



CLEARING PERMIT

Granted under section 51E of the Environmental Protection Act 1986

Purpose Permit number:	CPS 7359/1
Permit Holder:	Parsons Management Group Pty Ltd
Duration of Permit:	21 January 2017 to 21 January 2022

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 bulk earthworks.

2. Land on which clearing is to be done

Lot 4 on Plan 13486, Champion Lakes

3. Area of Clearing

The Permit Holder must not clear more than 1 hectare of native vegetation within the area hatched yellow on attached Plan 7359/1.

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 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:

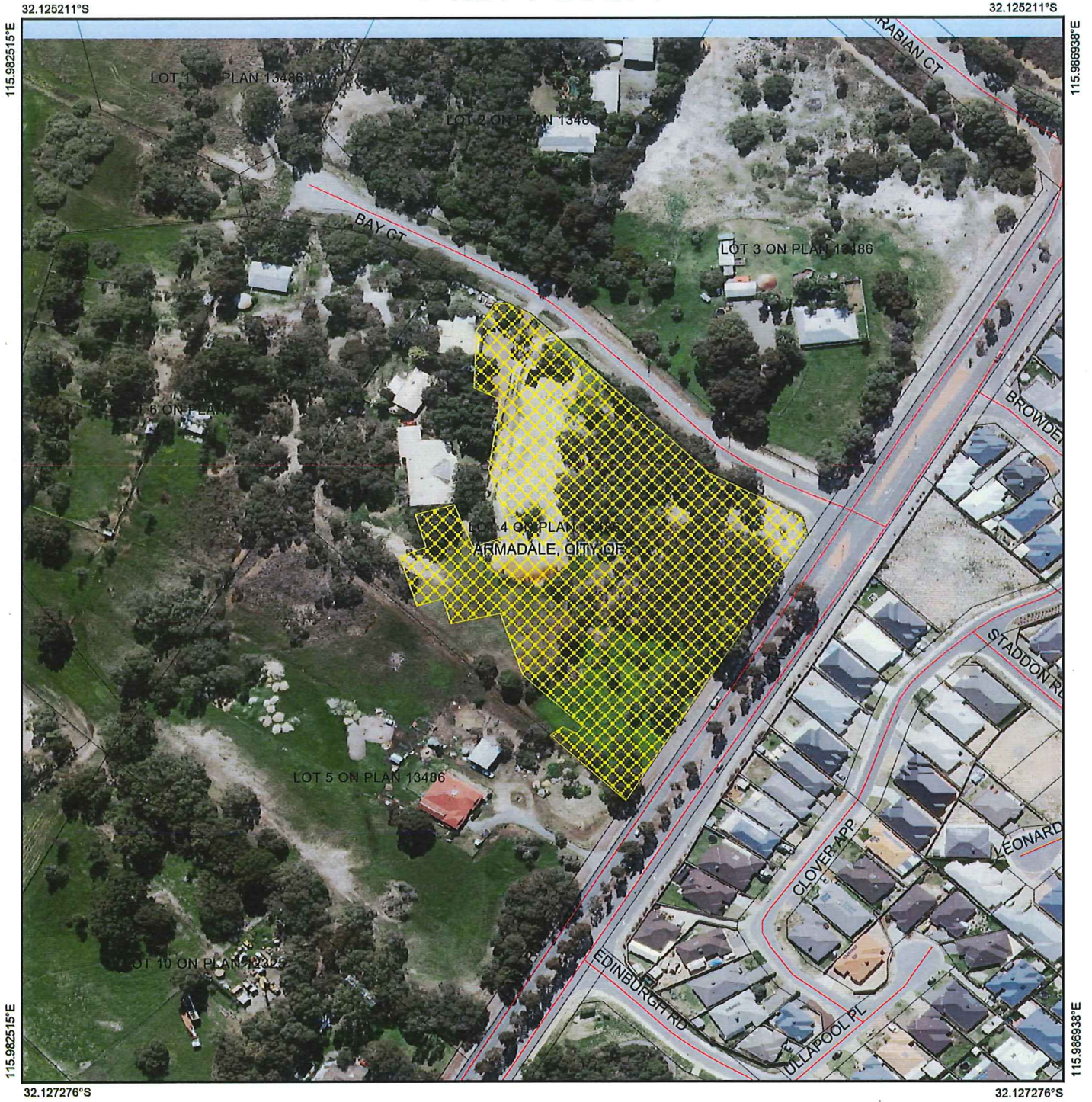
- avoid the clearing of native vegetation;
- minimise the amount of native vegetation to be cleared; and
- reduce the impact of clearing on any environmental value.

Emma Bramwell
A/ MANAGER
CLEARING REGULATION

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

20 December 2016

Plan 7359/1



Legend

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



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

Geocentric Datum of Australia 1994

E. Branwell Date 20/12/16
E Branwell

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



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1. Application details

1.1. Permit application details

Permit application No.: 7359/1
Permit type: Purpose Permit

1.2. Applicant details

Applicant's name: Parsons Management Group Pty Ltd

1.3. Property details

Property: LOT 4 ON PLAN 13486, CHAMPION LAKES
Local Government Authority: ARMADALE, CITY OF
DER Region: Greater Swan
DPaW District: SWAN COASTAL
Localities: CHAMPION LAKES

1.4. Application

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

1.5. Decision on application

Decision on Permit Application: Granted
Decision Date: 20 December 2016
Reasons for Decision: The clearing permit application was received on 10 November 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 principle (f) and is not likely to be at variance to any of the remaining clearing principles.

The Delegated Officer noted that a multiple use palusplain wetland is mapped over the majority of the application area. The Delegated Officer determined that given the completely degraded (Keighery, 1994) condition of this portion of the application area, the proposed clearing is unlikely to have a significant impact on this wetland.

The Delegated Officer determined that the 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
The application area is mapped as Beard vegetation association 968 which is described as medium woodland; jarrah, marri and wandoo (Shepherd et al., 2001).	The application is to clear one hectare of native vegetation for bulk earthworks to facilitate a future lifestyle village development.	Completely Degraded: No longer intact; completely/almost completely without native species (Keighery, 1994).	The condition of the vegetation within the application area was determined via a Department of Environment Regulation (DER) site inspection undertaken on 3 March 2016 (DER, 2016).
The application area is mapped as Hedde vegetation complex Southern River Complex which is described as an open woodland of <i>Corymbia calophylla</i> (Marri) - <i>Eucalyptus marginata</i> (Jarrah) - Banksia species with fringing woodland of <i>Eucalyptus rudis</i> (Flooded Gum) - <i>Melaleuca raphiophylla</i> (Swamp Paperbark) along creek beds (Hedde et al., 1980).		to Degraded; Structure severely disturbed; regeneration to good condition requires intensive management (Keighery, 1994).	

3. Assessment of application against clearing principles

Comments The application is to clear up to one hectare of native vegetation for the purpose of bulk earthworks to facilitate a future lifestyle village development. The vegetation within the application area is in a degraded to completely degraded (Keighery, 1994) condition with little to no native understorey present and an overstorey of immature regenerating eucalypts (DER, 2016). The vegetation within the application area has been significantly disturbed by livestock grazing and activities associated with adjoining infrastructure. No trees of an age and size suitable as potential black cockatoo nesting sites are present within the application area (DER, 2016).

Given the degraded to completely degraded (Keighery, 1994) condition of the vegetation, lack of understorey species, and lack of hollow bearing trees (DER, 2016), the proposed clearing is not likely to impact on rare or priority flora, priority or threatened ecological communities, environmental values of conservation areas, significant fauna habitat, or a significant remnant of vegetation within a highly cleared landscape.

A multiple use palusplain wetland has been mapped over the majority of the application area. The vegetation at this location is dominated by introduced grasses and is in a completely degraded (Keighery, 1994) condition (DER, 2016), and it is considered that the native vegetation remaining is of minimal value to the wetland function. The proposed clearing is unlikely to significantly impact on wetland vegetation, cause appreciable land degradation, cause deterioration in the quality of ground or surface water, or cause or exacerbate flooding.

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

Methodology References:
DER (2016)
Keighery (1994)

GIS datasets:
SAC Bio datasets (accessed December 2016)
Hydrography linear
Parks and Wildlife tenure

Planning instruments and other relevant matters.

Comments On 21 November 2016 the City of Armadale granted development approval for preliminary earthworks for Lot 4 (No.15) Bay Court Champion Lakes (City of Armadale, 2016).

An Aboriginal Site of Significance has been mapped within the application area, the applicant is advised to contact the Department of Aboriginal Affairs in relation to their obligations under the *Aboriginal Heritage Act 1972*.

The application was advertised in *The West Australian* newspaper on 28 November 2016 for a seven day public submission period. No public submissions have been received in relation to this application.

Methodology References:
City of Armadale (2016)

GIS datasets:
Aboriginal Sites of Significance

4. References

- City of Armadale (2016) Notice of Determination on Application for Development Approval (DER ref: A1331371).
- Department of Environment Regulation (2016) Site Inspection Report for Clearing Permit Application CPS 6929/1. Site inspection undertaken on 3 March 2016. Department of Environment Regulation, Western Australia (DER ref: A1060360).
- 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.
- 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.