



CLEARING PERMIT

Granted under section 51E of the Environmental Protection Act 1986

Purpose Permit number:	CPS 7072/1
Permit Holder:	Satterley Property Group Pty Ltd
Duration of Permit:	13 August 2016 – 13 August 2021

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 an intersection upgrade.

2. Land on which clearing is to be done

Lot 10 on Diagram 95290, Ravenswood

Lot 12 on Plan 11676, Ravenswood

Pinjarra Road reserve, Ravenswood (PINs 1105483, 1387034, 1387031, 1387032 and 1246555)

South Yunderup Road, Ravenswood (PINs 1387027, 1136489 and 1387033)

3. Area of Clearing

The Permit Holder must not clear more than 0.08 hectares of native vegetation and 87 native trees within the area hatched yellow on attached Plan 7072/1.

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:

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

Samara Rogers
A/MANAGER
CLEARING REGULATION

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

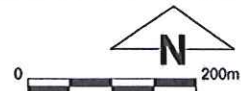
14 July 2016

Plan 7072/1



Legend

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



1:8,469

(Approximate when reproduced at A4)

GDA 94 (Lat/Long)

Geocentric Datum of Australia 1994

S. Rogers Date 14/7/2016
S Rogers

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.: 7072/1
Permit type: Purpose Permit

1.2. Applicant details

Applicant's name: Satterley Property Group

1.3. Property details

Property: LOT 12 ON PLAN 11676, RAVENSWOOD
LOT 10 ON DIAGRAM 95290, RAVENSWOOD
ROAD RESERVE - 1387031, RAVENSWOOD
ROAD RESERVE - 1387034, RAVENSWOOD
ROAD RESERVE - 1105483, RAVENSWOOD
ROAD RESERVE - 1387033, RAVENSWOOD
ROAD RESERVE - 1136489, RAVENSWOOD
ROAD RESERVE - 1387032, RAVENSWOOD
ROAD RESERVE - 1246555, RAVENSWOOD
ROAD RESERVE - 1387027, RAVENSWOOD

Colloquial name:
Local Government Authority: MURRAY, SHIRE OF
DER Region: Greater Swan
DPaW District: SWAN COASTAL
LCDC:
Localities: RAVENSWOOD

1.4. Application

Clearing Area (ha)	No. Trees	Method of Clearing	For the purpose of:
0.08	87	Mechanical Removal	Road construction or upgrades

1.5. Decision on application

Decision on Permit Application: Grant
Decision Date: 14 July 2016
Reasons for Decision: The clearing permit 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 is unlikely to have any significant environmental impacts. State policies and other relevant policies have 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
Beard vegetation association 968: Medium woodland; jarrah, marri & wandoo (Shepherd et al., 2001).	The clearing of 0.08 hectares of native vegetation and 87 native trees within Lot 10 on Diagram 95290, Lot 12 on Plan 11676, Pinjarra Road reserve (PINs 1105483, 1387034, 1387031, 1387032 and 1246555) and South Yunderup Road reserve (PINs 1387027, 1136489 and 1387033), Ravenswood, for the purpose of an intersection upgrade.	Completely Degraded; No longer intact, completely/almost completely without native species (Keighery, 1994).	The application area consists of 58 Eucalyptus rudis, 15 Melaleuca raphiophylla, one Hakea prostrata, one Acacia saligna, one Agonis flexuosa and 11 Casuarina obesa trees over introduced grasses and forbs (Emerge Associates, 2016).
Hedde vegetation complex Swan: Fringing woodland of Eucalyptus rudis (Flooded Gum) - Melaleuca raphiophylla (Swamp Paperbark) with localised occurrence of low open forest of Casuarina obesa (Swamp Sheoak) and Melaleuca cuticularis (Saltwater Paperbark) (Hedde et al., 1980).			
Hedde vegetation complex Vasse: Mixture of the closed scrub of Melaleuca species fringing woodland of Eucalyptus rudis (Flooded Gum) -			The condition and the structure of the vegetation under application was obtained through

Melaleuca species and open forest of Eucalyptus gomphocephala (Tuart) - Eucalyptus marginata (Jarrah) - Corymbia calophylla (Marri) (Hedde et al., 1980).

information provided by Emerge Associates with the clearing permit application CPS 7072/1.

3. Assessment of application against clearing principles

Comments The application is to clear 0.08 hectares of native vegetation and 87 native trees for the purpose of an intersection upgrade. The vegetation within the application area is in a completely degraded (Keighery, 1994) condition (Emerge Associates, 2016).

The application area is located within a multiple use wetland with the wetland covering an area of 32,501 hectares. Multiple use category wetlands are wetlands with few important ecological attributes and functions remaining. Use, development and management should be considered in the context of ecologically sustainable development and best management practice catchment planning through landcare (Water and Rivers Commission, 2001). The application involves the clearing of vegetation growing in association with a wetland.

The proposed clearing is at variance to principle (f). The impacts of the proposed clearing on the wetland are not considered significant.

A total of 22 priority flora and five rare flora species have been recorded within five kilometres of the application area. The application area consists of vegetation in a completely degraded (Keighery, 1994) condition (Emerge Associates, 2016) with an understorey dominated by weeds and is unlikely to provide habitat for priority or rare flora species.

Two priority ecological communities (PEC) and five threatened ecological communities (TEC) have been recorded within the local area (five kilometres), of which none have been mapped within the application area. The vegetation present within the application area does not comprise of a PEC or TEC and is unlikely to be necessary for the maintenance of a TEC or PEC (Emerge Associates, 2016).

Six fauna species of conservation significance have been recorded within five kilometres of the application area, including the forest red-tailed black cockatoo (*Calyptorhynchus banksii* subsp. *naso*), Baudin's cockatoo (*Calyptorhynchus baudinii*), Carnaby's cockatoo (*Calyptorhynchus latirostris*), chuditch (*Dasyurus geoffroii*), Bilby (*Macrotis lagotis*) and southern brush-tailed phascogale (*Phascogale tapoatafa* subsp. *tapoatafa*) (Parks and Wildlife, 2007-).

According to the Commonwealth Department of the Environment's *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) referral guidelines for Western Australia's three threatened black cockatoo species the application area is located within the distribution range of Carnaby's cockatoo, Baudin's cockatoo and forest red-tailed cockatoo (black cockatoos). A flora and vegetation assessment (Emerge Associates 2016) of the application area identified seven potential black cockatoo habitat trees (trees of species known to support breeding within the range of the species which either have a suitable nest hollow or are of a suitable diameter at breast height (DBH) to develop a nest hollow - for most tree species, suitable DBH is 500 millimetres; for salmon gum and wandoo, suitable DBH is 300 millimetres). No suitable hollows were observed within the seven *Eucalyptus rudis* potential habitat trees (Emerge Associates, 2016). The application area also contains foraging habitat for black cockatoos, however given the condition of the vegetation it is not considered to be significant.

Given the application area consists of vegetation in a completely degraded (Keighery, 1994) condition (Emerge Associates, 2016) with an understorey dominated by weeds it is unlikely to provide significant habitat for ground dwelling fauna.

The area under application is located within the Swan Coastal Plain Interim Biogeographic Regionalisation of Australia (IBRA) bioregion. This IBRA bioregion has approximately 39 per cent of its pre-European vegetation extent remaining (Government of Western Australia, 2015).

The application area is mapped as Beard vegetation association 968. This vegetation association has approximately 7 per cent of its pre-European extent remaining in the Swan Coastal Plain bioregion (Government of Western Australia, 2015). The application area is also mapped as Hedde vegetation complex's Swan and Vasse which retain approximately 14 per cent and 32 per cent respectively of their pre-European extent (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). Beard vegetation association 968 and Hedde vegetation Swan complex fall below this level, however the application area is unlikely to be a representation of these vegetation types given the completely degraded (Keighery, 1994) condition of the vegetation (Emerge Associates, 2016).

A review of aerial imagery indicates that the local area (five kilometre radius) retains approximately 15 per cent vegetation. Noting the local area has been extensively cleared the application area is not likely to provide significant habitat for fauna or flora and is not considered a significant remnant of vegetation.

The closest conservation area is the Austin Bay Nature Reserve (R4990), which is located approximately 3.4 kilometres west from the application area. Given the distance between the application area and the Nature Reserve, the clearing of the application area is not likely to impact on the environmental values of this conservation area.

Given the small size of the application area, the proposed clearing is not likely to contribute to or cause land degradation, deteriorate the quality of ground water or surface water and is not likely to cause or exacerbate flooding.

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:
Commonwealth of Australia (2001)
Emerge Associates (2016)
Government of Western Australia (2015)
Keighery (1994)
Parks and Wildlife (2007-)
Parks and Wildlife (2015)
Water and Rivers Commission (2001)

GIS Databases:
SAC Bio Datasets (Accessed June 2016)
Hydrography, linear
Hydrography, hierarchy
Department of Parks and Wildlife Tenure

Planning instruments and other relevant matters.

Comments The application was advertised on 6 July 2016 for seven days. No public submissions were received for this application.

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

The Shire of Murray (2016) has advised that the intersection upgrade works are required as part of a current subdivision approval and no further planning approval is therefore required.

The application to upgrade the intersection is a requirement for a subdivision, however is not within the approved plan for the nearby Austin Lakes residential development.

Methodology

References:
Shire of Murray (2016)

GIS Databases:
Aboriginal Sites of Significance

4. References

- Commonwealth of Australia (2001) National Objectives and Targets for Biodiversity Conservation 2001-2005, Canberra.
- Emerge Associates (2016) Supporting information within Clearing Permit Application CPS 7072/1 – Satterley Property Group (DER Ref:A1095065)
- Government of Western Australia (2015) 2015 Statewide Vegetation Statistics incorporating the CAR Reserve Analysis (Full Report). Current as of May 2016. WA Department of Parks and Wildlife, Perth.
- Heddle, 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 (2007-) NatureMap: Mapping Western Australia's Biodiversity. Department of Parks and Wildlife. URL: <http://naturemap.dpaw.wa.gov.au/>. Accessed June 2016
- 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, 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.
- Shire of Murray (2016) Advice received in relation to Clearing Permit Application CPS 7072/1 - Satterley Property Group (DER Ref:A1125699)
- Water and Rivers Commission (2001) Position Statement: Wetlands, Water and Rivers Commission, Perth.