



CLEARING PERMIT

Granted under section 51E of the Environmental Protection Act 1986

PERMIT DETAILS

Area Permit Number: 6982/1
File Number: DER2016/000365-1
Duration of Permit: From 10 September 2016 to 10 September 2018

PERMIT HOLDER

Noahs Rosehill Waters Pty Ltd

LAND ON WHICH CLEARING IS TO BE DONE

Lot 9000 on Deposited Plan 30961, South Guildford
Lot 57 on Deposited Plan 28643, South Guildford

AUTHORISED ACTIVITY

The Permit Holder shall not clear more than 7.3 hectares of native vegetation within the area cross hatched yellow on the attached Plan 6982/1.

CONDITIONS

1. 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*:

- (a) clean earth-moving machinery of soil and vegetation prior to entering and leaving the area to be cleared;
- (b) ensure that no *dieback* or *weed*-affected soil, *mulch*, *fill* or other material is brought into the area to be cleared; and
- (c) 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;

weeds 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.

A handwritten signature in black ink, appearing to read "James Widenbar".

James Widenbar
MANAGER
CLEARING REGULATION

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

11 August 2016

Plan 6982/1



Legend

- Roads
- LGA
- Cadastre
- Virtual Mosaic
-
- Areas approved to clear

0 200 m



1:4,804

MGA 94
Geocentric Datum of Australia 1994

Date 11/8/2016
James Widenbar

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





1. Application details

1.1. Permit application details

Permit application No.: 6982/1
Permit type: Area Permit

1.2. Applicant details

Applicant's name: Noahs Rosehill Waters Pty Ltd

1.3. Property details

Property: LOT 9000 ON PLAN 30961, SOUTH GUILDFORD
LOT 57 ON PLAN 28643, SOUTH GUILDFORD
Local Government Authority: SWAN, CITY OF
DER Region: Greater Swan
DPaW District: SWAN COASTAL
Localities: SOUTH GUILDFORD

1.4. Application

Clearing Area (ha)	No. Trees	Method of Clearing	For the purpose of:
7.3		Mechanical Removal	Stockpile/bulk earthworks

1.5. Decision on application

Decision on Permit Application: Granted
Decision Date: 11 August 2016
Reasons for Decision: 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 has concluded that the proposed clearing is at variance to Principle (f), and is not likely to be at variance to any of the remaining clearing principles.

Through assessment it has been determined that the proposed clearing will impact on vegetation growing in association with a multiple use wetland and a drainage line. While the proposed clearing may initially cause some minor sedimentation of the wetland and drainage line, given the relatively small extent of native vegetation growing in association with these areas, impacts are likely to be short term and minimal.

The applicant has obtained Planning Approval from the City of Swan for forward earthworks and drainage realignment. This factor, along with other relevant state policies, has been taken into consideration in the decision to grant a clearing permit.

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
Heddlle vegetation Southern River complex comprises open woodland of <i>Corymbia calophylla</i> , <i>Eucalyptus marginata</i> and <i>Banksia</i> sp. with fringing woodland of <i>Eucalyptus rudis</i> and <i>Melaleuca raphiophylla</i> along creek beds (Heddlle et al, 1980).	The applicant proposes to clear 7.3 hectares of native vegetation within Lot 9000 on Deposited Plan 30961 and Lot 57 on Deposited Plan 28643, South Guildford, for the purpose of undertaking preliminary earthworks.	Very Good; Vegetation structure altered; obvious signs of disturbance (Keighery, 1994). To Completely Degraded: No longer intact; completely /almost completely without native species (Keighery 1994)	The condition and description of the vegetation under application was determined via a Botanical Assessment undertaken by Bennett Environmental Consulting (BEC, 2012) and a site inspection undertaken by the Department of Environment Regulation (DER, 2016). Seven vegetation units have been identified within the application area, these are: Vegetation unit (M) comprising low forest of <i>Melaleuca raphiophylla</i> over tall grass of <i>Eragrostis curvula</i> (exotic) and <i>Ehrharta calycina</i> (exotic) in low lying loamy sand. Vegetation unit (C) comprises forest of <i>Corymbia calophylla</i> over low heath of <i>Hypocalymma angustifolium</i> or open dwarf scrub of <i>Xanthorrhoea brunonis</i> over open tall sedges of <i>Mesomelaena tetragona</i> and <i>Tetraria octandra</i> in grey sand.
Beard vegetation association 1001 is described as medium very sparse woodland comprising jarrah, with low woodland comprising banksia & casuarina (Shepherd et al, 2001)			

Vegetation unit (Er) comprises stands of large *Eucalyptus marginata* subsp. *marginata* and *Eucalyptus rudis* subsp. *rudis*, including several seedlings.

Vegetation unit (E) comprises stands of mature *Eucalyptus rudis* subsp. *rudis*.

Vegetation unit (P) comprises open woodland of *Eucalyptus rudis* subsp. *rudis* over thicket of *Acacia saligna* and *Kunzea vestita* in grey sand.

Vegetation unit (L) comprises several *Salix babylonica* (exotic) and *Eucalyptus camaldulensis* with a few small *Melaleuca raphiophylla*. Aquatic plants in the drain included *Typha orientalis* (exotic) and sedge *Cyperus tenuiflora* (exotic).

Vegetation unit (X) comprises *Xanthorrhoea preissiana* with *Agonis flexuosa* var. *flexuosa*, *Eucalyptus gomphocephala* and *Eucalyptus camaldulensis*.

3. Assessment of application against clearing principles

Comments The applicant proposes to clear 7.3 hectares of vegetation within a larger footprint area of 35 hectares, in Lot 9000 on Deposited Plan 30961 and Lot 57 on Deposited Plan 28643, South Guildford, for the purpose of undertaking preliminary earthworks. The application area is proposed to form part of a larger residential development (Coterra Environment, 2016).

The application area largely comprises scattered planted and regrowth trees, with the bulk of the area being cleared for previous use as a golf course. The vegetation under application ranges from very good to completely degraded (Keighery, 1994) condition, with the majority of the vegetation in a completely degraded (Keighery, 1994) condition (BEC, 2012; DER, 2016).

Most of the vegetation within the application area is planted in rows between fairways, or was previously cleared and has re-established itself over time (BEC, 2012). Some common native tree species identified within the application area include *Eucalyptus marginata* subsp. *marginata*, *Eucalyptus rudis* subsp. *rudis*, *Corymbia calophylla*, and *Melaleuca raphiophylla* in the wetter areas (BEC, 2012).

A level 1 vegetation survey of the application area did not identify any rare or priority flora or threatened or priority ecological communities (BEC, 2012), and given that the application area is largely in a completely degraded (Keighery, 1994) condition (BEC, 2012; DER, 2016), and retains few native understorey species, the proposed clearing is not likely to impact on any conservation significant flora or ecological communities.

Given the lack of native understorey (DER, 2016), the application area is not likely to provide significant habitat for conservation significant ground dwelling indigenous fauna.

A fauna habitat tree survey of the application area was undertaken by Coterra Environment to identify potential habitat trees for conservation significant fauna species, particularly Carnaby's cockatoo, Baudin's cockatoo and forest red-tailed black cockatoo (collectively known as black cockatoos). These three species are all classified as rare or likely to become extinct under the *Wildlife Conservation Act 1950*. The survey did not identify any evidence of black cockatoos utilising the application area for breeding, roosting or foraging (Coterra Environment, 2016) and given that the application area is largely in a completely degraded (Keighery, 1994) condition (BEC, 2012; DER, 2016), it is not likely to provide significant habitat for black cockatoos.

The local area (10 kilometre radius surrounding the application) retains approximately 15 per cent native vegetation cover. The vegetation under application is mapped as Beard vegetation association 1001 and Hedde vegetation Southern River complex which retain approximately 23 and 18 per cent of their pre-European vegetation extents within the Swan Coastal Plain bioregion respectively (Government of Western Australia 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). Within defined constrained areas on the Swan Coastal Plain, the Environmental Protection Authority (EPA) has set a threshold for retention of 10 per cent of the pre-clearing extent of each native vegetation complex (EPA, 2006). The area under application has been classified as a constrained area. In addition, given that the application area is largely in a completely degraded (Keighery, 1994) condition, it is not considered to be a significant remnant.

A small portion of the northern and southern application area is mapped as a multiple use wetland. Multiple use wetlands are considered to have few important ecological attributes and functions remaining (Waters and Rivers Commission, 2001) and have generally undergone significant historical disturbance.

Two drains are also mapped within the application area, one within the southern portion and one within the northern portion (DER, 2016). The southern drain does not support any native riparian vegetation. The northern drain supports a stand of *Eucalyptus rudis* and some young, scattered *Melaleuca raphiophylla* (BEC, 2012).

Given that the application area is sparsely vegetated (DER, 2016), it is not likely that the proposed clearing will result in significant wind erosion.

A small portion of the application area associated with the abovementioned drain and mapped wetland may be susceptible to some water erosion and increased sedimentation as a result of clearing, particularly during heavy rainfall. However this impact is expected to be minimal and short term, given the relatively small extent of native vegetation growing in association with these areas. The applicant intends on retaining the drain that occurs within the northern portion of the site, which would be incorporated within the larger residential area once developed (Coterra Environment, 2016).

The proposed clearing is not likely to increase the incidence or intensity of flooding, particularly given the high level of disturbance that has occurred within the application area, and presence of highly permeable grey sandy soils throughout much of the application area (DER, 2016).

Bush Forever Site 311 (BF 311) is located adjacent to the application area. While the application area does not encroach on the vegetation within BF 311, and direct impacts are unlikely, there is the potential for the proposed clearing to result in the spread of weeds and dieback into BF 311. Weed and dieback management measures will help to minimise impacts to BF 311.

Given the above, 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:

BEC (2012)
Coterra Environment (2016)
DER (2016)
EPA (2006)
Government of Western Australia (2015)
Keighery (1994)
Waters and Rivers Commission (2001)

GIS Databases:

SAC Bio Datasets (Accessed August 2016)
Hydrography, linear
Hydrography, hierarchy
Geomorphic Wetlands, Swan Coastal Plain

Planning instruments and other relevant matters.

Comments The application area was recently rezoned via an amendment to the Metropolitan Region Scheme (MRS) from Rural to Urban (Coterra Environment, 2016).

The applicant has been issued with Planning Approval from the City of Swan for forward earthworks and drainage realignment, subject to conditions.

The clearing permit application was advertised in *The West Australian* newspaper on 28 March 2016 for a 21 day submission period. No public submissions have been received.

The application area falls within an Aboriginal Site of Significance. It is the proponent's responsibility to comply with the Aboriginal Heritage Act 1972 and ensure that no Aboriginal Sites of Significance are damaged through the clearing process.

The Department of Water (DoW, 2016) has advised that it supports the clearing permit application.

The application area has been classified as an Urban Expansion Site within the draft Perth and Peel Green Growth Plan for 3.5 million (Green Growth Plan) (Government of Western Australia, 2015). The Green Growth Plan is a strategic conservation plan developed to establish long-term certainty for conservation and development within the Perth and Peel regions (Government of Western Australia, 2015). The proposed clearing is consistent with the sites classification as an Urban Expansion site.

Methodology

References:

Coterra Environment (2016)
DoW (2016)
Government of Western Australia (2015)

GIS Databases:

Aboriginal Sites of Significance

4. References

- BEC (2012) Botanical Assessment of Rosehill Country Club. Additional Information for Clearing Permit Application CPS 6982/1. Bennett Environmental Consulting Pty Ltd (DER Ref A1058476)
- Commonwealth of Australia (2001) National Objectives and Targets for Biodiversity Conservation 2001-2005, Canberra.
- Coterra Environment (2016) Supplementary Information for Clearing Permit Application CPS 6982/1. DER Ref A1058476)
- Department of Environment Regulation (2016) Site Inspection Report for Clearing Permit Application CPS 6982/1. Site inspection undertaken 27 April 2016. Department of Environment Regulation, Western Australia (DER Ref A1094609).
- Department of Water (2016) Direct Interest Response for Clearing Permit Application CPS 6982/1. Department of Water, Perth, Western Australia (DER Ref A1094700)
- Environmental Protection Authority (2006) Guidance for the Assessment of Environmental Factors - Level of Assessment for Proposals Affecting Natural Areas Within the System 6 Region and Swan Coastal Plain Portion of the System 1 Region. Guidance Statement No 10. Environmental Protection Authority, Western Australia.
- Government of Western Australia (2015) 2015 Statewide Vegetation Statistics incorporating the CAR Reserve Analysis (Full Report). Current as of June 2015. WA Department of Parks and Wildlife, Perth.
- Government of Western Australia (2015) Perth and Peel Green Growth Plan for 3.5 million. Draft Strategic Conservation Plan for the Perth and Peel Regions. Department of the Premier and Cabinet, Western Australia.
- 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.