



## CLEARING PERMIT

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

<b>Purpose Permit number:</b>	CPS 8102/1
<b>Permit Holder:</b>	Property Nominees Pty Ltd
<b>Duration of Permit:</b>	8 October 2018 – 8 October 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 hazard reduction and beautification.

**2. Land on which clearing is to be done**

Lot 81 on Deposited Plan 31381, Success

**3. Area of Clearing**

The Permit Holder must not clear more than 0.035 hectares of native vegetation within the area hatched yellow on attached Plan 8102/1.

**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.

**6. 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*:

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

### PART III - RECORD KEEPING AND REPORTING

#### **7. 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;
- (b) the date that the area was cleared; and
- (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 5 of this Permit; and
- (e) actions taken to manage the risk of the introduction and spread of *dieback* and *weeds* in accordance with condition 6 of this Permit.

#### **8. Reporting**

The Permit Holder must provide to the CEO the records required under condition 7 of this Permit, when requested by the CEO.

### **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* 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 species-led ecological impact and invasiveness ranking summary, regardless of ranking; or
- (c) not indigenous to the area concerned.



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Samara Rogers  
MANAGER  
NATIVE VEGETATION REGULATION

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

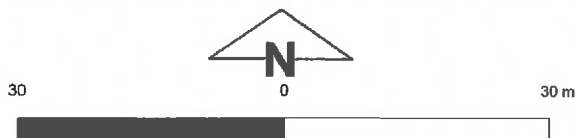
10 September 2018

# Plan 8102/1



## Legend

-  Areas approved to clear base layers
-  Cadastre
- Virtual Mosaic - WA Now



MGA 84  
Geocentric Datum of Australia 1994

.....Date.....

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



GOVERNMENT OF  
WESTERN AUSTRALIA



## 1. Application details

### 1.1. Permit application details

**Permit application No.:** CPS 8102/1  
**Permit type:** Purpose Permit

### 1.2. Applicant details

**Applicant's name:** Property Nominees Pty Ltd  
**Application received:** 26 February 2018

### 1.3. Property details

**Property:** LOT 81 ON PLAN 31381, SUCCESS  
**Local Government Authority:** COCKBURN, CITY OF  
**Localities:** SUCCESS

### 1.4. Application

Clearing Area (ha)	No. Trees	Method of Clearing	For the purpose of:
0.035	0	Mechanical Removal	Hazard reduction and beautification

### 1.5. Decision on application

**Decision on Permit Application:** Grant  
**Decision Date:** 10 September 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*, and it has been concluded that the proposed clearing is not likely to be at variance to any of the clearing principles.

The Delegated Officer took into consideration the advice provided by the City of Cockburn that the clearing is not supported. Noting that no planning approvals are required, the Delegated Officer determined that the proposed clearing of 0.035 hectares of native vegetation is not likely to have any significant environmental impacts.

Given the above, the Delegated Officer decided to grant a clearing permit subject to conditions.

## 2. Site Information

**Clearing Description:** The application is for the proposed clearing of 0.035 hectares of native vegetation Lot 81 on Deposited Plan 31381, Success for the purposes of fire hazard reduction and beautification.

The application area occurs adjacent to a road reserve to the north, a completely degraded access track to the South and a cleared sub-division to the west. The application area does not contain any large trees and the understory is dominated by introduced species (figure 1).

Noting the area applied to clear is 0.035 hectares, digital aerial imagery indicates that native vegetation is only present within a 0.015 hectare area.

**Vegetation Description:** The application area is mapped within Swan Coastal Plain Vegetation Complex, Bassendean Complex-Centraland/South (Government of Western Australia, 2018). However, given its degraded condition and lack of structure, the vegetation under application is not representative of this mapped vegetation complex.

**Vegetation Condition:** Completely Degraded: the structure of the vegetation is no longer intact and the area is completely or almost completely without native species (Keighery, 1994).

**Soil and Landform Type:** The application area is mapped as Bassendean B1 Phase (212Bs\_\_B1), which is described as extremely low to very low relief dunes, undulating sandplain and discrete sand rises with deep bleached grey sands sometimes with a pale yellow B horizon or a weak iron-organic hardpan at depths generally greater than 2 m; banksia dominant (Schoknecht et al., 2004).

**Comments:** The local area referred to in the assessment of this application is defined as a 10 kilometre radius measured from the perimeter of the application area.





Figure 1: Map of application area

### 3. Assessment of application against clearing principles planning instruments and other matters

As assessed within section 2, the application area contains 0.015 hectares of native vegetation, adjacent to significant disturbance, in a completely degraded (Keighery, 1994) condition. No large trees are present within the application area.

According to available databases, six rare flora species and 32 priority flora species have been recorded within the local area. Noting the completely degraded condition of the vegetation within the application area (Keighery, 1994) and the lack of native understorey, no conservation significant flora species are likely to occur within the application area. The application area is not likely to include, or be necessary for the continued existence of, rare flora.

The application area is within the mapped confirmed roosting area of Carnaby's cockatoo (*Calyptorhynchus latirostris*), listed as endangered under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act)*. No large, roosting trees are present within the application area. However, the presence of several *Banksia* trees within the application area indicate that the application area may contain foraging trees for black cockatoos. Noting the presence of better quality vegetation in adjacent areas and the condition of the vegetation within the application area, the application area is not likely comprise significant habitat for indigenous fauna, including species of conservation significance.

According to available databases, six threatened ecological communities (TEC) and three priority ecological communities (PEC) have been recorded in the local area. The 'Banksia Dominated Woodlands of the Swan Coastal Plain IBRA Region', listed as 'Priority 3(iii)' by the Department of Biodiversity, Conservation and Attractions (DBCA), and as an 'Endangered' TEC under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999*, occurs on the southern border of the application area. The Approved Conservation Advice for this TEC specifies a number of key diagnostic criteria for vegetation to be considered representative of this TEC (TSSC, 2016). Noting these criteria, the vegetation within the application area does not meet the minimum patch size or condition threshold to be classified as this TEC.

The other TECs and PEC occur more than 6 kilometres from the application area. Noting the species composition of these TECs and PEC, the type and condition of the vegetation within the application area, and the extent of the proposed clearing, the application area is not likely comprise these TECs or PEC, or be necessary for the maintenance of, a TEC or PEC.

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. Within constrained areas (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 (EPA, 2006). The Swan Coastal Plain Interim Biogeographic Regionalisation of Australia bioregion retains approximately 578,997 hectares (38 per cent) of its pre-European extent of native vegetation, and the mapped Hedde Vegetation Complex retains approximately 23,533 hectares (27 per cent) of its pre-European extent within the Swan Coastal Plain IBRA Bioregion (Government of Western Australia, 2018). On this basis, and that the application area is not likely to include flora or ecological communities of conservation significance or comprise significant habitat for indigenous fauna, the application area is not significant as a remnant of native vegetation in an area that has been extensively cleared.

According to available databases, no natural watercourses intersect the application area. The application area is approximately 200 metres southeast of an unnamed conservation category wetland. Noting the size of the application area and the type and condition of the vegetation, the proposed clearing is not likely to impact on vegetation growing in association with a wetland or watercourse.

According to available databases, the nearest conservation area is a DBCA managed conservation area located approximately 200 metres from the application area. Bushforever site 216 occurs 130 metres north of the application area. These conservation areas have linkages across the landscape with other remnant vegetation in the local area to the north, west and south, and is separated from the application area by scattered vegetation and cleared land. Noting the extent of the proposed clearing and the condition of the vegetation within the application area, the proposed clearing is not likely to impact on the environmental values of nearby conservation areas.

According to available databases, the application area has relatively flat topography, an average rainfall of 900 millimetres per annum, and groundwater salinity below 500 total dissolved solids (milligrams per litre). Noting this, the mapped soil type, the extent of the proposed clearing, and the condition of the vegetation within the application area, the proposed clearing is unlikely 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.

The application area is adjacent to remnant vegetation (Figure 1), and the proposed clearing is likely to increase the risk of introduction or spread of weeds and dieback into adjacent vegetation. Weed and dieback management will assist in managing this risk.

The assessment has found that the proposed clearing is not likely to be at variance to any of the clearing principles.

### Planning instruments and other relevant matters

The City of Cockburn (the City) advised that they do not consider that the removal of vegetation in this area will reduce the fire risk in any meaningful way given the bushland that remains on the adjacent lot, it will not make any difference to the BAL levels. The City also indicated that the bushfire mitigation measures, as outlined in the State Planning Policy 3.7 - Planning in Bushfire Prone Areas Guidelines, stipulate that fire mitigation measures are to be undertaken in the lots being developed not in adjacent land (City of Cockburn, 2018a). The City also advised that no planning approval is required to clear (City of Cockburn, 2018a).

The City also advised their advice does not change in light of the applicant indicating they wish to change the purpose of the clearing for hazard reduction and beautification. Clearing for beautification purposes is not supported by the City and the City commented that remaining native vegetation in this area will be used as habitat and a food source for local fauna in an area where considerable habitat has already been lost (City of Cockburn, 2018b). The City's concerns raised in relation to fauna and flora have been addressed under section 3.

The City further advised that an alternative to broad scale clearing would be to undertake some minor pruning which may help to improve the look of the area. This would negate the need to clear and revegetate (City of Cockburn, 2018b).

The application was advertised on the Department's website on 29 June 2018, inviting submissions from the public within a fourteen day period. No submissions were received in relation to this application.

No Aboriginal Sites of Significance are mapped within the application area.

### 4. References

- City of Cockburn (2018a) Advice from the City of Cockburn for CPS 8102/1 (DWER Ref: A1710783).
- City of Cockburn (2018b) Additional advice from the City of Cockburn for CPS 8102/1 (DWER Ref: A1712147).
- Commonwealth of Australia (2001) National Objectives and Targets for Biodiversity Conservation 2001-2005, Canberra.
- 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.
- Schoknecht, N., Tille, P. and Purdie, B. (2004) Soil-landscape mapping in South-Western Australia – Overview of Methodology and outputs' Resource Management Technical Report No. 280. Department of Agriculture.
- Threatened Species Scientific Committee (TSSC) (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>.

#### GIS Databases:

- Aboriginal Sites of Significance
- Bush Forever Sites
- Clearing Regulations - Environmentally Sensitive Areas
- Carnaby's cockatoo: breeding, roosting, feeding
- Department of Biodiversity Conservation and Attractions, Tenure
- Geomorphic Wetlands, Swan Coastal Plain
- Groundwater salinity, statewide
- Heddlow Vegetation
- Hydrology, linear
- Remnant vegetation
- SAC Biodatasets (accessed July 2018)
- Soils, statewide