



CLEARING PERMIT

Granted under section 51E of the Environmental Protection Act 1986

Purpose Permit number: CPS 6767/1
Permit Holder: Ellement Bros Pty Ltd
Duration of Permit: 16 January 2016 – 16 January 2018

The Permit Holder is authorised to clear native vegetation subject to the following conditions of this Permit.

1. Purpose for which clearing may be done

Clearing for the purpose of horticulture.

2. Land on which clearing is to be done

Lot 667 on Deposited Plan 202618, Mandogalup

3. Area of Clearing

The Permit Holder must not clear more than 3.5 hectares of native vegetation within the area cross hatched yellow on attached Plan 6767/1.

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.

5. Avoid, minimise etc clearing

In determining the amount of native vegetation to be cleared authorised under this Permit, the Permit Holder must have regard to the following principles, set out in order of preference:

- (a) avoid the clearing of native vegetation;
- (b) minimise the amount of native vegetation to be cleared; and
- (c) reduce the impact of clearing on any environmental value.

A handwritten signature in black ink, appearing to read "J Clarkson", written over a horizontal line.

J Clarkson
A/SENIOR MANAGER
CLEARING REGULATION

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

17 December 2015

Plan 6767/1




Legend

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



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

Geocentric Datum of Australia 1994

 Date 17/12/15
J Clarkson

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



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WESTERN AUSTRALIA
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1. Application details

1.1. Permit application details

Permit application No.: 6767/1
Permit type: Purpose Permit

1.2. Applicant details

Applicant's name: Ellement Bros Pty Ltd

1.3. Property details

Property: LOT 667 ON PLAN 202618, MANDOGALUP
Colloquial name:
Local Government Authority: KWINANA, CITY OF

1.4. Application

Clearing Area (ha)	No. Trees	Method of Clearing	For the purpose of:
3.5		Mechanical Removal	Horticulture

1.5. Decision on application

Decision on Permit Application: Grant
Decision Date: 17 Decemeber 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
<p>Bead vegetation association (Shepherd et al, 2001):</p> <ul style="list-style-type: none"> • 6: Medium Woodland; tuart and Jarrah • 1001: Medium very sparse woodland; jarrah, with low woodland; banksia and casuarina 	<p>The application is to clear 3.5 hectares of native vegetation within Lot 667 on Deposited Plan 202618, Mandogalup, for the purpose of horticulture.</p>	<p>Degraded; Structure severely disturbed; regeneration to good condition requires intensive management (Keighery, 1994).</p> <p>To</p> <p>Completely Degraded; No longer intact, completely/almost completely without native species (Keighery, 1994).</p>	<p>The vegetation under application consists of banksia, sheoak and Eucalyptus species over a grassy weed understorey. Kunzea sp. were observed within the eastern portion of the application area.</p> <p>The condition and structure of the vegetation under application was obtained from a site inspection undertaken by the Department of Environment Regulation on 5 November 2015.</p>
<p>Hedde vegetation complex (Hedde et al, 1980)</p> <ul style="list-style-type: none"> • Bassendean Complex-Central And\South : Vegetation ranges from woodland of Eucalyptus marginata (Jarrah) - Allocasuarina fraseriana (Sheoak) - Banksia species to low woodland of Melaleuca species, and sedgelands on the moister sites. This area includes the transition of Eucalyptus marginata (Jarrah) to Eucalyptus todtiana (Pricklybark) in the vicinity of Perth. • Herdsman Complex : Sedgelands and fringing woodland of Eucalyptus rudis (Flooded Gum) - Melaleuca species. 			

(c) Native vegetation should not be cleared if it includes, or is necessary for the continued existence of, rare flora.

Comments Proposed clearing is not likely to be at variance to this Principle

There are three species of rare flora mapped within 10 kilometres (local area) of the area under application. The three rare flora species are orchids with two of the species preferring habitat consisting of a dense and lush understorey and the other inhabits jarrah and sheoak woodland and forests (Brown et al, 1998).

Considering the above the application area does not provide suitable habitat for the known rare flora species mapped in the local area.

The proposed clearing is not likely to be at variance to this principle.

Methodology References:
Brown et al. (1998)

GIS Databases:
- SAC bio datasets (Accessed November 2015)

(d) Native vegetation should not be cleared if it comprises the whole or a part of, or is necessary for the maintenance of a threatened ecological community.

Comments Proposed clearing is not likely to be at variance to this Principle

There are seven occurrences of different types of threatened ecological communities mapped within 10 kilometres (local area) of the area under application. The vegetation under application consists of banksia, sheoak and Eucalyptus species over a grassy weed understorey (DER, 2015).

The vegetation identified within the application area does not align with the mapped TEC's in the local area therefore is not likely to be a representation of a TEC.

The proposed clearing is not likely to be at variance to this principle.

Methodology References:
DER (2015)

GIS Databases:
- SAC bio datasets (Accessed November 2015)

(e) Native vegetation should not be cleared if it is significant as a remnant of native vegetation in an area that has been extensively cleared.

Comments Proposed clearing is not likely to be at variance to this Principle

The vegetation under application is represented by Beard vegetation associations 6 and 1001 where there is 24 and 23 per cent respectively of their pre-European vegetation remaining within the Swan Coastal Plain IBRA Bioregion (Government of Western Australia, 2014). The vegetation under application is also represented by Heddle vegetation Bassendean Complex-Central and South and Herdsman Complex of which there is 26 and 32 per cent respectively represent of their pre-European extend remaining (Parks and Wildlife, 2015).

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 two mapped Beard vegetation associations and one of the Heddle vegetation complexes are below the threshold level of 30 per cent recommended in the National Objectives Targets for Biodiversity Conservation. However, the application area has been historically disturbed from historical farming activities and grazing (Commissioner of Soil and Land Conservation, 2015) which has significantly changed the structure and condition of the vegetation. This has resulted in the mapped vegetation associations/complexes no longer being represented within the proposed clearing area.

The application falls within the City of Kwinana which has 35 per cent of its pre-European vegetation remaining. Approximately 40 per cent of vegetation within a 10 kilometre radius of the application area remains.

The vegetation under application is not significant as a remnant in an extensively cleared landscape.

The application is not likely to be at variance to this principle.

(h) Native vegetation should not be cleared if the clearing of the vegetation is likely to have an impact on the environmental values of any adjacent or nearby conservation area.

Comments Proposed clearing is not likely to be at variance to this Principle

There are four conservation areas within 10 kilometres of the applied area. The closest being Bush Forever site 268 which is approximately 460 metres west of the area under application. Additionally, Bush Forever sites 269 and 270 are approximately 700 and 900 metres respectively away from the applied area. Wandí Nature Reserve is also approximately 1.8 kilometres away from the applied area.

The application area and the Bush Forever sites and Nature Reserve are separated by cleared land and several roads. Considering this it is unlikely the application will impact on the conservation values of the sites therefore the proposed clearing is not likely to be at variance to this principle.

Methodology GIS Database:
- Bush Forever - 2000
- Parks and Wildlife Tenure

(i) Native vegetation should not be cleared if the clearing of the vegetation is likely to cause deterioration in the quality of surface or underground water.

Comments Proposed clearing is not likely to be at variance to this Principle

Approximately 0.4 hectares of the area under application is mapped within a Multiple Use Wetland. A site inspection undertaken of the application did not identify the presence of any surface water.

The clearing of 3.5 hectares is unlikely to contribute to deterioration of surface water through sedimentation given the well-drained soils present within the property.

The groundwater salinity within the application area ranges between 500 – 1000 total dissolved solids per milligram per litre. The Commissioner of Soil and Land Conservation (2015) advised that there were no signs of salinity on site or in the general area and no significant changes to groundwater salinity is expected from the clearing.

The application is not likely be at variance to this principle.

Methodology References:
Commissioner of Soil and Land Conservation (2015)

GIS Databases:
- Geomorphic Wetlands (Classification), Swan Coastal Plain
- Minor/Major Hydrography
- Salinity, Statewide

(j) Native vegetation should not be cleared if clearing the vegetation is likely to cause, or exacerbate, the incidence or intensity of flooding.

Comments Proposed clearing is not likely to be at variance to this Principle

Approximately 0.4 hectares of the area under application is mapped within a Multiple Use Wetland. The area under application consists of sandy soils which are considered to be well drained.

Considering the sandy soils, the clearing as proposed is not likely to cause or exacerbate the incidence or intensity of flooding and therefore is not likely to be at variance to this principle.

Methodology GIS Databases:
- Geomorphic Wetlands (Classification), Swan Coastal Plain
- Minor/Major Hydrography

Planning instruments and other relevant matters.

Comments The applicant has received a 5C licence to take water from the Department of Water for the irrigation of up to 18 hectares of vegetables (DoW, 2015).

The applicant has received planning approval from the City of Kwinana for Intensive Agriculture – Market Garden (City of Kwinana, 2015).

Methodology References:
City of Kwinana (2015)
DoW (2015)