GOVERNMENT OF
WESTERN AUSTRALIA

# CLEARING PERMIT

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

| | |
|---|---|
| **Purpose Permit number:** | CPS 7335/1 |
| **Permit Holder:** | Ms Yan Ma |
| **Duration of Permit:** | 14 July 2018 to 14 July 2023 |

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

## PART I – CLEARING AUTHORISED

1. **Purpose for which clearing may be done**
   Clearing for the purpose of drainage.

2. **Land on which clearing is to be done**
   Lot 25 on Plan 2728, Beckenham
   Lot 26 on Plan 2728, Beckenham
   Lot 27 on Plan 2728, Beckenham
   Lot 50 on Diagram 55558, Beckenham

3. **Area of Clearing**
   The Permit Holder must not clear more than 0.27 hectares of native vegetation within the area cross-hatched yellow on attached Plan 7335/1.

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.

## PART II – MANAGEMENT CONDITIONS

5. **Avoid, minimise and reduce the impacts and extent of 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.

## PART III – RECORD KEEPING AND REPORTING

**6. Records must be kept**

The Permit Holder must maintain the following records for activities done pursuant to this Permit, in relation to the clearing of native vegetation authorised under this Permit:

(a) the location where the clearing occurred, recorded using a Global Positioning System (GPS) unit set to Geocentric Datum Australia 1994 (GDA94), expressing the geographical coordinates in Eastings and Northings or decimal degrees;
(b) the date that the area was cleared;
(c) the size of the area cleared (in hectares); and
(d) actions taken to avoid, minimise and reduce the impacts and extent of clearing in accordance with condition 5 of this Permit.

**7. Reporting**

The Permit Holder must provide to the *CEO* the records required under condition 6 of this Permit, when requested by the *CEO*.

**DEFINITIONS**

The following meanings are given to terms used in this Permit:

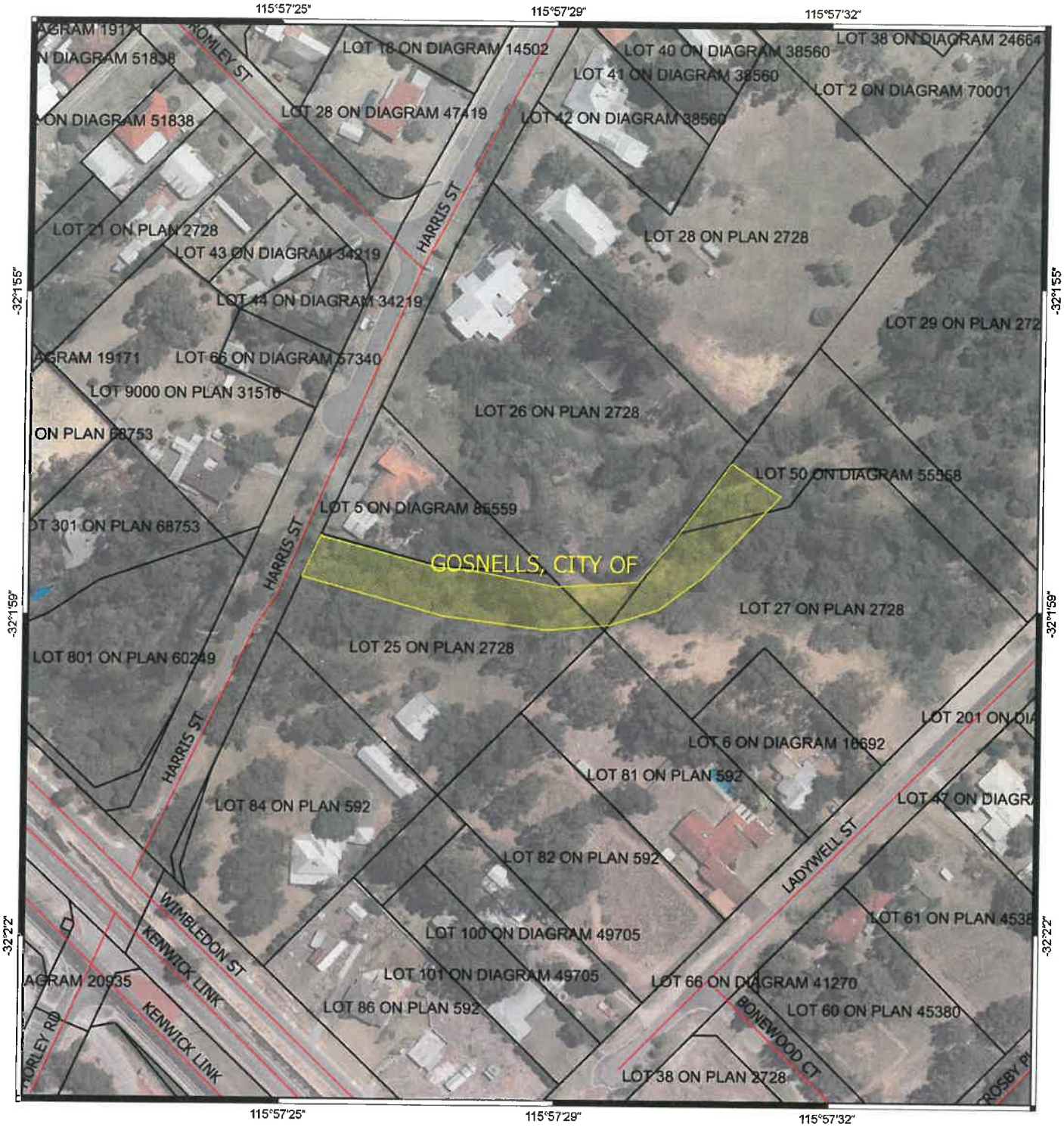
***CEO*** means the Chief Executive Officer of the Department responsible for the administration of the clearing provisions under the *Environmental Protection Act 1986.*

Emma Bramwell
A/MANAGER
CLEARING REGULATION

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

11 June 2018

# Plan 7335/1




**Legend**

- Areas approved to clear
- roads
- lga

cadastre

- Cadastre

Virtual Mosaic - WA Now

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MGA 94
Geocentric Datum of Australia 1994

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

GOVERNMENT OF
WESTERN AUSTRALIA

Government of Western Australia
Department of Water and Environmental Regulation

# Clearing Permit Decision Report

## 1. Application details

### 1.1. Permit application details

**Permit application No.:** CPS 7335/1
**Permit type:** Purpose Permit

### 1.2. Applicant details

**Applicant's name:** Ms Yan Ma

### 1.3. Property details

**Property:** LOT 50 ON DIAGRAM 55558, BECKENHAM
LOT 27 ON PLAN 2728, BECKENHAM
LOT 26 ON PLAN 2728, BECKENHAM
LOT 25 ON PLAN 2728, BECKENHAM
**Local Government Authority:** GOSNELLS, CITY OF
**DWER Region:** Greater Swan
**DBCA District:** SWAN COASTAL
**Localities:** BECKENHAM

### 1.4. Application

| Clearing Area (ha) | No. Trees | Method of Clearing | For the purpose of: |
|---|---|---|---|
| 0.27 | | Mechanical Removal | Drainage |

### 1.5. Decision on application

**Decision on Permit Application:** Granted
**Decision Date:** 11 June 2018
**Reasons for Decision:** The clearing permit application was received on 26 October 2016 and has been assessed against the clearing principles, planning instruments and other matters in accordance with section 51O of the *Environmental Protection Act 1986*. It has been concluded that the proposed clearing may be at variance to clearing principles (f) and (i), and is not likely to be at variance to the remaining clearing principles.

The Delegated Officer noted that the proposed clearing may impact on native vegetation growing in association with a watercourse. In granting a clearing permit for the application, the Delegated Officer determined that the proposed clearing is unlikely to have any significant environmental impacts.

## 2. Site Information

**Clearing Description:** The application is to clear up to 0.27 hectares of native vegetation within Lots 25, 26 and 27 on Plan 2728 and Lot 50 on Diagram 55558, Beckenham, for the purpose of drainage.

**Vegetation Description:** The application area is mapped as Heddle 'Guildford' vegetation complex:

- Guildford Complex: A mixture of open forest to tall open forest of *Corymbia calophylla* (marri) - *Eucalyptus wandoo* (wandoo) - *Eucalyptus marginata* (jarrah) and woodland of wandoo (with rare occurrences of *Eucalyptus lane-poolei* (salmon white gum)). Minor components include *Eucalyptus rudis* (flooded gum) - *Melaleuca rhaphiophylla* (swamp paperbark) (Heddle et al., 1980).

The structure of the vegetation within the application area was determined via a site inspection undertaken by officers of the Department of Water and Environmental Regulation on 25 August 2017 (DWER site inspection). The application area consists of scattered flooded gum and *Melaleuca* sp. over a weeds and exotic grasses (DWER, 2017).

**Vegetation Condition:** The DWER site inspection found that the vegetation within the application area is in a 'Completely Degraded' condition (DWER, 2017):

- Completely Degraded: The structure of the vegetation is no longer intact and the area is completely or almost completely without native species (Keighery, 1994).

**Soil/Landform Type:** The application area is mapped within land subsystem:

- EnvGeo Msc1 Phase (Map Unit 213PjSWMsc1), described as clayey sandy silt pale brown, angular to rounded sand, low cohesion, of alluvial origin (Schoknecht et al., 2004).

**Comment:** The local area referred to in the below assessment is defined as the area within a five kilometre radius of the application area.

**Figure 1: Map of application area**


**Figure 2: Photographs of vegetation within the application area**

Photo 1

Photo 2

## 3. Assessment of application against clearing principles

According to the available datasets, 37 species of priority flora, 10 species of rare flora and six threatened ecological communities (TEC) occur within the local area. Noting the extent of the proposed clearing and the condition of the native vegetation, the application area is not likely to comprise of or be necessary for the maintenance of a TEC, or include or be necessary for the maintenance of priority and rare flora.

According to the available datasets, six conservation-significant fauna species have been recorded within the local area. These include the threatened species Carnaby's cockatoo (*Calyptorhynchus latirostris*), Baudin's cockatoo (*Calyptorhynchus baudinii*), forest red-tailed black cockatoo (*Calyptorhynchus banksii* subsp. *naso*), chuditch (*Dasyurus geoffroii*) and Carter's freshwater mussel (*Westralunio carteri*) (DBCA, 2007-). Noting the extent of the proposed clearing and condition of the native vegetation, the application area is not likely to comprise significant habitat for indigenous fauna including species of conservation significance.

The Department of Biodiversity, Conservation and Attractions (DBCA) advised that a confirmed record from 2010 of Carter's freshwater mussel is located approximately 400-500 metres downstream of the application area and that suitable habitat for this species may occur within the current alignment of the Yule Brook within the application area (DBCA, 2017). DBCA advised that threats to the species that have a moderate-severe, severe or severe-catastrophic impact rating (as per the threatened species nomination form) are nutrient pollution, habitat loss, water extraction, reduction in seasonal water availability and salinity (DBCA, 2017). On this basis, any potential impacts to the species are likely to be associated with the end land use rather than the proposed clearing, and are discussed under the section 'Planning instruments and other relevant matters'.

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 Environmental Protection Authority (EPA) recognises the Perth Metropolitan Region to be a constrained area, within which a minimum 10 per cent representation threshold for ecological communities is recommended (EPA, 2008). The application area is located within the mapped extent of the Perth Metropolitan Region Scheme. Noting that the EPA considers a constrained area to be an area where there is an expectation that development will proceed, and that the cleared area is zoned 'Urban' in the Perth Metropolitan Region Scheme, the 10 per cent threshold applies in this instance.

The Heddle vegetation complex mapped within the application area retains approximately five per cent (4,532.5 hectares) of its pre-European extent. On this basis the application area is considered to be located within an extensively cleared area, however the proposed clearing will not significantly reduce the current extent of the vegetation complex. Noting the size of the application area and the condition of the native vegetation present, the application area is not likely to comprise a significant remnant of native vegetation.

The application area is adjacent to, and in some sections (being each end of the proposed clearing footprint) intersects with, the Yule Brook. The DWER site inspection determined that very little native vegetation associated with the brook will be impacted by the proposed clearing (DWER, 2017). Noting the extent of the proposed clearing, the linear nature of the application area and that the area has been highly modified with large areas of the clearing footprint consisting of non-native vegetation and exotic grasses (DWER, 2017), the proposed clearing is not likely to have a significant impact on the environmental values of the watercourse, and that any associated impacts to surface water quality are likely to be minimal and short term.

The closest conservation area is Bush Forever site 224 located approximately 150 metres south west of the application area. Noting the linear shape of the application area and the extent of the proposed clearing, and the condition of the vegetation within the application area, it is considered that the proposed clearing is unlikely to significantly impact on the environmental values of nearby conservation areas.

Noting the condition of the vegetation within the application area, the linear shape of the application area and the extent of the proposed clearing, the proposed clearing is not likely to contribute to or cause appreciable land degradation, deterioration in the quality of underground water, or cause or exacerbate flooding.

Given the above, the proposed clearing may be at variance to clearing principles (f) and (i), and is not likely to be at variance to the remaining clearing principles.

**Planning instruments and other relevant matters.**

The City of Gosnells advised that it is aware of unauthorised modification to the alignment of the Yule Brook in early 2015, and understands that the Water Corporation has requested that the applicant undertake remedial action to reinstate the alignment of the watercourse (City of Gosnells, 2017). The City of Gosnells advised that under its Town Planning Scheme No.6, planning approval for the proposed works would be required (City of Gosnells, 2017).

The applicant has received planning/development approval from the City of Gosnells subject to a number of conditions (DWER ref. A1683644).

As discussed above, DBCA advised that a confirmed record from 2010 of Carter's freshwater mussel is located downstream of the application area. DBCA noted that any occurrences of the species may have been impacted by the realignment of the portion of the Yule Brook within the application area in 2015 (DBCA, 2017). The DWER site inspection and additional information received from the applicant identified that no clearing is proposed to take place within the current alignment of the Yule Brook. Given this, any potential impacts to Carter's freshwater mussel are likely to be associated with the end land use rather than the proposed clearing. The applicant is encouraged to contact DBCA for advice on avoiding or mitigating impacts to the species.

The applicant advised that the current alignment of the Yule Brook will be infilled once the proposed realignment has been constructed. The DWER site inspection identified that this portion of the Yule Brook retains minimal native vegetation, limited to flooded gums located just off the bank of the Yule Brook (DWER, 2017). Noting this, the proposed infilling is unlikely to impact on native vegetation.

No registered Aboriginal Sites of Significance occur within the application area.

The clearing permit application was advertised in *The West Australian* newspaper on 24 April 2017. No public submissions have been received in relation to this application.

## 4. References

City of Gosnells (2017) Advice received in relation to Clearing Permit Application CPS 7335/1 Ms Yan Ma (DWER Ref:A1420303).

Commonwealth of Australia (2001) National Objectives and Targets for Biodiversity Conservation 2001-2005, Canberra.

Department of Biodiversity Conservation and Attractions (DBCA) (2007- ) NatureMap: Mapping Western Australia's Biodiversity. Department of Parks and Wildlife. URL: http://naturemap.dpaw.wa.gov.au/. Accessed September 2017

Department of Biodiversity Conservation and Attractions (2017) Species and Communities advice received in relation to Clearing Permit Application CPS 7335/1 (DWER Ref:A1462695)

Department of Water and Environmental Regulation (2017) Site Inspection Report for Clearing Permit Application CPS 7335/1. Site inspection undertaken 25 August 2017. Department of Environment Regulation, Western Australia (DWER Ref:A1528857).

Environmental Protection Authority (EPA) (2008) Environmental Guidance for Planning and Development. Guidance Statement No. 33. Environmental Protection Authority. Western Australia.

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.

McDowall Affleck Pty Ltd (2018) A copy of the Development Approval issued by the City of Gosnells for earthworks and drainage swale (DWER Ref:A1683644).

Schoknecht, N., Tille, P. and Purdie, B. (2004) Soil-landscape mapping in South-Western Australia – Overview of Methodology and outputs' Resource Management Technical Report No. 280. Department of Agriculture.

GIS Databases:

- Aboriginal Sites of Significance
- DBCA Estate
- Groundwater salinity
- Hydrography, Linear
- Hydrography, Hierarchy
- Remnant Vegetation
- SAC bio datasets (accessed May 2018)
- Soils, Statewide
- Topographic contours