



## CLEARING PERMIT

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

### PERMIT DETAILS

Area Permit Number: 8114/1  
File Number: DER2018/001009  
Duration of Permit: 12 January 2019 to 12 January 2021

### PERMIT HOLDER

Schaffer Corporation Ltd

### LAND ON WHICH CLEARING IS TO BE DONE

Lot 702 on Deposited Plan 408444, Jandakot

### AUTHORISED ACTIVITY

The Permit Holder shall not clear more than 0.28 hectares of native vegetation within the area cross hatched yellow on attached Plan 8114/1.

### 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. Records must be kept

The Permit Holder must maintain the following records 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); and
- (d) actions taken to avoid, minimise and reduce the impacts and extent of clearing in accordance with condition 1 of this Permit.

#### 3. Reporting

The Permit Holder must provide to the *CEO* the records required under condition 2 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*.



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Mathew Gannaway  
MANAGER  
NATIVE VEGETATION REGULATION

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

12 December 2018

# Plan 8114/1

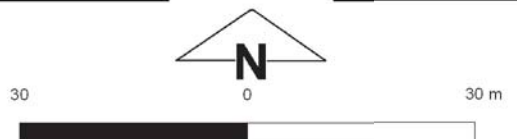


## Legend

-  Areas approved to clear base layers
-  Cadastre
-  Local Government Authorities
-  Roads

Image

  
Mathew Gannaway  
12/12/2018



MGA 94  
Geocentric Datum of Australia 1994

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.: 8114/1  
Permit type: Area Permit

### 1.2. Applicant details

Applicant's name: Schaffer Corporation Ltd  
Application received date: 26 June 2018

### 1.3. Property details

Property: Lot 702 on Deposited Plan 408444, Jandakot  
Local Government Authority: City of Cockburn  
Localities: Jandakot

### 1.4. Application

Clearing Area (ha)	No. Trees	Method of Clearing	Purpose category:
0.28		Mechanical Removal	Building or structure

### 1.5. Decision on application

Decision on Permit Application: Granted  
Decision Date: 12 December 2018  
Reasons for Decision: The clearing permit application was received on 26 June 2018 and 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 determined that the proposed clearing is not likely to be at variance to any of the clearing principles.

In determining to grant a clearing permit subject to conditions, the Delegated Officer found that the proposed clearing is unlikely to lead to an unacceptable risk to the environment.

## 2. Site Information

**Clearing Description** The applicant proposes to clear 0.28 hectares of native vegetation within the above mentioned property for the purpose of constructing three water tanks and an access track (Figure 1).

**Vegetation Description** The applicant commissioned PGV Environmental to undertake an Environmental Assessment of the application area which included a Level 1 Flora and Vegetation Survey and Level 1 Fauna survey which were conducted on 6 May 2016 and 6 February 2012 respectively (PGV Environmental, 2016a). The survey included a desktop assessment, site inspection, description of vegetation communities and condition, and a preliminary flora list (PGV Environmental, 2016a).

It was concluded that a further targeted flora survey was required to be conducted in September/ October during Spring in all areas of remnant vegetation due to the potential of conservation significant flora occurring in these areas. A Level 2 Flora, Vegetation and Wetland survey (the Assessment) was carried out on the 30 September 2016 (PGV Environmental, 2016b). The survey was part of a larger survey area including Lot 701 on Plan 408444 and Lot 703 on Plan 410341, Jandakot.

Both flora surveys identified one vegetation type within the application area described as:

**BaBm** *Banksia attenuata/Banksia menziesii* Low Woodland over *Hibbertia hypericoides/Eremaea pauciflora* Open Heath.

The *Banksia* trees were up to five metres in height and *Nutsia floribunda* and *Eucalyptus todtiana* occur occasionally in the over-storey. The understorey comprises of *Hibbertia hypericoides*, *Eremaea pauciflora*, *Beaufortia squarrosa*, *Stirlingia latifolia*, *Acacia pulchella*, *Conostephium pendulum*, *Hypocalymma robustum*, *Burchardia congesta*, *Lyginia barbata*, *Amphipogon turbinatus* and *Calytrix fraseri*.

The application area has also been broadly mapped as the following Swan Coastal Plain vegetation complex (Government of Western Australia, 2018):

### **Bassendean Complex-Central And\South :**

Vegetation ranges from 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* (Jarrah) to *Eucalyptus todtiana* (Pricklybark) in the vicinity of Perth.

#### **Vegetation Condition**

The Assessment identified the vegetation within the application area to be in an excellent (Keighery, 1994) condition which is described under the Keighery scale as: vegetation structure intact; disturbance affecting individual species; weeds are non-aggressive species (PGV Environmental, 2016b).

#### **Soil type and Landform**

One soil type has been mapped by the Department of Primary Industries and Regional development (DPIRD) described as:

**Bassendean B1 Phase:** 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.

The Assessment identified that the application area occurs on the top of a low rise and comprises of brown/grey sand (PGV Environmental, 2016b).

#### **Comments**

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

### **3. Assessment of application against clearing principles**

The application area comprises of a small, isolated triangular patch of remnant vegetation that previously formed part of a larger area of bushland that was previously cleared for road construction and adjacent firebreaks (PGV Environmental, 2016a). The 0.28 hectare fragment of native vegetation that remains is in an excellent (Keighery, 1994) condition, however is subject to adjoining land use disturbances including the Urban Stone Facility to the east, Pilatus Street Road reserve to the north and the encroachment of exotic weedy adjacent cleared areas for the old sand quarry (PGV Environmental, 2016a). The applicant proposes to clear the application area for the purpose of three water tanks and an access track.

A search of the Department of Biodiversity, Conservation and Attractions (DBCA) database, returned the records of twenty priority (P) flora species and four rare flora species that have been recorded within the local area (five kilometre radius). The Assessment undertaken by PGV Environmental was completed during Spring (on the 15 September 2016), which is considered to be the optimum flowering time for identifying conservation significant flora that may potentially occur within the application area. Field survey methods involved the sampling of five 10 metre by 10 metre quadrats that occurred over a larger survey area. A total of 106 native species and 21 introduced species were identified during the targeted flora survey. One of the five quadrats occurred within the application area, and recorded a total of 42 native species which included seven introduced species (PGV Environmental, 2016b).

With the exception of two of the priority flora species '*Amanita carneiphylloides*' and '*Amanita fibrilloides*' which are both P3 priority flora species, the remaining species recorded within the local area have a preference for wetland habitat environments which does not occur within the area under application (PGV Environmental, 2016b). Noting the small extent of the proposed clearing area, that P3 species are generally known from numerous locations and that the Assessment did not identify priority flora during the flora survey, it is not likely the proposed clearing will impact upon priority flora (PGV Environmental, 2016b).

Upon review of the DBCA rare flora database and based on the habitat preferences of the rare flora species recorded in the local area, one of the four rare flora species may occur within the application area. The Level 1 flora survey undertaken in May 2016 also confirmed that this rare flora species may be present within the application area due to the preferable habitat for this species being identified during the flora survey. Noting that this species can only be positively identified during the species optimal flowering time, a further targeted spring survey (The Assessment) was undertaken to detect whether this species or any other conservation significant flora may occur within the application area (PGV Environmental, 2016a). The Assessment did not identify the presence of any rare flora within the application area.

The Level 1 Fauna Survey conducted by PGV Environmental on the 6 February 2012 identified one fauna habitat type within the application area described as 'Banksia woodland' and described the habitat condition as being 'good quality fauna habitat' (PGV Environmental, 2016a). A likelihood of occurrence assessment for conservation significant fauna was conducted as part of the fauna survey prior to a field inspection being undertaken and identified that five fauna species of conservation significance have the potential to occur within the application area, including the Carnaby's cockatoo (*Calyptorhynchus latirostris*), forest red-tailed black cockatoo (*Calyptorhynchus banksii* subsp. *naso*), Southern brown bandicoot (*Isodon obesulus fusciventer*), Rainbow bee-eater (*Merops ornatus*) and Black-striped snake (*Neelaps calonotos*) (PGV Environmental, 2016a).

The Carnaby's cockatoo and forest red-tailed black cockatoo were recorded utilising the larger survey area (PGV Environmental, 2016a). Noting the 'Banksia woodland' habitat type identified within the application area as described in more detail under Section 2, the application area is likely to provide foraging habitat for the Carnaby's cockatoo as the site contains proteaceous species and some Eucalyptus species which are the preferred food source for this species (Commonwealth of Australia, 2012). Although the vegetation under application provides suitable foraging habitat for the Carnaby's cockatoo, it is not considered to represent significant habitat, given there are areas of remnant vegetation associated with Bush Forever sites 388, 389 and 390 to the east,

and Bush Forever sites 244, 254, 256 and 391 that all occur within three kilometres of the application area providing similar or better quality habitat. Noting the lack of Eucalyptus species within the application area which are the preferred food source for forest red-tailed black cockatoo, it is not likely the area under application will provide significant foraging habitat for this species (Commonwealth of Australia, 2012). The fauna survey did not observe any trees within the application area containing hollows suitable for nesting by black cockatoos (PGV Environmental, 2016a).

Although the application area may provide suitable habitat for the Southern brown bandicoot, Rainbow bee-eater and Black-striped snake, it is not likely the proposed clearing will significantly impact on the conservation status of this species, given the small extent of the proposed clearing and noting the presence of suitable habitat located in close proximity to the application area. Evidence of these species were not observed during the fauna survey (PGV Environmental, 2016a).

According to available databases, the majority of the application area is mapped within the 'Banksia Dominated Woodlands of the Swan Coastal Plain' threatened ecological community (TEC). The application area is considered to be representative of this TEC, however the patch size does not meet the minimum condition threshold for excellent (Keighery, 1994) condition. Given this, the proposed clearing is not considered to be necessary for the maintenance of this TEC nor is it considered to be a significant remnant.

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 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, 2008). The application area is identified in the Metropolitan Region Scheme and is therefore considered to be located within a constrained area.

The local area retains approximately 21.69 per cent (1,744.60 hectares) native vegetation cover. The mapped Bassendean Complex-Central And South vegetation complex retains approximately 26.9 per cent of its pre-European vegetation extent (Government of Western Australia, 2018). Noting the mapped vegetation association and local area retain above the 10 per cent threshold, the application area is not considered to represent a significant remnant in an extensively cleared area. In addition, although the vegetation under application is in an excellent (Keighery, 1994) condition, it is not representative of a TEC, nor does it provide significant habitat for conservation significant flora or fauna.

According to available databases, no watercourses or wetlands are mapped within the application area and no riparian vegetation was observed during the Assessment undertaken by PGV Environmental (PGV Environmental, 2016b). Given this, the proposed clearing is not likely to impact upon vegetation growing in association with a watercourse or wetland.

Noting the extent of the proposed clearing and that no hydrological features occur within the application area, it is not likely that the proposed clearing will cause or exacerbate land degradation or flooding, or impact upon water quality.

The closest conservation area is Bush Forever site No. 388 located approximately 300 metres north east of the application area. Noting the application area is an isolated remnant patch of native vegetation located adjacent to a road reserve to the north, cleared land to the south and the Urban Stone Facility to the east, it is not likely the proposed clearing will impact upon the environmental values of this reserve due to the distance and disconnection between the application area and this reserve. The proposed clearing may increase the risk of weeds and dieback spreading into adjacent remnant vegetation. Weed and dieback management measures will assist in mitigating this risk.

Given the above, the proposed clearing is not likely to be at variance to any of the clearing principles.

### **Planning instruments and other relevant matters**

The application area is located within a Priority 2 (P2) area and a portion of an associated Wellhead Protection Zone (WHPZ) within the Jandakot Water Pollution Control Area (DWER, 2018). DWER's water licencing section has advised that under the *Metropolitan Water Supply, Sewerage and Drainage Act 1909*, P2 source protection areas are defined to ensure there is no increased risk of pollution to the water source. Land uses within the Jandakot UWPCA are managed through the *Jandakot Land Use and Water Management Strategy* (WAPC, 1995), *Statement of Planning Policy 2.3: Jandakot Groundwater Protection* (WAPC, 2017) and *Water Quality Protection Note (WQPN) 25: Land Use Compatibility in Public Drinking Water Source Areas*. Water licencing advised that any new expansion activities applied through the development application process with the local government will be assessed under the provisions of SPP 2.3 and supporting land use capabilities described in the WQPN 25 outlined above.

The application area is located within the Jandakot Groundwater Area, which is a proclaimed groundwater area under the *Rights in Water and Irrigation Act 1914 (RIWI Act)*. Water licencing advised that the proponent currently holds a groundwater licence within Lot 701 and has an allocation of 2,500 kilolitres per annum for lawn and garden irrigation, and industrial processing purposes (DWER, 2018).

The City of Cockburn advised that they have no concerns with the proposed clearing, although would like to see bushland salvage through seed collection and translocation of native species and habitat logs undertaken if practical (City of Cockburn, 2018).

On 6 December 2018, the applicant was granted development approval by the City of Cockburn for the purpose of three water tanks and an access track (Schaffer Corporation Ltd, 2018).

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

The clearing permit application was advertised on the DWER website on 16 July 2018 with a 14 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.
- Department of Water and Environmental Regulation (DWER) (2018) Water Licencing advice received in relation to clearing permit CPS 8114/1, received 23 July 2018 (DWER Ref: A1720199).
- Government of Western Australia (2018) 2017 South West Vegetation Complex Statistics. Current as of December 2016. 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.
- PGV Environmental (2016a) Lots 101, 103 and 104 Jandakot Road, Jandakot. Environmental Assessment Report prepared for Schaffer Corporation. Perth, Western Australia (DWER Ref: A1698249).
- PGV Environmental (2016b) Lots 101, 103 and 104 Jandakot Road, Jandakot. Flora, Vegetation and Wetland Assessment prepared for Schaffer Corporation. Perth, Western Australia (DWER Ref: A1720244).
- Schaffer Corporation Ltd (2018) Supporting documentation (development approval) provided by the applicant for clearing permit application CPS 8114/1, received 6 December 2018 (DWER Ref: A1746690).

#### GIS Databases:

- Aboriginal Sites of Significance
- Department of Biodiversity, Conservation and Attractions, Tenure
- Pre-European vegetation complexes
- Remnant vegetation
- SAC bio datasets
- Soils, Statewide
- TPFL Data August 2018
- WAHerb Data August 2018
- WA TEC PEC Boundaries