



CLEARING PERMIT

Granted under section 51E of the Environmental Protection Act 1986

PERMIT DETAILS

Area Permit Number: 8194/1
File Number: DWERVT1431
Duration of Permit: From 27 March 2019 to 27 March 2021

PERMIT HOLDER

Armadale Road Pty Ltd

LAND ON WHICH CLEARING IS TO BE DONE

Lot 701 on Deposited Plan 413030, Treeby

AUTHORISED ACTIVITY

The Permit Holder shall not clear more than 7.0335 hectares of native vegetation within the area hatched yellow on attached Plan 8194/1.

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 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); 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* or delegated officer

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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Ryan Mincham
MANAGER
NATIVE VEGETATION REGULATION

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

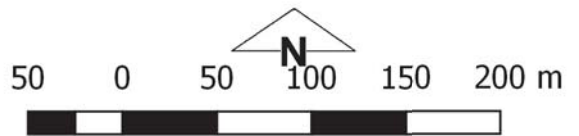
25 February 2019

Plan - 8194/1



Legend

-  CPS areas approved to clear
-  Local Government Authorities
-  Cadastre
-  Image



MGA 94
Geocentric Datum of Australia 1994

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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.: 8194/1
Permit type: Area Permit

1.2. Applicant details

Applicant's name: Armadale Pty Ltd

1.3. Property details

Property: Lot 701 on Deposited Plan 413030, Treeby
Local Government Authority: CITY OF ARMADALE
DWER Region: Swan
DBCAs District: Swan Coastal
Localities: Treeby

1.4. Application

Clearing Area (ha)	No. Trees	Method of Clearing	For the purpose of:
7.0335		Mechanical Removal	Future development and a site compound

1.5. Decision on application

Decision on Permit Application: Granted
Decision Date: 25 February 2019
Reasons for Decision: The clearing permit application was received on 15 October 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*. It has been concluded that the proposed clearing is not likely to be at variance to any of the clearing principles.

The Delegated Officer determined based on the historical activities (sand extraction) and the degraded to completely degraded (Keighery, 1994) condition (DWER, 2019) of the vegetation under application, that the proposed clearing is unlikely to have any significant environmental impacts.

2. Site Information

Clearing Description: The application is to clear up to clear 7.0335 hectares of native vegetation within Lot 701 on Deposited Plan 413030, Treeby, City of Cockburn for the purpose of future development and a site compound for Armadale Road works.

Vegetation and Site Description: The application area is mapped as Heddle vegetation complex: Bassendean Complex-Central and South, described as woodland to low woodland and sedgelands, vegetation ranges from woodland of *Eucalyptus marginata* (Jarrah) - *Allocasuarina fraseriana* (Sheoak) - *Banksia* species to low woodland of *Melaleuca* species, and sedgelands on the moister sites. This area includes the transition zone of *Eucalyptus marginata*.

The application area was completely cleared as of 1979 with the exception of a narrow strip of vegetation adjacent to Armadale Road (pgv Environmental, 2014). The narrow strip of vegetation was also eventually cleared as a result of sand mining that occurred on the property until it ceased 1995 (pgv Environmental, 2014). A site inspection undertaken by the officers of the Department of Water and Environmental Regulation (DWER) identified the following species, *Eucalyptus gomphocephala* (Tuart*), *Eucalyptus camaldulensis* (River Red Gum*), *Eucalyptus lehmannii* (Bushy Yate*), *Corymbia maculata* (Spotted Gum**), *Melaleuca nesophila* (Honey Myrtle*), *Adenanthos cygnorum* (Woolly Bush), *Leptospermum laevigatum* (Victorian Tea Tree**), *Kunzea glabrescens* (Spearwood), *Scholtzia involucrate* (Spiked Scholtzia) and *Jacksonia sp* (DWER, 2019). The application area also had a large amount of weed species present as indicated within Photo 1, with the dominant plant species observed being Victorian Tea Tree as indicated within Photo 2 (DWER, 2019).

*Planted
** Non-native and Planted

Vegetation Condition: Degraded; Basic vegetation structure severely impacted by disturbance. Scope for regeneration but not to a state approaching good condition without intensive management (Keighery, 1994).
To Completely Degraded; No longer intact, completely/almost completely without native species (Keighery, 1994).

The structure and condition of the vegetation under application was determined by supporting information provided with the application and a site inspection undertaken by DWER officers (DWER, 2019).

- Soil and Landform Type:** The application area is mapped within land subsystem:
- Bassendean B1 Phase Subsystem (Map Unit 212Bs_B1), 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 metres; *Banksia* dominant (Schoknecht et al., 2004).

Comment: The local area referred to in the below assessment is defined as the area within a 10 kilometre radius of the application area.

Figure 1: Images of the application area



Figure 2: Photographs of vegetation within the application area



Photo 1: Photos taken in the southern central part of the application area looking north-west.



Photo 2: Photo taken near the eastern border of the application area looking west. Whilst there are some native species present, the majority of the vegetation in this picture consists of *Leptospermum laevigatum* (Victorian Tea Tree)

3. Assessment of application against clearing principles

The application is to clear 7.0335 hectares of native vegetation within Lot 701 on Deposited Plan 413030, Treeby, City of Cockburn for the purpose of future development and a site compound for the Armadale Road works.

According to available databases from the Department of Biodiversity Conservation and Attractions (DBCA), 37 priority flora species and nine threatened flora species have been recorded within the local area. Of these, priority flora species *Cyathochaeta teretifolia* (P3) and threatened flora species *Caladenia huegelii* have been recorded from the same soil and vegetation types as found within the application area.

Cyathochaeta teretifolia is a hizomatous, clumped, robust perennial, grass-like or herb (sedge), to two metres high, to one metre wide. Its flowers are brown and it is associated with grey sand, sandy clay, swamps and creek edges (Western Australian Herbarium, 1998-).

Caladenia huegelii is a tuberous, perennial, herb, 0.25-0.6 metres high, flowers are green, cream and red, with flowering times generally being between September to October. It is associated with grey or brown sand, clay loam (Western Australian Herbarium, 1998-).

The site inspection identified the soil type within the application area to be grey sands (DWER, 2019). This type of soil is likely to be suitable for the both *Cyathochaeta teretifolia* (P3) and threatened flora species *Caladenia huegelii*. However, noting the historical disturbance to the area (previously cleared), a large percentage of the application area consists of non-native species and that the condition (DWER, 2019) of the vegetation is described as degraded to completely degraded (Keighery, 1994), it is unlikely the application area would provide suitable habitat for the abovementioned flora species or other known priority and threatened flora within the local area.

According to available databases, 16 threatened species, as listed under the *Biodiversity Conservation Act 2016*, 29 species protected under international agreement and one species classified as other specially protected fauna, have been recorded within the local area (DBCA, 2007-). The site inspection noted that a large amount of the vegetation under application to be non-native or planted, with the vegetation condition in a degraded to completely degraded (Keighery, 1994) condition (DWER, 2019). While a small stand of 10 planted *Banksia menziesii* trees was previously identified towards the north-west corner of the site, no evidence of foraging by Black Cockatoos was observed (pgv Environmental, 2014). Based upon the condition and structure of the vegetation present within the application area, it is unlikely to provide significant habitat for conservation significant fauna.

According to available databases, several occurrences of the ecological community 'Banksia Woodlands of the Swan Coastal Plain' occurs within the local area, and have also been mapped as occurring within the application area. This ecological community is listed as Priority 3 by DBCA and as a Threatened Ecological Community (TEC) under the *Environment Protection and Biodiversity Conservation Act 1999*. A previous inspection of the site was commissioned by the applicant which determined that the vegetation within the application area was not representative of a TEC (pgv Environmental, 2014).

The Approved Conservation Advice for the TEC specifies a number of criteria for vegetation to be considered representative of this TEC (Threatened Species Scientific Committee, 2016). Based on the supporting information provided by the applicant, and noting the condition of the vegetation and flora species identified within the application area (DWER, 2019), it is determined that these criteria have not been met and the vegetation is not representative of the 'Banksia Woodlands of the Swan Coastal Plain' TEC. As such, the application area is not likely to comprise the whole or part of, or be necessary for the maintenance of a TEC.

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). 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, 2008). The remaining extents of native vegetation within the bioregion and mapped vegetation complex are above the 10 per cent threshold (Government of Western Australia, 2018). Aerial imagery indicates that the local area retains approximately 25 per cent native vegetation cover. Noting this, the application does not occur in an extensively cleared landscape.

According to available databases, no watercourses and wetlands occur with the application area. Noting this, and that the pgv Environmental, (2014) vegetation assessment and DWER (2019) site inspection did not identify any wetland vegetation or watercourse within the application area, the proposed clearing will not impact on vegetation growing in, or in association with, an environment associated with a watercourse or wetland.

According to available databases, there are a number of conservation areas (predominately Bush Forever Sites) within the local area. None of these conservation areas are directly adjacent to the application area, and are separated from the application area by other areas of remnant vegetation, housing development and roads. Noting this, the proposed clearing is not likely to impact on the environmental values of these conservation areas.

Noting the condition of the vegetation under application, that there are no watercourses within the applied area and that the area has been subject to historical clearing, the proposed clearing is not likely to result in appreciable land degradation or deterioration in the quality of surface or underground water, and is not likely to cause or exacerbate the incidence or intensity of flooding.

The proposed clearing is not likely to be at variance to the clearing Principles.

Planning instruments and other relevant matters.

The subject property is located within the *Jandakot Airport Groundwater Area*, however also borders the *Jandakot South Lake Groundwater Area*. The former groundwater area is fully allocated, with some availability within the *Jandakot South Lake Groundwater Area* (DWER, 2018).

There is an existing bore within the drilled for the purpose Armadale Road duplication project located in the road reserve generally adjacent to the site. Though there is not yet an allocation for this drawpoint, it is located within the *Jandakot South Lake Groundwater Area*, which does have water available. In summary, the RIWI Act is not considered an impediment to this project (DWER, 2018).

The application was advertised on the Department of Water and Environmental Regulation's website on 15 October 2018 for a 21 day submission period. One submission was received during this period. The submission raised concerns in relation to the following;

- The remnant vegetation on site has not been assessed for its conservation values;
- The vegetation may be a representation of a threatened ecological community; and
- The vegetation may support threatened flora and fauna.

The concerns raised in the submission have been considered and are addressed in the above assessment report.

During the assessment, the property under application had an amendment to the land details. In light of this, the application was re-advertised on 15 February 2019 for an additional 7 day submission period to reflect the new land details. No submissions were received during this period.

A large part of the application area was approved under a previous Clearing Permit CPS 6163/1. The permit expired before the clearing was undertaken.

No registered Aboriginal Sites of Significance occur within the application area.

4. References

- Commonwealth of Australia (2001) National Objectives and Targets for Biodiversity Conservation 2001-2005, Canberra.
- Department of Biodiversity Conservation and Attractions (DBCA) (2007-) NatureMap: Mapping Western Australia's Biodiversity. Department of Parks and Wildlife. URL: <http://naturemap.dpaw.wa.gov.au/>. Accessed December 2018.
- Department of Water and Environmental Regulation (2019) Native Vegetation Regulation. Site Inspection Report for Clearing Permit Application CPS 8194/1 - Armadale Pty Ltd (DWER Ref:A1761947).
- Department of Water and Environmental Regulation (2018) Land Use Planning. *Rights in Water and Irrigation Act 1914* advice received in relation to Clearing Permit Application CPS 8194/1 (DWER Ref:A1746527)
- Government of Western Australia (2018). 2018 Statewide Vegetation Statistics incorporating the CAR Reserve Analysis (Full Report). Current as of November 2017. WA Department of Parks and Wildlife, 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.
- pgv Environmental (2014). Lot 1 Armadale Road, Banjoo – Vegetation Assessment – Supporting information for Clearing Permit Application CPS 8194/1 (DWER Ref:A1761951).
- 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 (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..
- Western Australian Herbarium (1998-) FloraBase - The Western Australian Flora. Department of Parks and Wildlife. <http://florabase.dpaw.wa.gov.au/> (Accessed January 2019).

GIS Databases:

Aboriginal Sites of Significance
DBCA Estate
Groundwater salinity
Hydrography, Linear
Hydrography, Hierarchy
Remnant Vegetation
SAC bio datasets (accessed January 2019)
Soils, Statewide
Topographic contours