



CLEARING PERMIT

Granted under section 51E of the Environmental Protection Act 1986

PERMIT DETAILS

Area Permit Number: 7915/1
File Number: DER2017/002186
Duration of Permit: From 20 June 2018 to 20 June 2020

PERMIT HOLDER

Wattleup Road Property Developments Pty Ltd

LAND ON WHICH CLEARING IS TO BE DONE

Lot 108 on Deposited Plan 8384, Hammond Park

AUTHORISED ACTIVITY

The Permit Holder shall not clear more than 4.046 hectares of native vegetation within the area hatched yellow on attached Plan 7915/1.

CONDITIONS

1. 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:

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

2. 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;
- (c) restrict the movement of machines and other vehicles to the limits of the areas to be cleared;

3. Records must be kept

The Permit Holder must maintain the following records for activities done pursuant to this Permit, in relation to the clearing of native vegetation authorised under this Permit:

- (a) 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;
- (b) the date that the area was cleared;
- (c) the size of the area cleared (in hectares);
- (d) actions taken to avoid, minimise and reduce the impacts and extent of clearing in accordance with condition 1 of this Permit; and
- (e) actions taken to minimise the risk of the introduction and spread of *weeds* and *dieback* in accordance with condition 2 of this Permit.

4. Reporting

The Permit Holder must provide to the *CEO* the records required under condition 3 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 administering the *Environmental protection Act 1986*;

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

dry conditions means when soils (not dust) do not freely adhere to rubber tyres, tracks, vehicle chassis or wheel arches;

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;

soil disease status means soil types either infested, not infested, uninterpretable or not interpreted with a pathogen; and

weed/s means 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*

21 May 2018

Plan 7915/1

32.173195°S

32.173195°S

115.832138°E





115.840469°E



32.177304°S

32.177304°S

Legend

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

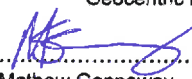


1:4,162

(Approximate when reproduced at A4)

GDA 94 (Lat/Long)

Geocentric Datum of Australia 1994

 Date 21/05/2018
Mathew Gannaway

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.: 7915/1
Permit type: Purpose Permit

1.2. Applicant details

Applicant's name: Wattleup Road Property Developments Pty Ltd
Application received date: 13 December 2017

1.3. Property details

Property: Lot 108 on Deposited Plan 8384, Hammond Park
Local Government Authority: City of Cockburn
Localities: Hammond Park

1.4. Application

Clearing Area (ha)	No. Trees	Method of Clearing	Purpose category:
4.046		Mechanical Removal	Stockpile/bulk earthworks

1.5. Decision on application

Decision on Permit Application: Grant
Decision Date: 21 May 2018
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 may be at variance to principle (d) and is not likely to be at variance to the remaining principles.

Through assessment the Delegated Officer determined that the proposed clearing may increase the risk of weeds and dieback spreading into adjacent remnant vegetation, impacting the occurrence of a Threatened Ecological Community. A weed and dieback management condition has been placed on the clearing permit to assist in mitigating this risk.

The Delegated Officer also took into consideration that development approval for Bulk earthworks has been approved by the City of Cockburn on the 10 April 2018.

The Delegated Officer decided to grant a clearing permit subject to conditions, and determined that the proposed clearing is not likely to lead to an unacceptable risk to the environment.

2. Site Information

Clearing Description The applicant has applied to clear 4.046 hectares of native vegetation within Lot 108 on Deposited Plan 8384, Hammond Park, for the purpose of bulk earthworks.

Vegetation Description The application area is mapped as Bassendean Complex-Central And\South described as woodland to low woodland and sedgelands (Government of Western Australia, 2018).

The majority of the application area (3.456 hectares) is devoid of native vegetation and consists of grassy weeds and planted tree species in a completely degraded (Keighery, 1994) condition.

A small area of native vegetation (0.55 hectares) occurs in the northern end of the application area and consists of low woodland of *Eucalyptus marginata* and *Allocasuarina fraseriana* trees over *Banksia attenuata* and *B. menziesii* over open native shrubland and occurs in a very good (Keighery, 1994) condition.

An area of scattered native trees over shrubs in a degraded (Keighery 1994) condition (0.04 hectares) also occurs in the north of the application area.

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

To

Very Good: Vegetation structure altered; obvious signs of disturbance (Keighery 1994)

Comment

The condition and description of the vegetation was determined through a spring flora and vegetation survey undertaken by Emerge Associates in 2016 (Emerge Associates, 2016).

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

3. Assessment of application against clearing principles

The majority of the application area (3.456 hectares) is devoid of native vegetation and consists of grassy weeds, planted tree species and buildings and waste associated with an edible sprout farm in a completely degraded (Keighery, 1994) condition. Approximately 0.55 hectares comprising of low woodland of *Eucalyptus marginata* and *Allocasuarina fraseriana* trees over *Banksia attenuata* and *B. menziesii* over open native shrubland in the northern portion of the application area is considered to be in a very good (Keighery, 1994) condition, attributed to undisturbed regrowth since historical clearing between 1965 and 1974 (Emerge Associates, 2017).

According to available databases, four rare orchid flora species have been recorded within the local area (10 kilometre radius). Three of these species can be found in *Banksia* woodland adjacent to winter wet swamps (Western Australian Herbarium, 1998). Wetland vegetation was not identified within the application area (Emerge Associates, 2016) and it is not considered that suitable habitat for these species to occur within the proposed clearing area. The remaining orchid species is found in *Banksia* woodland on grey or brown sands (Western Australian Herbarium, 1998-). It is considered for the application area to provide suitable habitat for this species. A spring flora survey undertaken during the flowering season did not identify any rare or priority flora species within the proposed clearing area (Emerge Associates, 2016). Therefore, it is not considered for the proposed clearing to impact habitat for rare or priority flora species.

There are six conservation significant fauna species recorded within the local area (10 kilometre radius) that may occur within the application area, namely Carnaby's cockatoo (*Calyptorhynchus latirostris*), the forest red-tailed black cockatoo (*C. banksii* subsp. *naso*), Rainbow bee-eater (*Merops ornatus*), Peregrine falcon (*Falco peregrinus*), Southern Brown Bandicoot (*Isodon obesulus* subsp. *fusciventer*) and the Perth lined Ierista (*Lerista lineata*) (Emerge Associates, 2017).

Carnaby's cockatoo is also listed as endangered and forest red-tailed black cockatoo listed as vulnerable under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) (herein referred to collectively as Black Cockatoos). Black Cockatoos breed in large hollow-bearing trees, generally within woodlands or forests or in isolated trees (Commonwealth of Australia, 2012). These species nest in hollows in live or dead trees of karri, marri, wandoo, tuart, salmon gum, jarrah, flooded gum, York gum, powder bark, bullich and blackbutt (Commonwealth of Australia, 2012). The application area does not provide any potential nesting habitat for these species (Emerge Associates, 2017).

Black Cockatoos have a preference for foraging habitat that includes jarrah and marri woodlands and forest heathland and woodland dominated by proteaceous plant species such as *Banksia* sp., *Hakea* sp. and *Grevillea* sp. (Commonwealth of Australia, 2012). No black cockatoos were observed during a fauna survey of the application area, however chewed *Banksia* cones which was attributed to Carnaby's black cockatoo were observed. The fauna survey did not find foraging evidence of the forest red-tailed black cockatoos (Emerge Associates, 2017). The application area contains 0.59 hectares of foraging habitat for black cockatoo species, however this habitat is not considered significant given that the application area is adjacent to Harry Waring Marsupial Reserve (1000 plus hectares) which contains suitable foraging habitat for black cockatoos species in similar or better condition.

The fauna survey identified little habitat for the Rainbow bee-eater and the Peregrine falcon within the application area (Emerge Associates, 2017). The proposed clearing is not likely to impact on significant habitat for these species.

The northern portion of the application area contains suitable habitat for the Southern Brown Bandicoot and the Perth lined Ierista, with Southern Brown Bandicoot foraging evidence observed during the fauna survey (Emerge Associates, 2017). As the application area occurs adjacent to the Harry Waring Marsupial Reserve, which contains suitable habitat for both species in similar or better condition, the proposed clearing is not likely have a significant impact upon the potential habitat of this species within the local area.

The northern portion of the application area that contains vegetation in a degraded to very good (Keighery, 1994) condition is mapped as the *Banksia Dominated Woodlands of the Swan Coastal Plain IBRA Region threatened ecological community (TEC)* which is federally listed as endangered under the EPBC Act. This portion of the application area is a part of a larger remnant of native vegetation that has been identified as containing an additional 1.57 hectares of this TEC in very good (Keighery, 1994) condition. Therefore, when viewed collectively the vegetation under application meets the diagnostic criteria for patch size and is therefore considered a part of a patch of this TEC. The flora and vegetation survey established that the vegetation comprising this TEC within the application area represents floristic community type (FCT) 28 which is listed as well reserved and at low risk (Emerge Associates, 2016). This FCT also occurs extensively within the neighbouring Harry Waring Marsupial Nature Reserve. Therefore, the clearing of 0.59 hectares of this TEC within the application area is not considered to significantly impact the occurrence or extent of the TEC. Weed and dieback management measures will reduce the impact to the surrounding occurrence of this TEC.

The application area is mapped as Heddle vegetation complex, Bassendean complex – central and south which retains 27.7 per cent of its pre-European extent within the Swan Coastal Plain bioregion. The local area (10 kilometre radius) surrounding the application is approximately 35 per cent vegetated and is not considered a highly cleared landscape. 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). The mapped Heddle complex associated with the area under application is below the 30 per cent threshold. However, the Environmental Protection Authority (EPA) recognises the Perth Metropolitan Region as a constrained area, which provides for the reduction of vegetation complexes to a minimum of 10 per cent of the pre-European extent (EPA, 2006). Therefore, it is not considered for the vegetation under application to represent a highly cleared vegetation community.

The application area occurs on the edge of the Perth Biodiversity Project (PBP) Regional Ecological Linkage number 50 that includes the adjacent conservation area, Harry Waring Marsupial Reserve (Bush Forever site 392) and other conservation areas in the local area (10 kilometre radius). Given the relatively small size of the proposed clearing, its location on the edge of this linkage and degraded condition of the majority of the application area, it is not considered for the proposed clearing to impact the effectiveness of this linkage or impact the environmental values of nearby conservation areas.

As no wetlands or watercourses are mapped within the application area and that there will be vegetation remaining adjacent to the application area, the proposed clearing is not likely to impact on riparian vegetation, contribute to or cause land degradation in the form of wind erosion, deteriorate the quality of ground water or surface water and is not likely to cause or exacerbate flooding.

The assessment of the application identified that the proposed clearing may be at variance to principle (d) and is not likely to be at variance to any of the remaining clearing principles.

Planning instruments and other relevant matters

Development approval for bulk earthworks has been granted by the City of Cockburn on the 10 April 2018.

The application area is zoned 'urban' under the Perth Metropolitan Regional Scheme.

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

In February 2017, Wattleup Road Property Developments Pty Ltd referred the proposal to the Department of the Environment and Energy to determine if the proposed clearing on the Banksia Dominated Woodlands of the Swan Coastal Plain IBRA Region TEC was a controlled action (ref. no. EPBC 2017/7890). On 29 March 2017, the proposal was considered to not be a controlled action (Emerge Consulting, 2017).

The clearing permit application was advertised on the DWER website on 06 February 2018 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.
- Commonwealth of Australia (2012). EPBC Act referral guidelines for three threatened black cockatoo species. Department of Sustainability, Environment, Water, Populations and Communities, Canberra.
- EPA (2006) Guidance for the Assessment of Environmental Factors - Level of Assessment for Proposals Affecting Natural Areas Within the System 6 Region and Swan Coastal Plain Portion of the System 1 Region. Guidance Statement No 10. Environmental Protection Authority, Western Australia.
- Government of Western Australia (2018). 2018 Statewide Vegetation Statistics incorporating the CAR Reserve Analysis (Full Report). Current as of October 2018. WA Department of Parks and Wildlife, Perth.
- Keighery, B.J. (1994) Bushland Plant Survey: A Guide to Plant Community Survey for the Community. Wildflower Society of WA (Inc). Nedlands, Western Australia.
- Emerge Associates (2016) Spring Flora and Vegetation Survey, Lot 107 and 108 Wattleup Rd, Hammond Park. Prepared for OpenCorp November 2016. DWER ref A1579391
- Emerge Associates (2017) Clearing application and supporting documentation for CPS 7915/1 – Wattleup Road Developments Pty Ltd – Lot 108 Wattleup Road, Hammond Park. DWER ref A1579391
- Western Australian Herbarium (1998-) FloraBase - The Western Australian Flora. Department of Parks and Wildlife. <http://florabase.dpaw.wa.gov.au/> (Accessed 2 May 2018).