



CLEARING PERMIT

Granted under section 51E of the Environmental Protection Act 1986

PERMIT DETAILS

Area Permit Number: 7801/1

File Number: DER2017/001753-1

Duration of Permit: From 13 January 2018 to 13 January 2020

PERMIT HOLDER

M and C.F. Venditti Pty Ltd and
Waygem Pty Ltd

LAND ON WHICH CLEARING IS TO BE DONE

Lot 121 on Diagram 93481, Erskine

AUTHORISED ACTIVITY

The Permit Holder shall not clear more than 0.572 hectares of native vegetation within the area hatched yellow on attached Plan 7801/1.

CONDITIONS

Nil.

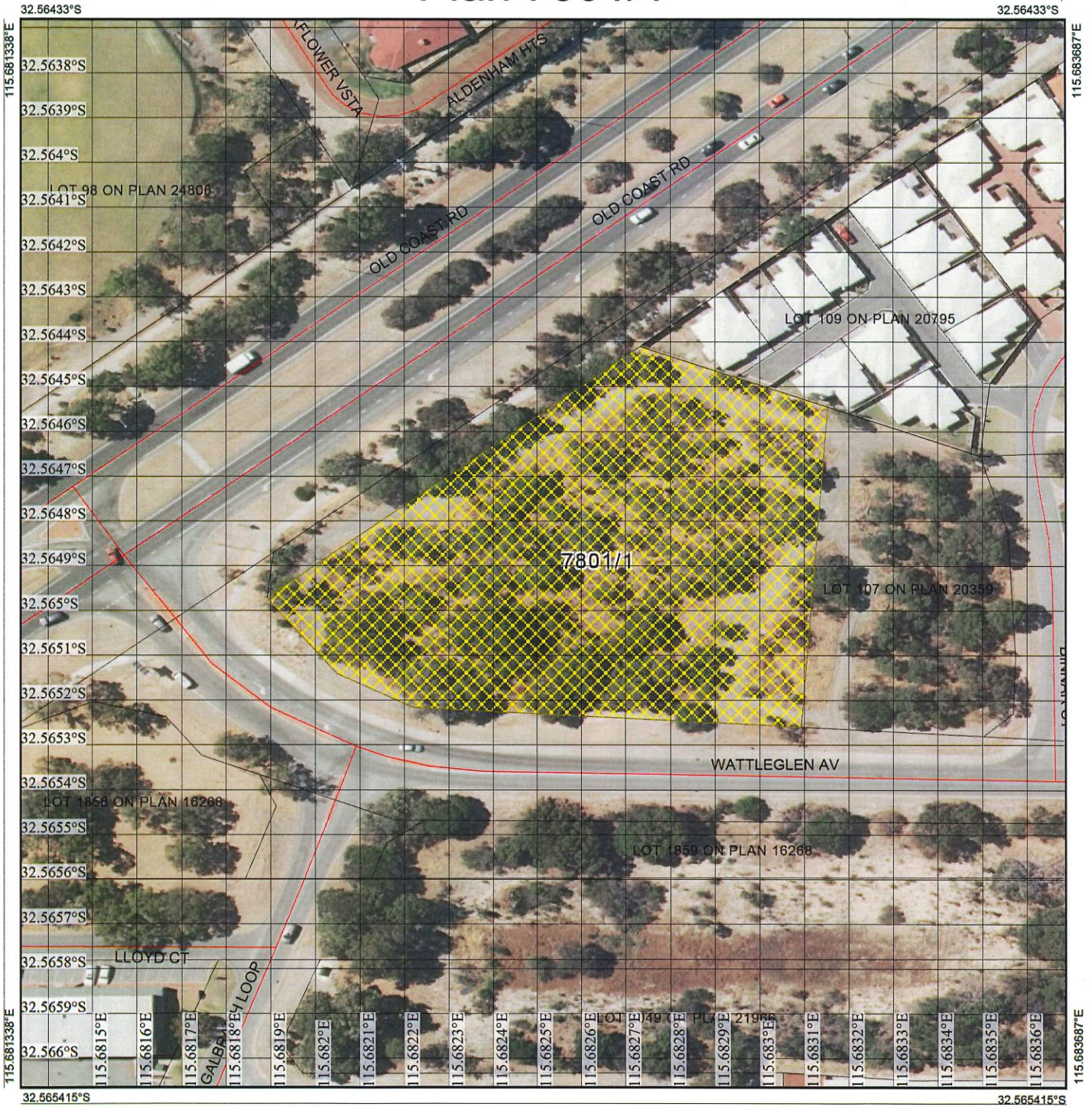
A handwritten signature in blue ink, appearing to be "Mathew Gannaway", written over a horizontal line.

Mathew Gannaway
MANAGER
CLEARING REGULATION

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

14 December 2017

Plan 7801/1



Legend

-  Roads
-  Imagery
-  Clearing Instruments Activities
-  Cadastre



1:1,168
 (Approximate when reproduced at A4)
 GDA 94 (Lat/Long)
 Geocentric Datum of Australia 1994

Matthew Conneway Date 14/12/17
 Matthew Conneway

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



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 WESTERN AUSTRALIA
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1. Application details

1.1. Permit application details

Permit application No.: 7801/1
Permit type: Area Permit

1.2. Applicant details

Applicant's name: M & CF Vendetti Pty Ltd
Waygem Pty Ltd

Application received date: 10 October 2017

1.3. Property details

Property: Lot 121 on Diagram 93481, Erskine
Local Government Authority: Mandurah, City of
Localities: Erskine

1.4. Application

| Clearing Area (ha) | No. Trees | Method of Clearing | Purpose category: |
|--------------------|-----------|--------------------|--------------------------------|
| 0.572 | | Mechanical Removal | Constructing a service station |

1.5. Decision on application

Decision on Permit Application: Grant
Decision Date: 14 December 2017
Reasons for Decision: The clearing permit application was received on 10 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 to clear 0.572 hectares of native vegetation within Lot 121 on Diagram 93481, Erskine, for the purpose of constructing a service station.

Vegetation Description Heddle Vegetation Cottesloe Complex Central and South is comprised of mosaic of woodland of *Eucalyptus gomphocephala* (Tuart) and open forest of *Eucalyptus gomphocephala* (Tuart) - *Eucalyptus marginata* (Jarrah) - *Corymbia calophylla* (Marri) with closed heath on the 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)

Soil type Grey sands underlain by yellow Spearwood sands (Bowman, 2017)

Comments The vegetation condition and description of the application area was determined from information contained within a vegetation survey provided by Bowman and Partners Environmental (Bowman) (Bowman, 2017).

3. Assessment of application against clearing principles

Comments

The application area is a small, isolated remnant surrounded by roads and residential development. Some of the application area shows signs of historical fire, firebreak creation, woodcutting, vehicle and pedestrian incursion and rubbish dumping. These disturbances have resulted in weed invasion and general degradation of the application area. The vegetation in these areas is considered to be in a Completely degraded (Keighery, 1994) condition (Bowman, 2017).

The remaining vegetation, especially where the upper storey and understorey vegetation remains relatively intact, is considered to range from Degraded to Good (Keighery, 1994) condition (Bowman, 2017). These areas comprise a *Banksia* woodland community dominated by *Banksia attenuata* in a low closed to open woodland formation with scattered *Allocasuarina fraseriana* and *Eucalyptus marginata*. The understorey comprises *Kunzea glabrescens*, *Hibbertia hypericoides*, *Hardenbergia comptiana*, *Macrozamia reedlii*, *Xanthorrhoea preissiana*, *Acacia pulchella*, *Jacksonia horrida*, *Acacia cochlearis* and *Acacia saligna* (Bowman, 2017).

The remnant vegetation comprises known foraging habitat for black cockatoos. While black cockatoos may potentially utilise the site for foraging, given its Completely Degraded to Good (Keighery, 1994) condition and the remnants small and isolated position surrounded by residential development, the proposed clearing will not result in the loss of significant foraging habitat.

The application size and vegetation condition falls below the Department of Environment and Energy's (DotEE) minimum 'patch threshold' criteria for the '*Banksia* woodland of the Swan Coastal Plain Threatened Ecological Community' (TEC) remnants to be considered significant habitat. Notably, remnants ranging from 0.5 to 1 hectare in size must be in Pristine to Excellent (Keighery, 1994) condition for it to be considered significant habitat (Commonwealth of Australia, 2016). Therefore it can be considered that the application area does not comprise, or is necessary for, the maintenance of significant habitat for fauna indigenous to Western Australia or a TEC.

No threatened or priority listed flora species were recorded, or mapped, within the application area during the August 2017 survey (Bowman, 2017).

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). Within constrained areas (i.e. areas of urban development in cities and major towns) on the Swan Coastal Plain the target for representation of the pre-clearing extent of a particular native vegetation complex is 10 per cent (Environmental Protection Authority, 2006). The application area is located within a constrained area. The vegetation proposed to be cleared forms part of the Swan Coastal Plain's (SCP) Cottesloe Complex Central and South vegetation complex (Hedde et al, 1980). This complex has been historically cleared throughout its distribution in the SCP where now approximately 32 percent of its pre-European extent remains (Government of Western Australia, 2016). Noting the application area is in a Completely degraded to Good (Keighery 1994) condition, and that the vegetation within the application area is not considered to accurately represent the mapped vegetation complex, the vegetation does not comprise a high level of biodiversity nor is it considered a significant remnant in an area that has been extensively cleared.

No mapped watercourses, wetlands or conservation areas occur within the application area. In addition, the vegetation survey did not identify any vegetation growing in association with a watercourse or wetland within the application area (Bowman, 2017). A conservation category wetland and the Priority 3 'Subtropical and Temperate Coastal Saltmarsh ecological community' occur approximately 500 metres to the east within the Peel Harvey Inlet. Given the distance to the Peel Harvey Inlet, the surrounding residential development and the small scale of the proposed clearing, no impacts are likely to occur to these conservation areas.

Given the condition of native vegetation and small size of the application area, the proposed clearing is not likely to cause appreciable land degradation, cause deterioration in the quality of groundwater, or cause or exacerbate the incidence or intensity of flooding.

Given the above, the assessment has determined that the proposed clearing may be at variance to principle (b) and is not likely to be at variance to any of the remaining clearing principles.

Methodology

References:

Bowman (2017)
Commonwealth of Australia (2001)
Commonwealth of Australia (2016)
Environmental Protection Authority (2006)
Hedde et al (1980)
Keighery (1994)

GIS Datasets:

SAC bio datasets accessed October 2017

Planning instruments and other relevant matters.

The clearing permit application was advertised on the Department of Water and Environmental Regulation's website on 27 October 2017 with a 21 day submission period. No public submissions have been received in relation to this application.

The application area is zoned 'Service Commercial' and an amendment to the City of Mandurah's local planning scheme was gazetted on 16 May 2017.

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

4. References

- Bowman and Partners Environmental, 2017 Application for Clearing Permit Lot 121 on Diagram 93481 (DWER Ref: A1537630)
- Commonwealth of Australia (2001) National Objectives and Targets for Biodiversity Conservation 2001-2005, Canberra.
- Commonwealth of Australia (2016). Banksia Woodlands of the Swan Coastal Plain: a naturally protected ecological community. Department of Environment and Energy. Canberra.
- Environmental Protection Authority (2006) Guidance Statement No. 10 – Level of Assessment for Proposals affecting natural areas within the System 6 region and Swan Coastal Plain portion fo the System 1 region. Environmental Protection Authority, Perth.
- Gibson N., Keighery B., Keighery G., Burbidge A. and Lyons M. (1994) A Floristic Survey of the Southern Swan Coastal Plain. Western Australian Department of Conservation and Land Management and the Western Australian Conservation Council.
- Government of Western Australia (2014) 2014 Statewide Vegetation Statistics incorporating the CAR Reserve Analysis (Full Report). Current as of June 2014. 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.
- Parks and Wildlife (2015) 2015 South West Forest and Swan Coastal Plain Vegetation Complex Statistics: a report prepared for the Department of Environment Regulation. Current as of March 2015. Department of Parks and Wildlife, Perth, Western Australia.