



GOVERNMENT OF
WESTERN AUSTRALIA

CLEARING PERMIT

Granted under section 51E of the Environmental Protection Act 1986

PERMIT DETAILS

Area Permit Number: 7799/1

File Number: 2017/001749-1

Duration of Permit: From 3 February 2018 to 3 February 2020

PERMIT HOLDER

Capella Investments (WA) Pty Ltd

LAND ON WHICH CLEARING IS TO BE DONE

Lot 107 on Plan 20359, Erskine

AUTHORISED ACTIVITY

The Permit Holder shall not clear more than 0.18 hectares of native vegetation within the area cross-hatched yellow on attached Plan 7799/1.

CONDITIONS

Nil.

A handwritten signature in black ink, appearing to read 'Emma Bramwell', written over a horizontal line.

Emma Bramwell
A/ MANAGER
CLEARING REGULATION

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

2 January 2018

Plan 7799/1



Legend

-  Roads
-  Imagery
-  Clearing Instruments Activities
-  Cadastre



1:1,319

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

Geocentric Datum of Australia 1994

E. Bramwell Date 02/01/18
EBRAMWELL

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



GOVERNMENT OF
WESTERN AUSTRALIA
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1. Application details

1.1. Permit application details

Permit application No.: 7799/1
Permit type: Area Permit

1.2. Applicant details

Applicant's name: Martin Bowman, on behalf of Capella Investments (WA) Pty Ltd
Application received date: 9 October 2017

1.3. Property details

Property: Lot 107 on Plan 20359
Local Government Authority: City of Mandurah
Localities: Erskine

1.4. Application

Clearing Area (ha)	No. Trees	Method of Clearing	Purpose category:
0.18		Mechanical Removal	Bulk earthworks

1.5. Decision on application

Decision on Permit Application: Grant
Decision Date: 2 January 2018
Reasons for Decision: The clearing permit application was received on 9 October 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 may be at variance to clearing principle (b) and is not likely to be at variance to the remaining clearing principles.

The Delegated Officer determined that the proposed clearing is not likely to have any significant environmental impacts.

2. Site Information

Clearing Description: The application is for the clearing of 0.18 hectares of native vegetation within Lot 107 on Plan 20359, Erskine, for the purpose of bulk earthworks to facilitate the development of a service commercial landuse.

Vegetation Description: The application area is mapped as Heddle vegetation complex 'Cottesloe Complex Central and South', described as a mosaic of woodland of *Eucalyptus gomphocephala* (tuart) and open forest of tuart - *Eucalyptus marginata* (jarrah) - *Corymbia calophylla* (marri) with closed heath on limestone outcrops (Heddle et al. 1980).

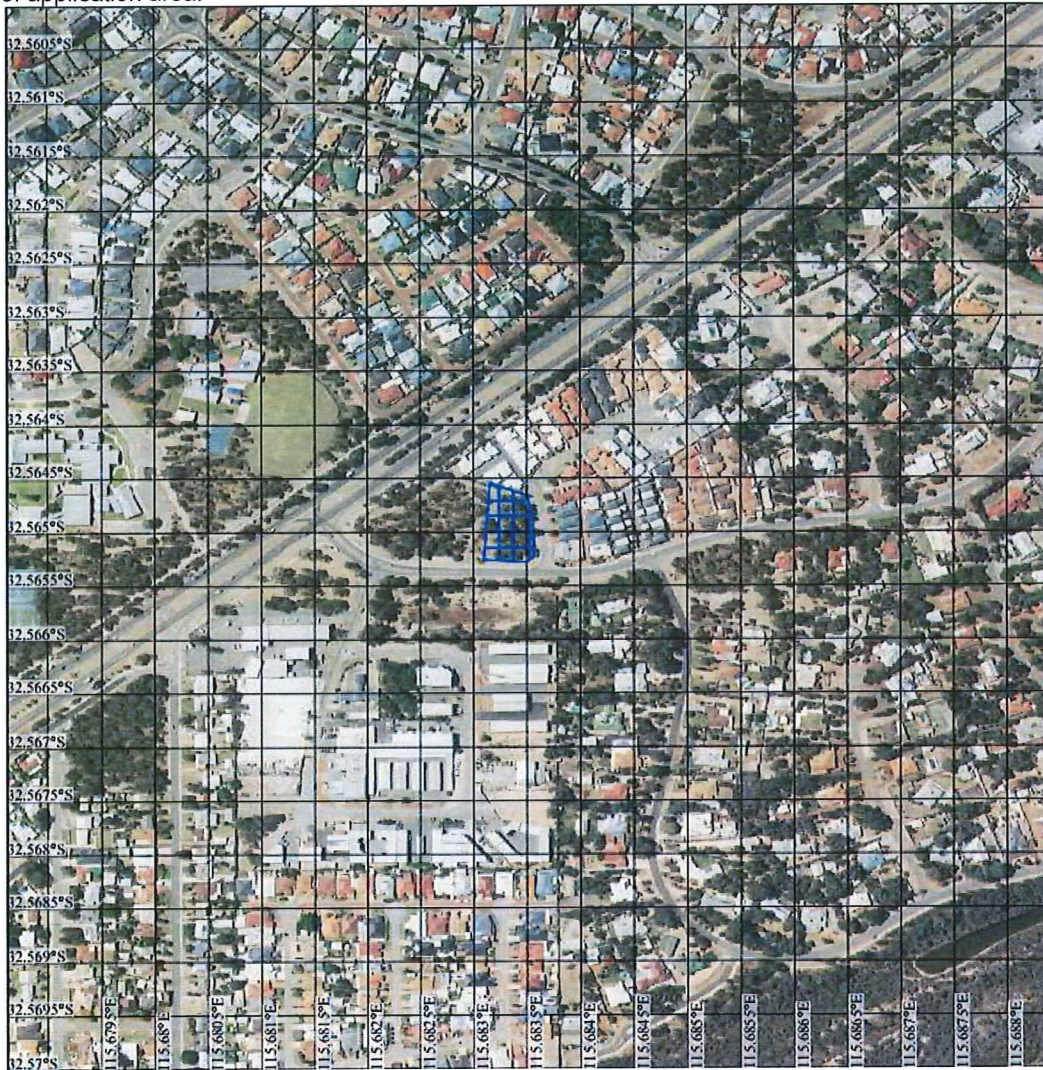
Vegetation Condition: Good; Vegetation structure significantly altered by various signs of multiple disturbances. Retains basic vegetation structure or ability to regenerate to it (Keighery 1994).
To
Completely Degraded; No longer intact, completely/almost completely without native species (Keighery 1994).

The condition and description of the vegetation was determined from a vegetation survey provided with the application (applicant's vegetation survey) (Bowman and Partners Environmental 2017).

Soil/Landform Type: The application area is mapped as 'Spearwood S4a Phase' soil unit, described as flat to gently undulating sandplain with deep, pale and sometimes bleached, sands with yellow-brown subsoils (Northcote et al. 1960-68).

Comments: The local area referred to in the below assessment is defined as the area within a five kilometre radius of the application area

Figure 1: Map of application area.



3. Assessment of application against clearing principles

Comments

As indicated in Figure 1, the application area is part of an isolated remnant of native vegetation surrounded by roads and residential development.

Portions of the application area indicate previous disturbances, including from fires, woodcutting, vehicle and pedestrian access and rubbish dumping, which have resulted in weed invasion and general degradation of the vegetation which is considered to be in a Completely Degraded (Keighery 1994) condition (Bowman and Partners Environmental 2017). The remainder of the application area contains vegetation considered to be in a Good to Degraded (Keighery, 1994) condition, comprising a *Banksia* woodland community dominated by *Banksia attenuata* in a low closed to open woodland formation with scattered *Allocasuarina fraseriana* and jarrah over *Kunzea glabrescens*, *Hibbertia hypericoides*, *Hardenbergia comptiana*, *Macrozamia reidleyi*, *Xanthorrhoea preissiana*, *Acacia pulchella*, *Jacksonia horrida*, *Acacia cochlearis* and *Acacia saligna* (Bowman and Partners Environmental 2017).

The application area may comprise foraging habitat for threatened black cockatoos species. Noting the size of the application area, the condition of the vegetation and the surrounding development, the application area is not likely to comprise significant habitat for indigenous fauna, including species of conservation significance.

According to available databases, two historical occurrences of conservation significant flora have been recorded in the local area, however the locations of these records have since been developed. No conservation significant flora species were recorded during the applicant's survey (Bowman and Partners Environmental 2017).

According to available databases, no threatened ecological communities have been recorded in the local area. Notwithstanding, the vegetation within the application area may be consistent with the Commonwealth-listed threatened ecological community 'Banksia woodlands of the Swan Coastal Plain' (Banksia Woodlands TEC). The Approved Conservation Advice (incorporating listing advice) for the Banksia Woodlands of the Swan Coastal Plain Ecological Community specifies a number of criteria, including size and condition thresholds, for vegetation to be considered representative of the Banksia Woodlands TEC (Threatened Species Scientific Committee, 2016). Noting the size of the application area and the condition of the vegetation, the application area is not representative of the Banksia Woodlands TEC, and is not likely to comprise or be necessary for the maintenance of a threatened ecological community.

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). The Environmental Protection Authority recognises a modified objective to retain at least 10 per cent of the pre-European extent of each ecological community within a 'constrained area' of urban development (Environmental Protection Authority 2008). The application area is located within a constrained area. The mapped vegetation complex within the Swan Coastal Plain Interim Biogeographic Regionalisation of Australia (IBRA) bioregion and the City of Mandurah retain greater than the 10 per cent recommended threshold (Government of Western Australia, 2017). Noting the size of the application area, the condition of the vegetation and the surrounding development, the application area is not likely to comprise a significant remnant in an area that has been extensively cleared.

According to available databases, no watercourses or wetlands occur within the application area. The applicant's vegetation survey did not identify any vegetation growing in association with a watercourse or wetland within the application area (Bowman and Partners Environmental 2017). The application area is not likely to contain native vegetation growing in association with a wetland or watercourse.

A conservation category wetland and the Priority 3 'Subtropical and Temperate Coastal Saltmarsh ecological community' occur approximately 600 metres east of the application area, within the Peel Harvey Inlet. Given the distance between the Peel Harvey Inlet and the application area and the development in the local area, the proposed clearing is not likely to impact on the environmental values of a conservation area, riparian vegetation associated with a wetland or a priority ecological community.

Noting the mapped soil type, the extent of the proposed clearing and the condition of the vegetation within the application area, the proposed clearing is not likely to cause appreciable land degradation, or cause deterioration in the quality of surface or underground water, or cause or exacerbate the incidence or intensity of flooding.

Given the above, the proposed clearing is not likely to be at variance to any of the remaining clearing principles and is not likely to have any significant environmental impacts.

GIS Databases:
DBCA tenure
Hydrography, linear DOW
IBRA WA (Regions - Sub Regions)
NWLRA, Extent of Native Vegetation
Pre-European vegetation
SAC Bio datasets – Accessed (December 2017)
Soils, statewide

Planning instruments and other relevant matters.

This clearing permit application was advertised on the Department of Water and Environmental Regulation's website on 13 November 2017 with a 21 day submission period. No public submissions have been received in relation to this application.

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

GIS Databases:
Aboriginal Sites of Significance
RIWI Groundwater Area

4. References

- Bowman and Partners Environmental (2017) Memorandum - Clearing Permit; Lot 107 Wattle Glen Avenue Erskine. Prepared by Bowman and Partners Environmental on behalf of Capella Investments (WA) Pty Ltd.
- Commonwealth of Australia (2001) National Objectives and Targets for Biodiversity Conservation 2001-2005, Canberra.
- Environmental Protection Authority (2008) Environmental Guidance for Planning and Development. Guidance Statement No. 33, dated May 2008. Government of Western Australia.
- Government of Western Australia (2016) 2016 State wide Vegetation Statistics incorporating the CAR Reserve Analysis (Full Report). Current as of October 2016. WA Department of Parks and Wildlife, Perth.
- 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.
- Northcote, K.H. with Beckmann, G.G., Bettenay, E., Churchward, H.M., van Dijk, D.C., Dimmock, G.M., Hubble, G.D., Isbell, R.F., McArthur, W.M., Murtha, G.G., Nicolls, K.D., Paton, T.R., Thompson, C.H., Webb, A.A. and Wright, M.J. (1960-68): 'Atlas of Australian Soils, Sheets 1 to 10, with explanatory data'. CSIRO and Melbourne University Press: Melbourne.
- Threatened Species Scientific Committee (2016). Approved Conservation Advice (incorporating listing advice) for the Banksia Woodlands of the Swan Coastal Plain Ecological Community. Canberra: Department of the Environment and Energy. Available from: <http://www.environment.gov.au/biodiversity/threatened/communities/pubs/131-conservation-advice.pdf>. In effect under the EPBC Act from 16 September 2016.