2015 (DER Ref: A954040).