



CLEARING PERMIT

Granted under section 51E of the Environmental Protection Act 1986

Purpose Permit number:	CPS 7380/1
Permit Holder:	Catholic Homes Incorporated
Duration of Permit:	11 March 2017 to 11 March 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 extending an existing aged care facility.

2. Land on which clearing is to be done

Lot 800 on Deposited Plan 72855, Guildford
Lot 801 on Deposited Plan 72855, Guildford

3. Area of Clearing

The Permit Holder must not clear more than six native trees within the area hatched yellow on attached Plan 7380/1.

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.

A handwritten signature in black ink, appearing to read "S Rogers".

Samara Rogers
A/MANAGER
CLEARING REGULATION






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

9 February 2017

Plan 7380/1



Legend

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



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

Samara Rogers Date 9/2/2017
 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.: 7380/1
Permit type: Purpose Permit

1.2. Applicant details

Applicant's name: Catholic Homes Incorporated

1.3. Property details

Property: LOT 800 ON DEPOSITED PLAN 72855, GUILDFORD
LOT 801 ON DEPOSITED PLAN 72855, GUILDFORD
CITY OF SWAN
Local Government Authority:
DER Region: Greater Swan
DPaW District: SWAN COASTAL
Localities: GUILDFORD

1.4. Application

Clearing Area (ha)	No. Trees	Method of Clearing	For the purpose of:
	6	Mechanical Removal	Extending an existing aged care facility.

1.5. Decision on application

Decision on Permit Application: Grant
Decision Date: 9 February 2017
Reasons for Decision: The clearing permit application was received on 25 November 2016 and has been assessed against the clearing principles, planning instruments and other matters in accordance with s51O of the *Environmental Protection Act 1986*. It has been concluded that the proposed clearing is at variance to principle (f), may be at variance to Principle (h) and is not likely to be at variance to the remaining clearing principles.

The proposed clearing involves the clearing of two trees within Bush Forever site 305. The Delegated officer had regard to the permit issued by the Department of Parks and Wildlife Swan Canning Riverpark to carry out the proposed works. The permit includes a condition for the applicant to plant no less than three trees for each tree removed and implement weed management practices.

The Delegated Officer has determined that the proposed clearing of six native trees is not likely to result in 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
The application area is mapped as: Beard vegetation association 1009 which is described as medium woodland; marri & river gum (Shepherd et al., 2001); and Hedde vegetation Guildford complex which is comprised of a mixture of open forest to tall open forest of <i>Corymbia calophylla</i> (Marri) - <i>Eucalyptus wandoo</i> (Wandoo) - <i>Eucalyptus marginata</i> (Jarrah) and woodland of <i>Eucalyptus wandoo</i> (Wandoo) (with rare occurrences of <i>Eucalyptus lane-poolei</i> (Salmon White Gum) Minor components include <i>Eucalyptus rudis</i> (Flooded Gum) - <i>Melaleuca raphiophylla</i> (Swamp Paperbark) (Hedde et al., 1980).	The applicant proposes to clear six native trees within Lots 800 and 801 on Deposited Plan 72855, Guildford, for the purpose of extending an existing aged care facility.	Completely Degraded; No longer intact, completely/almost completely without native species (Keighery, 1994).	The condition and description of the vegetation within the application area was determined via photographs provided by Strategen Environmental (Strategen Environmental 2016).

3. Assessment of application against clearing principles

Comments The applicant proposes to clear six isolated native trees within Lots 800 and 801 on Deposited Plan 72855, Guildford, for the purpose of extending an existing aged care facility.

The application area is located within previously cleared land that is partly being utilised as a carpark for the existing aged care facility. Given this, the application area has been subject to a high level of disturbance and as a result the understorey comprises predominately of weeds or completely devoid of native species (Strategen Environmental, 2016). The vegetation within the application area is in a completely degraded (Keighery, 1994) condition.

Two of the six trees proposed to be cleared are located within Bush Forever site 305 known as 'Bennet Brook, Eden Hill to West Swan'. The applicant has received a permit (P11801) from the Department of Parks and Wildlife Swan Canning Riverpark to carry out the proposed works and remove these trees subject to a weed management and revegetation condition (Department of Parks and Wildlife, 2016). The proposed clearing may impact upon the Bush forever site by increasing edge effects such as increased light and the spread of weeds. Therefore, the proposed clearing may be at variance to Principle (h). Weed control treatments conditioned on permit P11801 will assist in minimising this risk.

No wetlands or watercourses are located within the application area. The closest wetland is a palusplain wetland located 15 metres from the application area and the closest watercourse is the Swan River Estuary located 50 metres from the application area. The Swan River Estuary is mapped as a conservation category wetland. A native tree survey undertaken by Strategen Environmental (2016) identified that the six native trees proposed to be cleared comprise of five *Eucalyptus rudis* and one *Eucalyptus Camaldulensis Var. obtusa* (Strategen Environmental, 2016). Noting this, the application area contains vegetation associated with a wetland and therefore the proposed clearing is at variance to Principle (f). Noting the size of the application area and the revegetation condition on P11801, impacts are not likely to be significant.

The six trees in the application area are considered to represent foraging habitat for all three black cockatoo species (i.e. Carnaby's cockatoo (*Calyptorhynchus latirostris*), Baudin's cockatoo (*Calyptorhynchus baudinii*) and forest red-tailed black cockatoo (*Calyptorhynchus banksii naso*) (Department of Parks and Wildlife, 2007-). No hollows suitable for black cockatoo breeding were identified during the survey (Strategen Environmental, 2016). Given that the application area is surrounded by native vegetation in a better condition, it is considered that the application area is not likely to contain significant foraging habitat.

The trees within the application area are considered unlikely to represent suitable habitat for any other conservation significant fauna. They are also considered unlikely to be significant as a remnant in a highly cleared landscape.

A priority 1 flora species known as *Bolboschoenus medianus* has been mapped approximately 300 metres west of the application area. This species is a perennial herb that's preferred habitat is within mud, in water and on river banks (Western Australian Herbarium, 1998-). Noting the habitat requirements of this species, and given the history of parkland clearing and the completely degraded (Keighery, 1994) condition of the understorey, it is unlikely this species or any other conservation significant flora would occur within the application area. It is considered that the proposed clearing is unlikely to have an impact on the conservation status of these species.

The vegetation within the application area does not include, or form supporting habitat for, priority flora, threatened ecological communities or priority ecological communities listed by the Department of Parks and Wildlife, or rare flora declared under the *Wildlife Conservation Act 1950*.

The assessment of the application identified that the proposed clearing is at variance to Principle (f) and Principle (h), and is not likely to be at variance to the remaining Principles. A revegetation condition for the applicant to plant no less than three trees for each tree removed and implement weed management practices will minimise the environmental risk.

Methodology

References:

Department of Parks and Wildlife (2007-)
Department of Parks and Wildlife (2016)
Keighery (1994)
Strategen Environmental (2016)
Western Australian Herbarium (1998-)

GIS Databases:

SAC Bio Datasets accessed January 2017
Geomorphic Wetlands, (Mgt Categories), Swan Coastal Plain
Hydrography linear
NLWRA, Current Extent of Native Vegetation
Parks and Wildlife tenure
Pre-European vegetation

Planning instruments and other relevant matters.

Comments The application was advertised for a 21 day public comment period in the *West Australian* newspaper on 2 January 2017. No public submissions were received.

On 7 October 2016, the applicant was granted a permit (P11801) to carry out the authorised works and remove five native trees within Lot 801 by the Department of Parks and Wildlife Swan Canning Riverpark (Department of Parks and Wildlife, 2016). The permit includes a condition for the applicant to plant no less than three trees for each tree removed, implement weed management practices and undertake revegetation near the eastern boundary of the site adjoining Lot 800 as shown on the Landscape Plan prepared by EPCAD (Department of Parks and Wildlife, 2016).

Comment on the application was sought from the City of Swan (2017). Officer level advice was received from the City of Swan (2017) advising that the Development Assessment Panels has been approved for the proposed Age Care Facility (DA-614-2016) (City of Swan, 2017).

The application area is mapped within five Aboriginal Sites of Significance, namely 'Bennett Brook: Lord St.2', Bennett Brook: Camp Area, Success Hill, Bennett Brook: Eden Hill and Helena River. The applicant will be notified of their obligations under the *Aboriginal Heritage Act 1972*.

The application area is located within the Swan Groundwater Area which is an area proclaimed under the *Rights in Water and Irrigation Act 1914* (RIWI Act).

Methodology References:
Department of Parks and Wildlife (2016)
City of Swan (2017)

GIS Databases:
Aboriginal Sites of Significance

4. References

- City of Swan (2017) Direct interest comment received in relation to CPS 7380/1. Received 11 January 2017 (Ref: A1371397).
- Department of Parks and Wildlife (2007-) NatureMap: Mapping Western Australia's Biodiversity. Department of Parks and Wildlife. URL: <http://naturemap.dpaw.wa.gov.au/>. Accessed January 2017.
- Department of Parks and Wildlife (2016) Swan Canning Riverpark Rivers and Estuaries Division. File No 2016/003292 Permit No P11801. Western Australia (DER Ref: A1331489).
- 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.
- Strategen Environmental (2016) St Vincent's Aged Care Facility Development Application Native Vegetation Clearing Permit Application (Supporting Document) November 2016 (DER Ref: A1331489).
- Western Australian Herbarium (1998-) FloraBase - The Western Australian Flora. Department of Parks and Wildlife. <http://florabase.dpaw.wa.gov.au/> (Accessed 08/02/2017).

