



CLEARING PERMIT

Granted under section 51E of the Environmental Protection Act 1986

PERMIT DETAILS

Area Permit Number: 7714/1

File Number: DER2017/001405-1

Duration of Permit: From 25 November 2017 to 25 November 2019

PERMIT HOLDER

Mr Eng Wah Joel Chan

LAND ON WHICH CLEARING IS TO BE DONE

LOT 301 ON DESPOSITED PLAN 411251

AUTHORISED ACTIVITY

The Permit Holder shall not clear more than 0.6 hectares of native vegetation within the area hatched yellow on attached Plan 7714/1.

CONDITIONS

1. Weed control

- (a) 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:
- (i) clean earth-moving machinery of soil and vegetation prior to entering and leaving the area to be cleared;
 - (ii) ensure that no weed-affected soil, mulch, fill or other material is brought into the area to be cleared; and
 - (iii) restrict the movement of machines and other vehicles to the limits of the areas to be cleared.
- (b) Prior to leaving the area cross-hatched red on attached Plan 7714/1, the Permit Holder must clean earth-moving machinery of soil and vegetation.

A handwritten signature in blue ink, appearing to read "JWidenbar".

James Widenbar
A/SENIOR MANAGER
CLEARING REGULATION






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

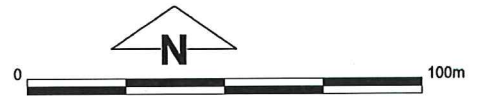
2 October 2017

Plan 7714/1



Legend

-  Coastline
-  Roads
-  Imagery
-  Clearing Instruments Activities
-  Cadastre



1:1,837
 (Approximate when reproduced at A4)
 GDA 94 (Lat/Long)
 Geocentric Datum of Australia 1994

[Signature] Date *2/11/17*

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



1. Application details

1.1. Permit application details

Permit application No.: 7714/1
Permit type: Area Permit

1.2. Proponent details

Applicant's name: Eng Wah (Joel) Chan

1.3. Property details

Property: Lot 301 on Deposited Plan 411251 (previously LOT 13 ON DEPOSITED PLAN 8432), OAKFORD
Local Government Authority: Shire of Serpentine Jarrahdale
DER Region: Swan
DPaW District: Swan Coastal
Localities: WELBUNGIN AND WIALKI

1.4. Application

Clearing Area (ha)	No. Trees	Method of Clearing	For the purpose of:
0.6	0	Burning and mechanical removal	Paddocks, infrastructure and bushfire hazard reduction

1.5. Decision on application

Decision on Permit Application: Grant
Decision Date: 2 October 2017
Reasons for Decision: This application was received on 28 July 2017.

The clearing application has been assessed against the clearing principles, planning instruments and other matters in accordance with s51O of the *Environmental Protection Act 1986*, and 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.

Through assessment it has been identified that the proposed clearing will impact on riparian vegetation associated with a mapped resource enhancement / multiple use dampland. The Delegated Officer has given consideration to the relatively small size, lack of understorey species and degraded condition of the application area and considers that there is a low environmental risk associated with the proposed clearing.

The Delegated Officer also had regard to planning approval requirements from the Shire of Serpentine Jarrahdale. The Delegated Officer noted that the majority of the clearing purpose does not require planning approval and therefore considers the risk of granting of a clearing permit prior to planning approval to be low. Planning matters unrelated to the clearing purpose are not considered to be relevant in this instance.

2. Background

2.1. Existing environment and information

Vegetation Description	Clearing Description	Vegetation Condition	Comment
Mapped vegetation complex Bassendean Complex-Central And\South is described as vegetation that ranges from woodland of <i>Eucalyptus marginata</i> (Jarrah) - <i>Allocasuarina fraseriana</i> (Sheoak) - <i>Banksia</i> species to low woodland of <i>Melaleuca</i> species, and sedgelands on the moister sites. This area includes the transition of <i>Eucalyptus marginata</i> (Jarrah) to <i>Eucalyptus tottiana</i> (Pricklybark) in the vicinity of Perth (Hedde et al., 1980).	The clearing of 0.6 hectares of native vegetation within Lot 301 on Deposited Plan 411251, Oakford for the purpose of paddocks, infrastructure and bushfire hazard reduction.	Degraded; Structure severely disturbed; regeneration to good condition requires intensive management (Keighery, 1994). To Good; Structure significantly altered by multiple disturbance; retains basic structure/ability to regenerate (Keighery, 1994).	The condition and description of the vegetation was determined by a site inspection undertaken by Department of Water and Environmental Regulation officers (DWER, 2017).

application area observed the vegetation to be predominately dense *Kunzea* sp and *Melaleuca* sp. This is inconsistent with the mapped vegetation type.

3. Assessment of application against clearing principles

Comments The application to clear up to 0.6 hectares of native vegetation for the purpose of paddocks, infrastructure and bushfire hazard reduction. The vegetation within the application area is predominantly dense *Kunzea* sp and *Melaleuca* sp. and is considered to be in degraded to good (Keighery, 1994) condition (DWER, 2017).

Given the predominately degraded (Keighery, 1994) condition of the vegetation, lack of understorey species, lack of hollow bearing trees, presence of vegetation in better condition nearby and relatively small size of the application area, the proposed clearing is not likely to impact on rare or priority flora, a priority or threatened ecological community, conservation reserves within the local area or significant fauna habitat and is not likely to be classified as clearing a significant remnant within a highly cleared landscape.

The application area is mapped as a resource enhancement multiple use dampland and a site inspection observed riparian vegetation and areas of surface water expressions within the application area (DWER, 2017). Given the relatively small size and condition of the application area, the proposed clearing is not likely to contribute to or cause land degradation, deteriorate the quality of ground water or surface water and is not likely to cause or exacerbate flooding.

Given the above, clearing the vegetation under application is at variance to Principle (f) and is not likely to be at variance to the remaining clearing principles.

Methodology References:
DWER (2017)
Keighery (1994)

GIS Databases:
- Hydrography, linear
- Hydrography, hierarchy
- Parks and Wildlife tenure
- SAC bio datasets accessed September 2017
- Virtual mosaic

Planning instruments and other relevant matters.

Comments The applicant proposes to clear 0.6 hectares of native vegetation within Lot 301 on Deposited Plan 411251, Oakford for the purpose of paddocks, infrastructure and bushfire hazard reduction.

No Aboriginal sites of significance have been mapped within the application area.

The application area is zoned Rural under the town planning scheme. The Shire of Serpentine Jarrahdale are currently considering planning approval for the proposed clearing (PA17772). The Shire requested that the clearing permit application area be amended (DWER Ref A1521153) however the applicant has advised that this is not possible as the application would no longer comply with the building envelope requirements, bush fire plan or planning application (DWER Ref A1521154).

The clearing permit application was advertised on 25 August 2017 with a 21 day submission period. No public submissions have been received in relation to this application.

Methodology GIS Databases:
- Aboriginal sites register system
- Town Planning Scheme Zones

4. References

Department of Water and Environmental Regulation, DWER (2017) Site inspection report for clearing permit application CPS 7714/1, 5 September 2017.

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.



1. Application details

1.1. Permit application details

Permit application No.: 7714/1
Permit type: Area Permit

1.2. Applicant details

Applicant's name: Mr Eng Wah (Joel) Chan
Postal address: 10 Ulysses ST
SUCCESS WA 6164
Contacts: Name: Mr Eng Wah (Joel) Chan
Phone:
Fax:
Email:

1.3. Property details

Property: Lot 301 on Deposited Plan 411251 (previously, LOT 13 ON PLAN 8432), OAKFORD
Colloquial name:
Local Government Authority: SERPENTINE-JARRAHDAL, SHIRE OF
DER Region: Greater Swan
DPaW District: SWAN COASTAL
LCDC:
Localities: OAKFORD

1.4. Application

Clearing Area (ha)	No. Trees	Method of Clearing	For the purpose of:
0.6		Mechanical Removal	Horticulture

1.5. Correspondence in QA

Date: September 2017
Description: Grant

2. Background

2.1. History

Date	Comments
12 September 2017	Updated Certificate of Title sourced from Landgate showing the property is now Lot 301 on Deposited Plan 411251 and is the name of Eng Wah Joel Chan.
11 September 2017	Mr Chan (applicant) responded to advice from the Shire of Serpentine Jarrahdale explaining why the amendment is not possible (DWER Ref A1521154).
08 September 2017	Advice received from the Shire of Serpentine Jarrahdale - request applicant to amend application area (DWER Ref A1521153).
05 September 2017	Site Inspection undertaken by Caron Robertson and Michael Brooks. Site inspection report DWER ref A1521120.
24 August 2017	Officer Kerri Wilkes phoned Mr Joel Chan to discuss amending the application area as requested. Ms Wilkes requested that Mr Chan indicate on the digitised map provided where he would like to amend the area. Mr Chan provided a map showing that the clearing area need to increase by 35 metres in length from the house (DER Ref: A1512678).
24 August 2017	Application accepted package emailed to applicant by Ms Emma Bramwell (DER Ref: A1512672).
24 August 2017	Ms Emma Bramwell emailed Mr Adrian Wiley to advise that the signed acceptance package was signed and sent to the applicant this morning. Ms Bramwell advised that there a few matters that require resolution prior to a decision on the package including the requirement for development approval, any requirement for water licencing and if a decision is made, it would be in the form of an undertaking to grant when sale/transfer of the land to the applicant is made. Ms Bramwell also advised that the application will be advertised for 21 days based on the environmental risk rating indicating it is a full assessment. Ms Bramwell advised that the desktop assessment will be undertaken to determined the likely impacts and the need for external advice (DER Ref: A1512682).
24 August 2017	Mr Joel Chan emailed Ms Emma Bramwell to confirm receipt of the acceptance package. Mr Chan advised that upon review of the digitised map that he would need the proposed clearing area to be increased slightly a few metres north. Mr Chan advised he would contact Officer Kerri Wilkes (DER Ref: A1512672).
24 August 2017	Direct interest email sent to Serpetine-Jarrahdale LCDC. Response due back by 21 September 2017 (DER Ref: A1513131).

24 August 2017 Direct interest email sent to the Shire of Serpentine-Jarrahdale. Advice due back by 21 September 2017 (DER Ref: A1513132).

24 August 2017 Officer Kerri Wilkes emailed Mr Chan a map of the amended application area and requested Mr Chan advise if the area digitised is accurate. Mr Chan advised the amended area of 0.6 hectares is correct (DER Ref: A1513029).

24 August 2017 Application accepted (A1511369), Advertised online 25/8/17 for 21 days

23 August 2017 Ms Emma Bramwell (A/Manager) flagged the application as a potential risk to Mr Adrian Wiley (A/Senior Manager) as applicant is complaining about timeframes and requested that the matter be dealt with as a priority (DER Ref: A1512664).

23 August 2017 Mr Joel Chan (applicant) phoned the Department to speak to Officer Kerri Wilkes, however was unable to get a hold of her as she was on personal leave. Mr Simon Weighell phoned Mr Chan to respond to his enquiry about his application. Mr Chan advised that he is considered regarding timeframes for assessing the application and that the Department are falling behind at the validation stage. Mr Weighell reiterated the target timeframes and acknowledged that the Department were behind for validation. Mr Weighell advised the validation is expected to be completed this week. Mr Chan advised that he would be calling back if it was not completed by this time (DER Ref: A1512644).

23 August 2017 Mr Adrian Wiley advised Ms Emma Bramwell that when validation is nearing completion, that a short meeting be organised on Friday to discuss the path forward for this application, how complex it should be and if there are any options for a fast track assessment (DER Ref: A1512664).

28 July 2017 Application Received (DWER Ref: A1492473, CEO 2319/17)

3. Contentious Issues / Notes to Decision Maker

Planning approval not yet obtained – Shire and applicant in negotiations.