



CLEARING PERMIT

Granted under section 51E of the Environmental Protection Act 1986

Purpose Permit number:	CPS 7376/1
Permit Holder:	Stockland Development Pty Ltd
Duration of Permit:	15 April 2017 to 15 April 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 constructing a waste water pump station, a roundabout and road widening.

2. Land on which clearing is to be done

Lot 800 on Deposited Plan 53666, Brabham
Lot 804 on Deposited Plan 53666, Brabham

3. Area of Clearing

The Permit Holder must not clear more than one hectare of native vegetation within the area cross-hatched yellow on attached Plan 7376/1.

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.

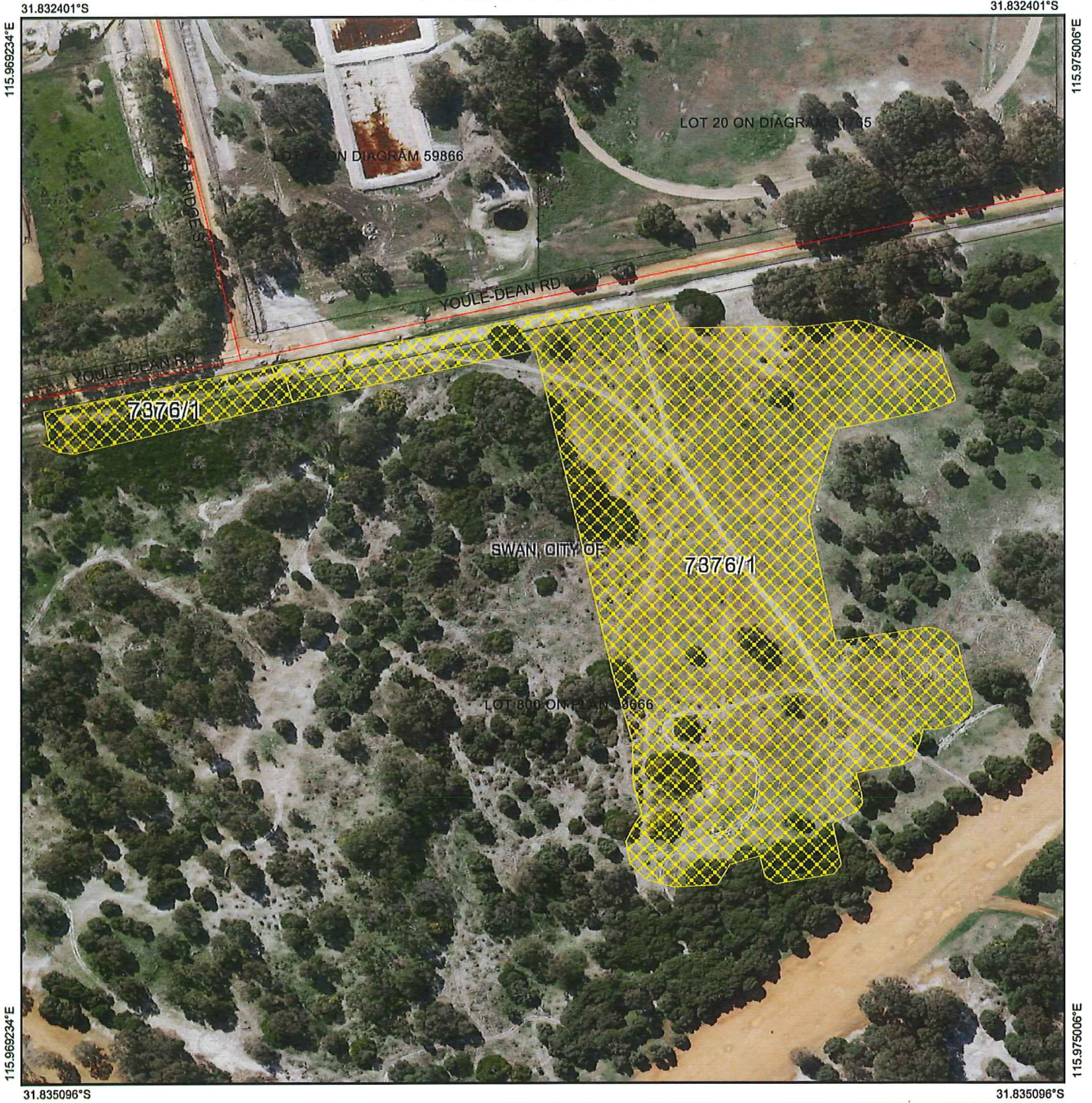
A handwritten signature in blue ink, appearing to read "E Bramwell", written over a horizontal line.

Emma Bramwell
A/ MANAGER
CLEARING REGULATION






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

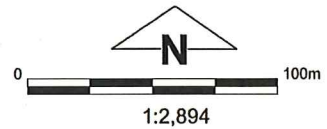
15 March 2017

Plan 7376/1



Legend

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



(Approximate when reproduced at A4)
GDA 94 (Lat/Long)
Geocentric Datum of Australia 1994

[Signature] Date *15/03/17*

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



1. Application details

1.1. Permit application details

Permit application No.: 7376/1
Permit type: Purpose Permit

1.2. Applicant details

Applicant's name: Stockland Development Pty Ltd

1.3. Property details

Property: LOT 804 ON PLAN 53666, BRABHAM
LOT 800 ON PLAN 53666, BRABHAM
Local Government Authority: SWAN, CITY OF
DER Region: Greater Swan
DPaW District: SWAN COASTAL
Localities: BRABHAM

1.4. Application

Clearing Area (ha)	No. Trees	Method of Clearing	For the purpose of:
1		Mechanical Removal	Installing an Interim Type 90 Waste Water Pump Station, constructing a roundabout and road widening.

1.5. Decision on application

Decision on Permit Application: Grant
Decision Date: 15 March 2017
Reasons for Decision: The clearing permit application was received on 23 November 2017, 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 is at variance to principle (f) and is not likely to be at variance to any of the remaining clearing principles.

The Delegated Officer determined that the application area contains vegetation growing in association with a resource enhancement wetland. Noting the extent of the proposed clearing and condition of the vegetation within the within proximity of this wetland, the Delegated Officer determined that the proposed clearing will not have a significant impact on this wetland.

The Delegated Officer determined that the clearing is unlikely to have any significant environmental impacts.

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
<p>The application area has been mapped as the following vegetation types:</p> <ul style="list-style-type: none"> Beard vegetation association 1018: Mosaic: Medium forest; <i>Eucalyptus marginata</i> (jarrah) – <i>Corymbia calophylla</i> (marri) / Low woodland; banksia / Low forest; teatree / Low woodland; <i>Casuarina obesa</i> (swamp sheoak) (Shepherd et al., 2001); and Hedde vegetation Southern River complex: Open woodland (Hedde et al., 1980). 	<p>The applicant proposes to clear up to one hectare of native vegetation within Lots 800 and 804 on Deposited Plan 53666, Brabham, for the purpose of installing an Interim Type 90 Waste Water Pump Station, constructing a roundabout and road widening.</p>	<p>Good; Structure significantly altered by multiple disturbance; retains basic structure/ability to regenerate (Keighery, 1994).</p> <p>To</p> <p>Completely Degraded; No longer intact, completely/almost completely without native species (Keighery, 1994).</p>	<p>The majority of the application area is parkland cleared and is in a completely degraded (Keighery, 1994) condition.</p> <p>Approximately 0.15 hectares of the application area is located within a mapped resource enhancement wetland and the vegetation within this area is describes as <i>Melaleuca preissiana</i> (moonah) Low Woodland to Low Closed Forest over weeds (PGV Environmental, 2016).</p> <p>The application area contains a small section of native vegetation that is considered to be in good (Keighery, 1994) condition.</p>

3. Assessment of application against clearing principles

Comments The applicant proposes to clear up to one hectare of native vegetation, within a footprint area of 5.36 hectares, within Lots 800 and 804 on Deposited Plan 53666, Brabham, for the purpose of installing an Interim Type 90 Waste Water Pump Station, constructing a roundabout and road widening.

The majority of the application area was cleared prior to 1965, and the southern portion was commissioned as an airfield in 1944 during World War 11 (PGV Environmental, 2016). Since that the time the application area has been used for grazing (PGV Environmental, 2016).

The local area considered in the assessment of this application is defined as a 10 kilometre radius measured from the perimeter of the application area.

In 2012, a flora and vegetation survey was undertaken on Lot 800 by PGV Environmental (PGV Environmental, 2016). This survey identified 129 flora species consisting of 84 native species and 45 introduced species; no rare or priority flora species were recorded within the application area (PGV Environmental, 2016).

The flora and vegetation survey concluded that there were no threatened or priority ecological communities within the application area (PGV Environmental, 2016).

Twelve fauna species listed as rare or likely to become extinct under the *Wildlife Conservation Act 1950* have been recorded within the local area, including Carnaby's cockatoo (*Calyptorhynchus latirostris*), Baudin's cockatoo (*Calyptorhynchus baudinii*) and forest red-tailed black cockatoo (*Calyptorhynchus banksii* subsp. *naso*).

Black cockatoos breed in large hollow-bearing trees, generally within woodlands or forests or in isolated trees (Commonwealth of Australia, 2012). These species nest in hollows in live or dead trees of jarrah, marri, *Eucalyptus diversicolor* (karri), *Eucalyptus wandoo* (wandoo), *Eucalyptus gomphocephala* (tuart), *Eucalyptus salmonophloia* (salmon gum), *Eucalyptus rudis* (flooded gum), *Eucalyptus loxophleba* (York gum), *Eucalyptus accedens* (powder bark), *Eucalyptus megacarpa* (bullich) and *Eucalyptus patens* (blackbutt) (Commonwealth of Australia, 2012). None of the trees within the application area had hollows potentially suitable for black cockatoo breeding (PGV Environmental, 2016).

Black cockatoos have a preference for foraging habitat that includes jarrah and marri woodlands and forest heathland and woodland dominated by proteaceous plant species such as *Banksia* sp., *Hakea* sp. and *Grevillea* sp. (Commonwealth of Australia, 2012). Two species identified within the application area, marri and *Eucalyptus tottiana* (pricklybark), are recognised as foraging habitat for black cockatoos (PGV Environmental, 2016). Noting the condition of the vegetation within the application area, the application area is not likely to comprise significant foraging habitat for black cockatoos.

The National Objectives and Targets for Biodiversity Conservation include a target that prevents the clearance of ecological communities with an extent below 30 per cent of that present pre-European settlement (Commonwealth of Australia, 2001). Within constrained areas (areas of urban development in cities and major towns) on the Swan Coastal Plain, the threshold for representation of the pre-clearing extent of a particular native vegetation complex is 10 per cent (EPA, 2008). The application area is within a constrained area. All of the vegetation types mapped within the application area retain above the 10 per cent threshold.

A portion of the application area (approximately 0.15 hectares) is located within a resource enhancement wetland. This wetland has previously been dissected by the construction of an airfield landing strip. Given that part of the application area is mapped as a resource enhancement wetland, the proposed clearing may impact vegetation associated with a wetland but is not likely to significantly impact the environmental values of this wetland.

Noting the condition of the vegetation within the application area, the proposed clearing is not likely to cause appreciable land degradation or deterioration in the quality of surface or underground water, impact on the environmental values of nearby conservation areas, or increase the incidence of flooding.

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

Methodology

References:

Commonwealth of Australia (2001)
Commonwealth of Australia (2012)
EPA (2008)
Keighery (1994)
PGV Environmental (2016)

GIS Datasets:

- Geomorphic Wetlands Swan Coastal Plain (Classification)
- Hydrology, linear
- Parks and Wildlife Tenure
- Pre-European Vegetation
- SAC Bio Datasets – accessed December 2016

Planning instruments and other relevant matters.

Comments The applicant proposes to clear up to one hectare of native vegetation, within a footprint area of 5.36 hectares, within Lots 800 and 804 on Deposited Plan 53666, Brabham, for the purpose of installing an Interim Type 90 Waste Water Pump Station, constructing a roundabout and road widening.

The applicant is proposing to construct a sewer line and waste water pump station to service the Whiteman Edge residential development in the City of Swan. The proposed infrastructure is located within the Albion District Structure Plan, which was included in the City of Swan Local Planning Scheme No. 17 (PGV Environmental, 2016). Under the Albion District Structure Plan the resource enhancement wetland, located partially within the application area, is not proposed to be retained.

Lot 800 Youle-Dean Road is proposed to be developed to include residential areas, a primary school, high school, an educational support site and public open space. This larger project has been referred to the Department of the Environment and Energy (DotEE) in accordance with the *Environment Protection and Biodiversity Conservation Act 1999*. On 28 May 2015 DotEE determined the project to be a controlled action to be assessed by preliminary documentation. The controlling provision for this referral was listed threatened species and communities (Carnaby's cockatoo). DotEE is yet to make a decision on this referral (PGV Environmental, 2016).

On 10 March 2017 the City of Swan granted Development Approval for 'Bulk Earthworks to the West Swan Wastewater Pump Station and Access Track' (City of Swan, 2017).

The application area is within the Mirrabooka Groundwater Area which is a proclaimed area under the *Rights in Water and Irrigation Act 1914*. In accordance with this Act the applicant holds a current Licence to Construct or Alter Well and Licence to Take Water.

The application was advertised in *The West Australian* newspaper on 2 January 2017 by the Department of Environment Regulation inviting submissions from the public within a 21 day period. No submissions were received in relation to this application.

Methodology References:
City of Swan (2017)
PGV Environmental (2016)

GIS Databases:
Aboriginal Sites Register System
RIWI, Groundwater Areas

4. References

- City of Swan (2017) Development Approval for Lots 800 and 804 Youle-Dean Road, Brabham (DER Ref: A1391730).
- 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. Department of Sustainability, Environment, Water, Populations and Communities, Canberra.
- Environmental Protection Authority (EPA) (2008) Environmental Guidance for Planning and Development. Guidance Statement No. 33. Environmental Protection Authority. 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.
- Keighery, B.J. (1994) Bushland Plant Survey: A Guide to Plant Community Survey for the Community. Wildflower Society of WA (Inc). Nedlands, Western Australia.
- PGV Environmental (2016) West Swan Wastewater Pump Station and Sewer Line and Youle-Dean Road Upgrade, Environmental Assessment. Prepared for Stockland Development. 26 October 2016 (DER Ref: A1330569).
- 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.