



CLEARING PERMIT

Granted under section 51E of the Environmental Protection Act 1986

Purpose Permit number:	CPS 7878/1
Permit Holder:	Western Australian Land Authority trading as Landcorp
Duration of Permit:	21 March 2018 – 21 March 2023

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 earthworks.

2. Land on which clearing is to be done

Lot 600 on Deposited Plan 57701, Stake Hill

3. Area of clearing

The Permit Holder must not clear more than 3.34 hectares of native vegetation within the area cross hatched yellow on attached Plan 7878/1.

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.

PART II – MANAGEMENT CONDITIONS

5. Avoid, minimise and reduce the impacts and extent of clearing

In determining the amount of native vegetation to be cleared authorised under this Permit, the Permit Holder must have regard to the following principles, set out in order of preference:

- avoid the clearing of native vegetation;
- minimise the amount of native vegetation to be cleared; and
- reduce the impact of clearing on any environmental value.

PART III – RECORD KEEPING AND REPORTING

6. Records must be kept

The Permit Holder must maintain the following records for activities done pursuant to this Permit:

- the location where the clearing occurred, recorded using a Global Positioning System (GPS) unit set to Geocentric Datum Australia 1994 (GDA94), expressing the geographical coordinates in Eastings and Northings or decimal degrees;
- the date that the area was cleared;
- the size of the area cleared (in hectares); and
- actions taken to avoid, minimise and reduce the impacts and extent of clearing in accordance with condition 5 of this Permit.

7. Reporting

The Permit Holder must provide to the *CEO* the records required under condition 6 of this Permit, when requested by the *CEO*.

DEFINITIONS

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

CEO: means the Chief Executive Officer of the Department responsible for the administration of the clearing provisions under the *Environmental Protection Act 1986*.



Emma Bramwell

A/ MANAGER

CLEARING REGULATION

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

19 February 2018

Plan 7878/1

6403715mN

6403715mN

386423mE

391506mE







386423mE

391506mE

6400751mN

6400751mN

Legend

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



1:10,000

(Approximate when reproduced at A4)

UTM Zone 50S

World Geodetic System 1984

E. Branwell
E. BRANWELL Date 19/02/18

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.: 7878/1
Permit type: Purpose Permit

1.2. Applicant details

Applicant's name: Western Australian Land Authority trading as Landcorp

1.3. Property details

Property: Lot 600 on Deposited Plan 57701, Stake Hill
Local Government Authority: Shire of Murray

1.4. Application

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

1.5. Decision on application

Decision on Permit Application: Granted
Decision Date: 19 February 2018

Reasons for Decision: The clearing permit application was received on 20 November 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* (EP Act). It has been concluded that the proposed clearing is at variance to clearing principle (f) and is not likely to be at variance to the remaining clearing principles.

The Delegated Officer noted that the proposed clearing will result in the loss of native vegetation from a wetland, however determined that the proposed clearing is unlikely to result in unacceptable impacts to the environmental values of the wetland. The Delegated Officer therefore decided to grant a clearing permit.

2. Site information

Clearing Description: The applicant proposes to clear up to 3.34 hectares of native vegetation for the purpose of earthworks for Stage 1 of the Peel Business Park industrial development.

Vegetation Description: The application area measures approximately 26.7 hectares and is mapped as Heddle vegetation complex Bassendean Central and South, which is described as woodland of *Eucalyptus marginata* (jarrah) - *Allocasuarina fraseriana* (sheoak) - *Banksia* species to low woodland of *Melaleuca* species, and sedgeland on the moister sites; this area includes the transition of *Eucalyptus marginata* to *Eucalyptus todtiana* (pricklybark) in the vicinity of Perth (Heddle et al., 1980).

A flora assessment commissioned by the applicant and undertaken over two seasons (survey dates of 30 September 2008, 1 October 2008 and 11 December 2008) recorded a total of 3.34 hectares of native vegetation within the application area comprising two vegetation types:

- Vegetation Type (VT) 1 – open forest to open woodland of *Eucalyptus rudis* subsp. *rudis* (flooded gum), *Melaleuca raphiophylla* (swamp paperbark) and *Melaleuca preissiana* (moonah) to 12 metres (m) with occasional *Banksia littoralis* (swamp banksia) over grassland / hermland / sedgeland to scattered grasses / herbs / sedges dominated by weed species (approximately 3.04 hectares of the application area); and
- VT2 – scattered trees of *Melaleuca raphiophylla* and *Melaleuca preissiana* to 12 m over pasture species with scattered patches of *Juncus pallidus* (pale rush) to 1.3 m (approximately 0.30 hectares of the application area) (RPS, 2017; Coffey Environments, 2009).

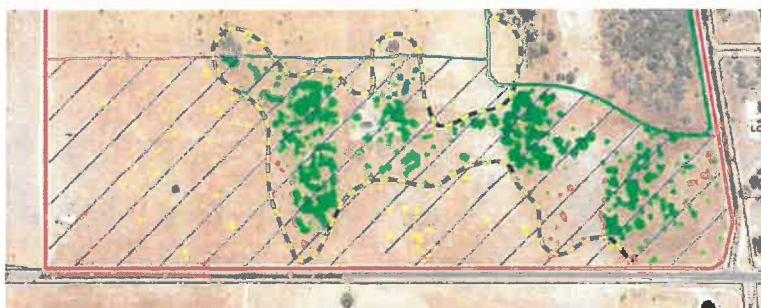


Figure 1. Vegetation types within the application area (RPS 2017). Application area = blue hatch; VT1 = green; VT2 = yellow; VT boundary = yellow and black dashed line.

Vegetation Condition:

The flora assessment identified the vegetation condition of each vegetation type as follows:

- VT1 – Degraded; and
- VT2 – Completely Degraded (Coffey Environments, 2009).

Vegetation condition ratings are based on the scale described by Keighery (1994) and are defined as follows:

- Completely Degraded: The structure of the vegetation is no longer intact and the area is completely or almost completely without native species.
- Degraded: Basic vegetation structure severely impacted by disturbance. Scope for regeneration but not to a state approaching good condition without intensive management.
- Good: Vegetation structure significantly altered by very obvious signs of multiple disturbance. Retains basic vegetation structure or ability to regenerate it.
- Very Good: Vegetation structure altered; obvious signs of disturbance.
- Excellent: Vegetation structure intact, disturbance affecting individual species and weeds are non-aggressive species.
- Pristine: Pristine or nearly so, no obvious signs of disturbance.

Soil/Landform Type:

The applicant's supporting information identified the main soil association within the application area as Bassendean Sands comprising very light grey, medium grained sand at the surface, with brown silty and slightly sandy clays of the Guildford Formation (RPS, 2017).

Comments:

The local area considered in the assessment of this application is defined as a 10 kilometre radius measured from the perimeter of the application area.

3. Assessment of application against clearing principles

The flora assessment did not record any rare or priority flora or threatened or priority ecological communities within the application area (Coffey Environments, 2009). The application area has historically been used for cattle grazing and is in a degraded to completely degraded condition (RPS, 2017). Given the results of the flora assessment and the condition of the vegetation under application, the application area is not likely to:

- comprise a high level of biological diversity;
- include, or be necessary for the continued existence of, rare flora; or
- comprise the whole or a part of, or be necessary for the maintenance of, a threatened ecological community.

The proposed clearing is not likely to be at variance to clearing principles (a), (c) and (d).

A reconnaissance fauna assessment commissioned by the applicant and undertaken on 28 November 2008 observed one threatened fauna species in the vicinity of the application area; forest red-tailed black cockatoo (*Calyptorhynchus banksii* subsp. *naso*). No breeding hollows for black cockatoos were recorded within the application area (Coffey Environments, 2009).

VT2 is unlikely to provide significant habitat for black cockatoo species due to the dominance of *Melaleuca* species which are not preferred foraging, roosting or nesting species. VT1 includes *Eucalyptus rudis* subsp. *rudis* and *Banksia littoralis*, which are known potential foraging, roosting or nesting habitat species for black cockatoos. Quadrat data from the flora assessment indicates the cover of these two species within VT1 ranges from 3 to 15 per cent compared to 30 to 50 percent for *Melaleuca* species (Coffey Environments, 2009). Given the absence of suitable breeding hollows and the dominance of *Melaleuca* species, VT1 is also unlikely to provide significant habitat for black cockatoo species.

The fauna assessment also observed a white bellied sea eagle nest and an osprey nest (Coffey Environments, 2009). The trees the nests were recorded in are located approximately 1.5 kilometres from the application area. No significant impacts to these habitat trees are expected given the separation distance.

The vegetation types recorded in the application area are unlikely to provide significant habitat for ground dwelling fauna given their open and degraded nature.

Given the above, the application area is not likely to comprise significant habitat for indigenous fauna, and the proposed clearing is not likely to be at variance to clearing principle (b).

The application area forms part of a large palusplain wetland mapped in the Geomorphic Wetlands of the Swan Coastal Plain dataset (Figure 2). This wetland extends over the majority of the southern Swan Coastal Plain. The vegetation within the application area is growing in a wetland and therefore the proposed clearing is at variance to clearing principle (f).



Figure 2. Geomorphic Wetlands of the Swan Coastal Plain mapping in the vicinity of the application area. Palusplain = fluorescent green. Application area = blue cross hatch.

Wetlands in the Geomorphic Wetlands of the Swan Coastal Plain dataset have been evaluated and assigned a management category (or spatially divided into multiple categories where relevant) based on their ecological values. There are three management categories:

- Conservation – wetlands which support a high level of attributes and functions;
- Resource Enhancement – wetlands which may have been partially modified but still support substantial ecological attributes and functions; and
- Multiple Use – wetlands with few remaining important attributes and functions (Department of Biodiversity, Conservation and Attractions, 2014).

The portion of the palusplain wetland that includes the application area is assigned a wetland management category of Multiple Use. A portion of the wetland assigned the category of Resource Enhancement is located approximately 30 metres away (Figure 3). The area between the two is sparsely vegetated. The application area does not form part of a continuous vegetated buffer for the Resource Enhancement portion of the wetland. Given this and the Multiple Use category of the application area, the proposed clearing is unlikely to result in unacceptable impacts to the environmental values of the wetland.



Figure 3. Wetland management categories in the vicinity of the application area. Resource Enhancement = red; Multiple Use = yellow.

The application area is mapped as Heddle vegetation complex Bassendean Central and South which retains approximately 27 per cent (approximately 23,500 hectares) of its pre-European extent (Government of Western Australia, 2018). It is considered that the mapped vegetation complex has been extensively cleared, however the application area is not likely to contain significant flora, ecological community, fauna or wetland values as outlined above. Given this, the application area is not likely to contain vegetation significant as a remnant in an extensively cleared area, and the proposed clearing is not likely to be at variance to clearing principle (e).

Four conservation areas are located within two kilometres of the application area. The closest is Crown Reserve 35283 located approximately 1.2 kilometres southwest. Crown Reserve 35283 is vested with the Conservation Commission of Western Australia and managed by the Department of Biodiversity, Conservation and Attractions for purposes including fauna and flora protection. Noting the degraded condition and scattered nature of the vegetation within the application area, the proposed clearing is considered unlikely to result in unacceptable impacts to the environmental values of, or to any potential ecological linkages with, nearby conservation areas. The proposed clearing is not likely to be at variance to clearing principle (h).

Consideration has been given to impacts relating to land degradation, surface water quality, groundwater quality, and flooding. Noting the degraded condition and scattered nature of the vegetation within the application area, the proposed clearing is not likely to be of a scale that would result in appreciable land degradation, water quality or flooding impacts. The proposed clearing is not likely to be at variance to clearing principles (g), (i) and (j).

The assessment has found that the proposed clearing is at variance to clearing principle (f) and is not likely to be at variance to the remaining clearing principles.

Planning instruments and other relevant matters.

The application was advertised on the Department of Water and Environmental Regulation's website on 14 December 2017 for a 21 day public submission period. No public submissions were received.

Comment was sought from the Shire of Murray regarding the proposed clearing. The Shire of Murray advised that it had no objection to the application (Shire of Murray, 2017).

4. References

- Coffey Environments (2009). Flora and Fauna Assessments, Lots 91, 92 and 604, Nambelup Industrial Study Area. Unpublished report prepared for Landcorp. 12 June 2009 (DWER Ref: A1571554).
- Department of Biodiversity, Conservation and Attractions (2014). Wetlands Mapping. 30 June 2014. Available from: <https://www.dpaw.wa.gov.au/management/wetlands/mapping-and-monitoring?showall=&start=7> (accessed 9 February 2018).
- 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.
- Government of Western Australia (2018). 2017 South West Vegetation Complex Statistics. Current as of October 2017. WA Department of Biodiversity, Conservation and Attractions, Perth, <https://catalogue.data.wa.gov.au/dataset/dbca>.
- Keighery, B.J. (1994). Bushland Plant Survey: A Guide to Plant Community Survey for the Community. Wildflower Society of WA (Inc). Nedlands, Western Australia.
- RPS (2017). Clearing Permit Application and Supporting Documentation. November 2017 (DWER Ref: A1571554).
- Shire of Murray (2017). Direct interest comment received in relation to CPS 7878/1. Received 21 December 2017 (DWER Ref: A1585088).