



CLEARING PERMIT

Granted under section 51E of the Environmental Protection Act 1986

PERMIT DETAILS

Area Permit Number: 7367/1
File Number: DER2016/001741-1
Duration of Permit: 26 July 2019 to 26 July 2021

PERMIT HOLDER

Landworx Storage Pty Ltd

LAND ON WHICH CLEARING IS TO BE DONE

Lot 67 on Deposited Plan 222224, Busselton

AUTHORISED ACTIVITY

The Permit Holder must not clear more than 0.886 hectares of native vegetation within the area cross hatched yellow on attached Plan 7367/1.

CONDITIONS

1. 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.

2. 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 known *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 area to be cleared.

3. 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);
- (d) actions taken to avoid, minimise and reduce the impacts and extent of clearing in accordance with condition 1 of this Permit; and
- (e) actions taken to minimise the risk of the introduction and spread of *weeds* and *dieback* in accordance with condition 2 of this Permit.

4. Reporting

The Permit Holder must provide to the CEO the records required under condition 3 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*;

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;

weed/s 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 Biodiversity, Conservation and Attractions Regional Weed Rankings Summary, regardless of ranking; or
- (c) not indigenous to the area concerned, or



Mathew Gannaway
MANAGER
NATIVE VEGETATION REGULATION

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

26 June 2019

Plan 7367/1

33.657777°S

33.657777°S

115.343093°E

115.347609°E







115.343093°E

115.347609°E

33.659798°S

33.659798°S

Legend

-  Imagery
-  Cadastre
-  Clearing Instruments Activities
-  Roads



0 100m

1:2,219

(Approximate when reproduced at A4)

GDA 94 (Lat/Long)

Geocentric Datum of Australia 1994

ME-6

Date 26 June 2019

Mathew gannaway

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.: 7367/1
Permit type: Area Permit

1.2. Applicant details

Applicant's name: Landworx Storage Pty Ltd
Application received date: 14 November 2016

1.3. Property details

Property: Lot 67 on Deposited Plan 222224, Busselton
Local Government Authority: City of Busselton
Localities: Busselton

1.4. Application

Clearing Area (ha)	No. Trees	Method of Clearing	For the purpose of:
0.886 (as amended)	-	Mechanical Removal	Industrial

1.5. Decision on application

Decision on Permit Application: Grant
Decision Date: 26 June 2019

Reason for Decision: The clearing permit application was received on 14 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* (EP Act), and it has been concluded that the proposed clearing is at variance to Principle (f), may be at variance to Principle (d) and is not likely to be at variance to the remaining Principles.

The Delegated Officer determined that the proposed clearing may increase the risk of weeds and dieback spreading into the adjacent native vegetation. Weed and dieback management measures will mitigate this risk.

The Delegated Officer took into account that the applicant worked with the Department of Water and Environmental Regulation by removing portion of the area applied that contained significant occurrences of the 'Subtropical and Temperate Coastal Saltmarsh' Threatened Ecological Community.

In determining to grant a clearing permit subject to conditions, the Delegated Officer determined that the proposed clearing is not likely to lead to any unacceptable impacts on the environment.

2. Site Information

Clearing Description: The application is for the proposed clearing of 0.886 hectares of native vegetation within Lot 67 on Deposited Plan 222224, Busselton, for the purpose of building industrial units (Figure 1).

Vegetation Description: The vegetation within the application area is mapped as Beard vegetation association 676, described as succulent steppe; samphire (Shepherd et al., 2001).

A Level 1 flora and vegetation survey of Lot 67 on Deposited Plan 222224 was undertaken by Ecoedge in July 2016 (Ecoedge survey). The survey identified two vegetation types (VT) within the property (Ecoedge, 2016):

- VT 1 – Pasture in a completely degraded (Keighery, 1994) condition, accounting for approximately 75 per cent of the application area.
- VT 2 – Samphire shrubland in a degraded (Keighery, 1994) condition, accounting for approximately 25 per cent of the application area.

The Samphire shrubland vegetation type within Lot 67 was reassessed in April 2017 and found to be in a good to degraded (Keighery, 1994) condition (Ecoedge, 2017). The area of samphire shrubland in good (Keighery, 1994) condition is limited to a portion in the north-west corner of Lot 67 and is not proposed to be cleared.

Vegetation Condition: The condition of the vegetation within the application area was determined from the photographs and survey provided by the applicant (Ecoedge, 2016 and 2017). The vegetation within the application area is considered to be in degraded to completely degraded (Keighery, 1994) condition, described as;

- Degraded: Basic vegetation structure severely impacted by disturbance; scope for regeneration but not to a state approaching good condition without intensive management (Keighery, 1994); to
- Completely degraded: No longer intact, completely/almost completely without native species (Keighery, 1994).

Soil Type:

The application area has been mapped by the Department of Primary Industries and Regional Development (DPIRD) as the Vasse disturbed land, urban Phase – Urban (Schoknecht et al., 2004).

Comments:

The local area referred to in the assessment of this application is defined as a 10 kilometre radius measured from the perimeter of the application area. The local area retains approximately 12 per cent native vegetation cover.



Figure 1: Application area (hatched blue)

3. Minimisation and mitigation

Landworx Storage Pty Ltd has reduced the proposed clearing area from 1.91 hectares to 0.886 hectares, to avoid impact on vegetation with high environmental values (Figure 1 and Figure 2) and to align with the Development Approval from the City of Busselton (City of Busselton, 2019).

4. Assessment of application against clearing principles, planning instruments and other relevant matters

(a) Native vegetation should not be cleared if it comprises a high level of biological diversity.

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

The condition of the vegetation within the application area is considered to be in degraded to completely degraded (Keighery, 1994) condition and has undergone historical disturbance.

A site inspection conducted by officers of the former Department of Environment Regulation (DER) found that a majority of the amended application area contains minimal native vegetation (DER, 2017). Since the inspection, the application has been amended in size and this assessment relates only to the area approved as part of the Stage 1 development approval (City of Busselton, 2019) as shown in Figure 1 above.

According to available databases, 41 priority (P) and 13 threatened (T) flora species have been recorded within the local area (Western Australian Herbarium, 1998 -). The Ecoedge survey report states “No Declared Threatened Flora, Priority Flora ... or

other flora of conservation significance were found within the Project Area", (Ecoedge, 2016). Advice received from the former Department of Parks and Wildlife advised that "given the degraded condition of the remaining vegetation, it is considered unlikely that any Threatened or Priority flora would be present in the application area" (DPAW, 2017c). Given the above, the proposed clearing is not likely to impact upon priority flora species known to occur within the local area.

As discussed under Principle (c), the application area is not likely to support habitat for the 13 species of threatened flora known to occur within the local area. The habitat preferences of these species is not met by the soil and vegetation type and condition within the application area.

As assessed under Principle (b), noting the condition of the vegetation and lack of large trees and understory, the application area is not likely to provide significant habitat for conservation significant fauna species. The clearing of 0.886 hectares of native vegetation in degraded to completely degraded (Keighery, 1994) condition is not likely to have an impact on significant habitat for conservation significant fauna.

As assessed under Principle (d), the vegetation within the amended application area is adjacent to a large area of the mapped 'Subtropical and Temperate Coastal Saltmarsh' threatened ecological community (TEC), impacts on a patch of TEC on the eastern perimeter of the property and a small amount on the northern extent of the proposed clearing (Figure 2). It is noted the eastern patch of TEC is surrounded on all sides by cleared land and fill and there is not likely to be any long term value in protecting this isolated portion of the TEC (DBCA, 2017). The impacts on the TEC are discussed further under Principle (d).

As discussed under Principles (f) and (i), the application area is located within a multiple-use wetland and is located approximately 130 meters from the Vasse River (lower). The proposed clearing is not likely to cause degradation to surface water in the Vasse River (lower) or the wetland due to the extent of vegetation being retained around the watercourse and wetland providing a buffer. Given the above, the proposed clearing is not likely to be at variance to Principle (i) but is at variance to Principle (f), as the application area includes vegetation growing in association with a watercourse of wetland.

The vegetation within the application area is considered to be in degraded to completely degraded condition, does not contain habitat for indigenous fauna, is not likely to contain priority or threatened flora species, is in part representative of a TEC but is surrounded by substantial fill and is isolated from the remainder of the representative vegetation on the property. Given the above, the proposed clearing is not likely to comprise an area of high biodiversity and is not likely to be at variance to this Principle.

(b) Native vegetation should not be cleared if it comprises the whole or a part of, or is necessary for the maintenance of, a significant habitat for fauna

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

According to available DBCA databases, 23 threatened fauna, 18 fauna protected under international agreement, two other specially protected fauna and 10 priority (P) fauna have been recorded within the local area (DBCA., 2007). The majority of the conservation significant fauna species are associated with marine or estuarine environments which is not represented in the application area.

Three threatened black cockatoo species have been recorded in the local area (collectively referred to herein as black cockatoos):

- *Calyptorhynchus latirostris* (Carnaby's cockatoo) (Endangered under *Environment Protection Biodiversity Conservation Act 1999* (EPBC Act) and the *Biodiversity Conservation Act 2016* (BC Act));
- *Calyptorhynchus baudinii* (Baudin's cockatoo) (Endangered under EPBC Act and the BC Act); and
- *Calyptorhynchus banksii subsp. naso* (forest red-tailed black cockatoo) (Vulnerable under EPBC Act and the BC Act).

Black cockatoos forage on the seeds, nuts and flowers of a large variety of plants including Proteaceous species (Banksia, Hakea, Grevillea), Eucalyptus, Corymbia species and a range of introduced species (Valentine and Stock, 2008). Black cockatoo's breed in large hollow-bearing trees, generally within woodlands or forests or in isolated trees (Commonwealth of Australia, 2012). Given the application area does not contain any large tree species or contain Proteaceous species, it is considered that the application area does not contain breeding or foraging habitat for black cockatoos. Given the above, the application area is not likely to provide significant habitat for these species.

Parks and Wildlife advised that the P4 listed water-rat (*Hydromys chrysogaster*) has been recorded approximately 300 meters from the application area (Parks and Wildlife, 2017b). Some of the other conservation significant fauna in the local area are ground dwelling species, including;

- *Dasyurus geoffroii* (Chuditch, Western Quoll) (Vulnerable under EPBC Act and the BC Act);
- *Macrotis lagotis* (Bilby) (Vulnerable under EPBC Act and the BC Act);
- *Leipoa ocellata* (Malleefowl) (Vulnerable under EPBC Act and the BC Act)
- *Isodon fusciventer* (Quenda) (P4)
- *Pseudomys occidentalis* (Western Mouse) (P4)
- *Lerista lineata* (Perth Slider) (P3)
- *Elapognathus minor* (Short-nosed Snake) (P2)

The amended application area does not contain the preferred habitat for the P4 listed water-rat (*Hydromys chrysogaster*) or any other ground dwelling species listed above, as the application area does not contain substantial understory. Noting the extent and condition of vegetation in close proximity to the application area, the proposed clearing is not likely to impact on ground-dwelling species recorded within the local area.

Noting the condition of the vegetation, lack of large trees within the application area and the extent of the proposed clearing, the application area is not likely to comprise, or be necessary for the maintenance of significant habitat for indigenous fauna within the local area.

The application area is part of a mapped South West Regional Ecological Linkage (Molloy et al., 2009). Noting the extent of the proposed clearing, the condition of the vegetation within the application area and the representation of vegetation in a better condition in the adjacent areas, the proposed clearing is not likely to impact on the viability of the linkage.

Given the above, the proposed clearing is not likely to be at variance to this Principle.

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

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

Fifteen Threatened flora species have been recorded within the local area (Western Australian Herbarium, 1998-), including:

- *Banksia nivea* subsp. *uliginosa* (listed as Critically endangered under the BC Act, Endangered under the EPBC Act)
- *Banksia squarrosa* subsp. *argillacea* (listed as Vulnerable under the BC Act and the EPBC Act)
- *Caladenia procera* (listed as Critically endangered under the BC Act and the EPBC Act)
- *Chamelaucium* sp. S coastal plain (R.D.Royce 4872) (listed as Vulnerable under the BC Act and the EPBC Act)
- *Daviesia elongata* (listed as Vulnerable under the BC Act)
- *Drakaea elastica* (listed as Critically endangered under the BC Act, Endangered under the EPBC Act)
- *Grevillea elongata* (listed as Endangered under the BC Act and Vulnerable under the EPBC Act)
- *Lambertia echinata* subsp. *occidentalis* (Listed as Threatened under the BC Act and Endangered under the BC Act)
- *Lambertia orbifolia* subsp. Scott River Plains (L.W. Sage 684) (listed as Endangered under the BC Act and the EPBC Act)
- *Tetraria australiensis* (listed as Vulnerable under the BC Act and the EPBC Act)
- *Verticordia densiflora* var. *pedunculata* (listed as Threatened under the BC Act and Endangered under the EPBC Act)
- *Verticordia plumosa* var. *ananeotes* (listed as Threatened under the BC Act and Endangered under the EPBC Act)
- *Verticordia plumosa* var. *vassensis* (listed as Threatened under the BC Act and Endangered under the EPBC Act)

An assessment of the habitat requirements of the threatened flora species recorded in the local area has indicated that the vegetation and soil types present in the application area are not likely to provide habitat for the threatened flora species listed above.

The Ecoedge survey report states “No Declared Threatened Flora ... were found within the Project Area” (Ecoedge, 2016). Parks and Wildlife advised that given the degraded condition of the vegetation, it is unlikely that any threatened (threatened) flora would be present in the application area (Parks and Wildlife, 2017c). Noting the condition of the vegetation within the amended application area, the application area is not likely to include, or be necessary for the continued existence of, threatened flora.

Given the above, the proposed clearing is not likely to be at variance to this Principle.

(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.

Proposed clearing may be at variance to this Principle

The Ecoedge survey report states that the northern portion of the property comprising samphire shrubland vegetation represents a degraded occurrence of the Commonwealth-listed ‘Subtropical and Temperate Coastal Saltmarsh’ TEC (Ecoedge, 2016). This TEC is listed as ‘vulnerable under the EPBC Act and as a Priority 3 ecological community by the Department of Biodiversity, Conservation and Attractions (DBCA).

Parks and Wildlife (now Department of Biodiversity Conservation and Attractions) advised that the Ecoedge survey was conducted when the samphire shrubland vegetation was partially submerged, and that it is not possible to accurately determine vegetation condition when the vegetation is underwater (Parks and Wildlife, 2017a). Parks and Wildlife noted that the vegetation could be in good condition and be representative of the TEC (Parks and Wildlife, 2017d). Parks and Wildlife also advised that the samphire shrubland vegetation provides an ecological function and a buffer to adjacent areas of the TEC, and that the proposed clearing would result in the loss of this buffering function and likely intensified degradation in adjacent areas of the TEC (Parks and Wildlife, 2017a).

In order to determine the potential impacts to this TEC, the applicant commissioned a further vegetation survey. The reassessment mapped the occurrence of representative vegetation within the property and found the Samphire vegetation in the northern portion of the property, and a small portion of approximately 0.05 hectares on the eastern boundary, to be in a good (Keighery, 1994) condition (Ecoedge, 2017) (Figure 2).

The application was amended to minimise impacts to this TEC within the northern portion of the property. The northern extent of the proposed clearing is likely to intersect the TEC slightly due to the construction of a basin as required under the Urban Water Management Plan. The intersection of the TEC from the construction of the basin may impact a part of the TEC considered to be in good (Keighery, 1994) condition, however the impacts are considered short-term and minimal. Approximately

0.05 hectares of the TEC remains along the eastern edge of the application area and may be impacted by the proposed clearing. However, this 0.05 hectare patch of the TEC is surrounded on all sides by cleared land and fill. DBCA advised that there is not likely to be any long term value in protecting this isolated portion of the TEC (DBCA, 2017).

The larger portion of the TEC will be retained and fenced in accordance with Development Approval from the City of Busselton which includes a restrictive covenant pursuant to section 129BA of the Transfer of Land Act 1893 (City of Busselton, 2019)

The proposed clearing has the potential to introduce weed and dieback into the adjacent remnant vegetation that represents the TEC. Weed and dieback management practices will mitigate this risk.

Given the proposed clearing is not likely to significantly impact occurrence of maintenance of this TEC, but may introduce weeds and dieback, the proposed clearing may be at variance to this principle.



Figure 2: TEC vegetation (shaded in red) identified in a good condition (Ecoedge, 2017) in relation to the application area (hatched blue).

(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.

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

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).

As indicated in Table 1, the remaining extents of native vegetation within the mapped Beard vegetation association is below the minimum 30 per cent representation threshold.

Noting that the amended application area predominantly contains native vegetation in a degraded to completely degraded (Keighery, 1994) condition, and may impact on vegetation which is representative of a TEC but is surrounded on all sides by cleared land and fill, the application area is not likely to be significant as a remnant.

Given the above, the proposed clearing is not likely to be at variance to this Principle.

Table 1: Vegetation extents

	Pre-European (ha)	Current Extent (ha)	Extent Remaining (%)	Extent remaining in all DBCA managed lands (proportion of Pre-European extent) (%)
IBRA bioregion				
Swan Coastal Plain	1,501,221	579,813	38.6	14.85
Beard vegetation association in the IBRA bioregion				
676 (Swan Coastal Plain)	1,254.78	336.93	26.85	5.85

(f) Native vegetation should not be cleared if it is growing in, or in association with, an environment associated with a watercourse or wetland.

Proposed clearing is at variance to this Principle

According to available databases, a number of watercourses and wetlands occur within the local area, including 'conservation', 'resource enhancement' and 'multiple use' category wetlands, major and minor watercourses, and areas subject to inundation. The Vasse River (Lower) is located approximately 130 metres from the application area (Parks and Wildlife, 2017b). The amended application area is mapped within a 'multiple use' category wetland, and contains less than 0.01 hectares of riparian (Samphire shrubland) vegetation (Ecoedge, 2017; Parks and Wildlife, 2017b). Multiple use category wetlands have few remaining important attributes and functions and the protection of these wetlands is the lowest priority.

Given the presence of a mapped wetland and the application area contains riparian species, the proposed clearing is at variance to Principle (f). Noting that the amended application area contains areas of fill, native vegetation (including riparian species) in a degraded to completely degraded (Keighery, 1994) condition and scattered regeneration, the proposed clearing is not likely to have a significant impact on riparian vegetation growing in association with a watercourse or wetland.

(g) Native vegetation should not be cleared if the clearing of the vegetation is likely to cause appreciable land degradation.

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

The application area is mapped within the Vasse disturbed land, urban Phase – Urban land unit (Schoknecht et al., 2004). The land degradation risk categories for these land units are presented in Table 2.

Noting the mapped soils types and associated land degradation risk categories detailed in Table 2 below, there is a moderate risk of salinity but a low risk of the other forms of land degradation. Given the proposed clearing contains, in majority, vegetation in a degraded to completely degraded condition, it is unlikely to cause appreciable land degradation.

Given the above, the proposed clearing is not likely to be at variance to this Principle.

Table 2: Land Degradation risks for mapped soil units (DPIRD, 2018).

Risk categories	Vasse disturbed land, urban
Wind erosion	<3% of map unit has a high to extreme wind erosion risk
Water erosion	<3% of map unit has a high to extreme water erosion risk
Salinity	30-50% of map unit has a moderate to high salinity risk or is presently saline
Subsurface Acidification	<3% of map unit has a high subsurface acidification risk or is presently acid
Flood risk	<3% of the map unit has a moderate to high flood risk
Water logging	<3% of map unit has a moderate to very high waterlogging risk
Phosphorus export risk	<3% of map unit has a high to extreme phosphorus export risk

(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.

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

The application area is located on the edge of the Vasse River wetland system. An un-named Nature Reserve associated with the Vasse River occurs approximately 300 meters from the application area.

Parks and Wildlife advised that the 'conservation' category estuary-peripheral area abutting Lot 67 supports representative values of estuary-peripheral wetland areas within the Vasse-Wonnerup suite, and is hydrologically linked to the internationally important Vasse-Wonnerup System Ramsar site (Parks and Wildlife, 2017b).

The DER site inspection found that the application area contains minimal native vegetation (DER, 2017). The applicant amended the application area to avoid the native vegetation in closest proximity to the wetland system and thereby avoid impacts to the estuary-peripheral wetland vegetation.

The proposed clearing may increase the risk of weeds and dieback spreading into the adjacent native vegetation. Weed and dieback management measures will mitigate this risk and the Clearing Permit has been conditioned accordingly.

Given the above, the proposed clearing is not likely to be at variance to this Principle.

(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.

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

Noting that the proposed clearing is not likely to cause land degradation in the forms of water erosion, subsurface acidification and phosphorus export, and the vegetation in closest proximity to the Vasse River wetland system has been retained, the proposed clearing is not likely to cause deterioration in the quality of surface water.

Groundwater salinity is mapped between 3,000-7,000 total dissolved solids (milligrams per litre). Noting the extent of the proposed clearing and the condition of the vegetation in the application area, the proposed clearing is not likely to contribute to an increase in groundwater salinity or cause deterioration in groundwater quality.

Given the above, the proposed clearing is not likely to be at variance to this Principle.

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

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

Noting the condition of the vegetation, the size of the proposed clearing and the low mapped flood risk, the proposed clearing is not likely to cause, or exacerbate, the incidence or intensity of flooding.

Given the above, the proposed clearing is not likely to be at variance to this Principle.

Planning instruments and other relevant matters.

On 24 March 2017, the applicant was sent a letter outlining the potential impacts of clearing 1.91 hectares within the property and noting that removing the northern portion is likely to adequately avoid and minimise these impacts.

On 10 August 2017, following an assessment of the TEC values within the property (Ecoedge, 2017), the applicant amended the application area to avoid approximately 0.41 hectares of the northern portion of the property which contains native vegetation in a good (Keighery, 1994) condition and is representative of a TEC.

The application area is zoned 'Industrial' under the City of Busselton's Local Planning Scheme No. 21. The City of Busselton provided planning approval for Stage 1 of the development which includes the landscaping and fencing of a conservation area (City of Busselton, 2019).

The certificate of title for the property contains a memorial under the *Contaminated Sites Act 2003*. The contamination relates to asbestos within the property that has been managed through a remediation site management plan, capping and filling (Western Environmental Pty Ltd, 2014).

The application was advertised in *The West Australian* newspaper and the public submission period closed on 9 January 2017. No public submissions were received.

An Aboriginal site of significance is registered within the western portion of the application area. The applicant is advised to contact the Department of Aboriginal Affairs in relation to their responsibilities under the *Aboriginal Heritage Act 1972*.

5. References

- Busselton, City of (2019) Development Approval Landworx Storage Pty Ltd SA18/0360. DWER reference:A1793589
- Commonwealth of Australia (2001) National Objectives and Targets for Biodiversity Conservation 2001-2005, Canberra.
- Commonwealth of Australia (2012) EPBC Act referral guidelines for three threatened black cockatoo species, 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/>.
- Department of Biodiversity Conservation and Attractions (DBCA) (2017) Advice received in relation to revised clearing permit application CPS 7367/1, received 9 August 2017 (DER ref: A1504663).
- Department of Environment Regulation (DER) (2017) Site inspection report for clearing permit application CPS 7367/1, undertaken 9 May 2017 (DER ref: A1382639).
- Department of Parks and Wildlife (Parks and Wildlife) (2017a) TEC advice received in relation to clearing permit application CPS 7367/1, received 31 January 2017 (DER ref: A1382638).
- Department of Parks and Wildlife (Parks and Wildlife) (2017b) Wetlands advice received in relation to clearing permit application CPS 7367/1, received 16 January 2017 (DER ref: A1382639).
- Department of Parks and Wildlife (Parks and Wildlife) (2017c) Flora advice received in relation to clearing permit application CPS 7367/1, received 17 January 2017 (DER ref: A1382639).
- Department of Parks and Wildlife (Parks and Wildlife) (2017d) South West Region advice received in relation to clearing permit application CPS 7367/1, received 17 January 2017 (DER ref: A1882640).
- Department of Primary Industry and Regional Development (DPIRD) (2018) NRInfo Digital Mapping. Department of Primary Industry and Regional Development. Government of Western Australia. URL: <https://maps.agric.wa.gov.au/nrm-info/>
- Ecoedge (2016) Level 1 Flora and Vegetation Survey at Lot 67 Roe Terrace, Vasse. July 2016.
- Ecoedge (2017) Follow up vegetation assessment at Lot 67 Roe Terrace, Busselton. April 2017.

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.

Keighery, B.J. (1994) Bushland Plant Survey: A Guide to Plant Community Survey for the Community. Wildflower Society of WA (Inc). Nedlands, Western Australia.

Molloy, S., Wood, J., Hall, S., Wallrodt, S. and Whisson, G. (2009) *South West Regional Ecological Linkages Technical Report*. Western Australian Local Government Association (WALGA) and Department of Environment and Conservation (DEC), Perth.

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.

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.

Valentine L. E. & Stock W. (2008) Food Resources of Carnaby's Black-Cockatoo (*Calyptorhynchus latirostris*) in the Gnangara Western Australian Herbarium (1998-) FloraBase - The Western Australian Flora. Department of Parks and Wildlife. <http://florabase.dpaw.wa.gov.au/> (Accessed February 2017).

Western Environmental Pty Ltd (2014) Lot 67 Roe terrace Busselton Western Australia, Site Management Plan - Remediation of Asbestos Contaminated Soil On-Site. Issued 3 September 2014.

GIS Databases:

- Aboriginal Sites of Significance
- Department of Biodiversity, Conservation and Attractions, Managed Tenure
- Geomorphic Wetlands Management Category
- Hydrography Linear – Linear
- Hydrography WA 250K – Surface Water Lines
- SAC bio datasets
- TPFL May 2019
- Vegetation Complexes; pre – European Vegetation
- WA Herb Data May 2019
- WA TEC PEC Boundaries