



## CLEARING PERMIT

*Granted under section 51E of the Environmental Protection Act 1986*

### PERMIT DETAILS

Area Permit Number: 7814/1  
File Number: DER2017/001784  
Duration of Permit: From 20 January 2018 to 20 January 2020

### PERMIT HOLDER

David Norman Jones  
Peter Garner Jones  
Bronwyn Lea Jones

### LAND ON WHICH CLEARING IS TO BE DONE

Lot 200 on Deposited Plan 302082, High Wycombe

### AUTHORISED ACTIVITY

The Permit Holder shall not clear more than 1 hectare of native vegetation within the area hatched yellow on attached Plan 7814/1.

### CONDITIONS

#### 1. Dieback and weed control

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* and *dieback*:

- (a) clean earth-moving machinery of soil and vegetation prior to entering and leaving the area to be cleared;
- (b) ensure that no *dieback* or *weed*-affected soil, *mulch*, *fill* or other material is brought into the area to be cleared; and
- (c) restrict the movement of machines and other vehicles to the limits of the areas to be cleared.

### DEFINITIONS

The following meanings are given to terms used in this Permit:

*dieback* means the effect of *Phytophthora* species on *native vegetation*;

*fill* means material used to increase the ground level, or fill a hollow;

*mulch* means the use of organic matter, wood chips or rocks to slow the movement of water across the soil surface and to reduce evaporation;

*weed/s* mean any plant -

- (a) that is a declared pest under section 22 of the *Biosecurity and Agriculture Management Act 2007*; or
- (b) published in a Department of Biodiversity, Conservation and Attractions Regional Weed Rankings Summary, regardless of ranking; or
- (c) not indigenous to the area concerned.

Mathew Gannaway

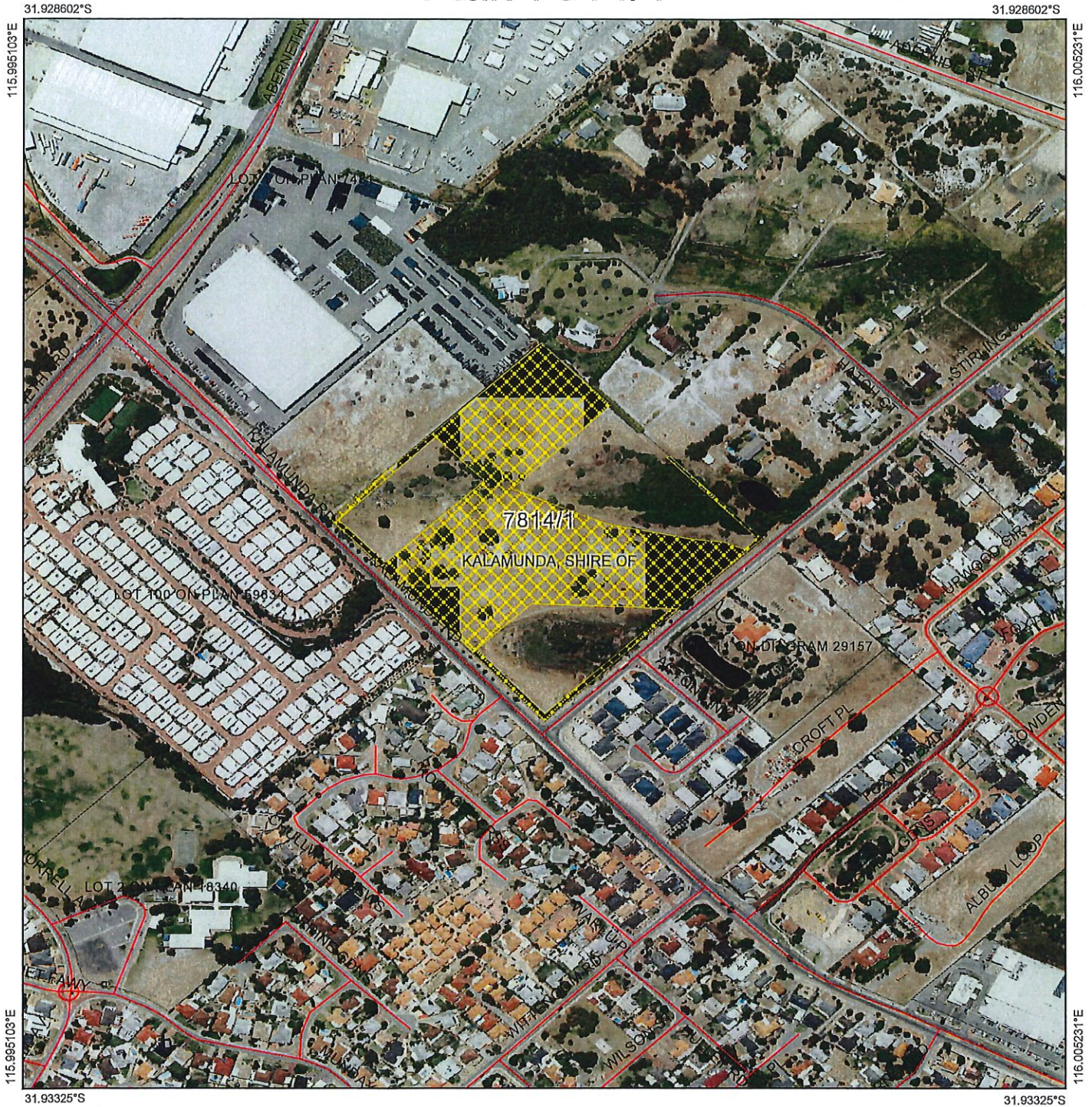
MANAGER

CLEARING REGULATION

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

19 December 2017

# Plan 7814/1




## Legend

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



1:5,073  
(Approximate when reproduced at A4)  
GDA 94 (Lat/Long)  
Geocentric Datum of Australia 1994

 Date 19/12/17  
**Matthew Gensbury**

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



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WESTERN AUSTRALIA  
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# Clearing Permit Decision Report

## 1. Application details

### 1.1. Permit application details

Permit application No.: 7814/1  
Permit type: Area Permit

### 1.2. Applicant details

Applicant's name: David Norman Jones  
Application received date: 13 October 2017

### 1.3. Property details

Property: Lot 200 on Deposited Plan 302082, High Wycombe  
Local Government Authority: Kalamunda, Shire of  
Localities: High Wycombe

### 1.4. Application

Clearing Area (ha)	No. Trees	Method of Clearing	Purpose category:
1		Mechanical Removal	Hardstand, fence line and fire break

### 1.5. Decision on application

Decision on Permit Application: Grant

Decision Date: 19 December 2017

Reasons for Decision: The clearing permit application has been assessed against the clearing principles, planning instruments and other matters in accordance with section 51O of the *Environmental Protection Act 1986* (EP Act). It has been concluded that the proposed clearing is at variance to principle (f), may be at variance to principle (i), and is not likely to be at variance to the remaining principles.

Clearing is proposed within a resource enhancement wetland. The Delegated Officer determined that given the relatively small, linear area (115 metres for a fence line) proposed to be cleared within this wetland it is unlikely to impact on the values of the wetland nor will it cause long term deterioration of surface water.

The Delegated Officer also took into consideration the approved drainage management plan in the decision to grant this permit.

Given the above, the Delegated Officer decided to grant a clearing permit subject to a weed management condition.

## 2. Site Information

**Clearing Description** The applicant proposes to clear one hectare of native vegetation within Lot 200 on Deposited Plan 302082, High Wycombe for the purpose of constructing a hardstand, fire break and fence line.

**Vegetation Description** The application area has been mapped as Hedde Southern River complex (Open Woodlands) which is described as 'Woodland to tall woodland of *Eucalyptus gomphocephala* (Tuart) with *Agonis flexuosa* in the second storey. Less consistently an open forest of *Eucalyptus gomphocephala* (Tuart) - *Eucalyptus marginata* (Jarrah) - *Corymbia calophylla* (Marri). South of Bunbury is characterized by *Eucalyptus rudis* (Flooded Gum)-*Melaleuca* species open forests' (Hedde et al. 1980).

The application area was inspected by Department of Water and Environmental Regulation (DWER) Officers on 16 November 2017 and was described as consisting primarily of *Pericalymma ellipticum* var. *ellipticum* over pasture grass (DWER, 2017). The majority of the application area is in a completely degraded (Keighery, 1994) condition.

The area proposed to be cleared for a fence line/fire break on the north eastern boundary (approximately 115 metres) contains vegetation in good (Keighery, 1994) condition.

**Vegetation Condition** Completely Degraded; No longer intact, completely/almost completely without native species (Keighery, 1994).

To

Good; Structure significantly altered by multiple disturbance; retains basic structure/ability to regenerate (Keighery, 1994).

### 3. Assessment of application against clearing principles

The applicant proposes to clear one hectare of native vegetation within Lot 200 on Deposited Plan 302082, High Wycombe for the purpose of constructing a hardstand, fire break and fence line.

The application area predominately consists of scattered *Pericalymma ellipticum* var. *ellipticum* over pasture grass and is in a completely degraded (Keighery, 1994) condition.

Given the condition of the majority of the application area it is unlikely to contain priority or rare flora, or a priority or threatened ecological community.

A couple of mature eucalyptus trees were observed within the application area, however none were observed to contain hollows (DWER, 2017). Given this and the condition of the application area it is unlikely to comprise of significant habitat for indigenous fauna.

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). In the Perth Metropolitan and Bunbury regions, the Environmental Protection Authority (EPA) has a modified objective to retain at least 10 per cent of the pre-clearing extent of vegetation complexes for defined constrained areas (intensely developed) (EPA 2015; EPA 2003; Government of Western Australia 2000). The application area is located within a constrained area given that it occurs within the Bush Forever Study Area Boundary. 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.

The majority of the application area is mapped as a multiple use wetland and the eastern corner of the property is mapped as a resource enhanced wetland. Multiple use category wetlands are wetlands with few important ecological attributes and functions remaining (Water and Rivers Commission, 2001). Resource enhanced category wetlands are considered priority wetlands which may have been partially modified but still retain substantial ecological attributes and functions (Water and Rivers Commission, 2001). The area proposed to be cleared within the resource enhanced wetland is for the purpose of a fence line and fire break and is approximately 115 metres in length. Given the relatively small, linear area proposed to be cleared in this wetland it is unlikely to impact upon the ecological attributes and functions of the wetland.

The majority of the application area consists of scattered trees and therefore, the proposed clearing is not likely to; cause appreciable land degradation, flooding, impact on groundwater quality or on the environmental values of any conservation areas.

The proposed clearing within the resource enhanced wetland may cause deterioration of surface water, however this impact will be short term and minor while the works take place.

Given the above, the proposed clearing is at variance to Principle (f), may be at variance to Principle (i) and is not likely to be at variance to the remaining Principles.

### Planning instruments and other relevant matters

On 1 September 2016 the Shire of Kalamunda refused to grant planning approval for the proposed hardstand and temporary storage. On 30 May 2017 the State Administrative Tribunal (SAT) granted planning approval subject to conditions (SAT, 2017).

In accordance with planning approval the applicant has developed a drainage management plan which has been approved by the Shire of Kalamunda.

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

The clearing permit application was advertised on the DWER website on 06 November 2017 with a 21 day submission period. No public submissions have been received in relation to this application.

### 4. References

- Commonwealth of Australia (2001) National Objectives and Targets for Biodiversity Conservation 2001-2005, Canberra.
- Department of Water and Environmental Regulation (DWER) (2017) Site Inspection Report for Clearing Permit Application CPS 7814/1. Site inspection undertaken 16 November 2017 (DWER Ref: A1573751).
- Environmental Protection Authority (EPA) (2003) Bulletin 1108 – Greater Bunbury Region Scheme, Report and recommendations of the Environmental Protection Authority, Environmental Protection Authority, Perth.
- Environmental Protection Authority (EPA) (2015) Perth and Peel @ 3.5 million - Environmental impacts, risks and remedies, Interim strategic advice of the Environmental Protection Authority to the Minister for Environment under section 16(e) of the *Environmental Protection Act 1986*. Office of the Environmental Protection Authority, Perth.
- Government of Western Australia (2000) Bush Forever Volume 2: Directory of Bush Forever Sites. Department of Environmental Protection, 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.
- State Administrative Tribunal (SAT) (2017) Review of a decision under the local planning scheme or region planning scheme. Decision made on 30 May 2017 (DWER Ref: A1559691).
- Water and Rivers Commission (2001) Position Statement: Wetlands, Water and Rivers Commission, Perth.