Department of Environment
Government of Western Australia

Clearing Permit Decision Report

1. Application details

1.1. Permit application details

Permit application No.: 822/1
Permit type: Area Permit

1.2. Proponent details

Proponent's name: **WA Sporting Car Club Inc**

1.3. Property details

Property: LOT 12748 ON PLAN 136619
Local Government Area: City Of Wanneroo
Colloquial name: WA Sporting Car Club

1.4. Application

Clearing Area (ha)	No. Trees	Method of Clearing	For the purpose of:
0.15		Mechanical Removal	Fence Line Maintenance

2. Site Information

2.1. Existing environment and information

2.1.1. Description of the native vegetation under application

Vegetation Description	Clearing Description	Vegetation Condition	Comment
Beard vegetation association 6: medium woodland of tuart (Eucalyptus gomphocephala) and jarrah (E. marginata) (Hopkins et al. 2001. Shepherd et al. 2001). Heddle vegetation complexes: Cottesloe Complex - Central and South: Mosaic of woodland of E. gomphocephala and open forest of E. gomphocephala - E. marginata - E. calophylla; closed heath on Limestone outcrops. Karrakatta Complex-Central: Predominantly open forest of E. gomphocephala - E. marginata - E. calophylla and woodland of E. marginata - Banksia species. (Heddle et al. 1980, Government of Western Australia 2000).	Vegetation under application consists of a 0.15ha narrow strip of remnant vegetation on the north eastern side of the property. The subject area fringes an existing road and borders a Bush Forever site. A site visit for a previous clearing permit assessment (CPS 161 - 17/02/05) on the same property located 170m due south from the area under application described the native vegetation as being generally in a healthy condition with no obvious signs of disease or water stress.	Good: Structure significantly altered by multiple disturbance; retains basic structure/ability to regenerate (Keighery 1994)	The application cites the reason for clearing is to build a cyclone fence to restrict access to Bush Forever sites on both sides of the fenceline. The condition of the vegetation under application was derived from aerial photography (Swan Coastal Plain North 40cm Orthomosaic - DLI 05) and a site visit to inspect a previous clearing application by the same proponent on the same land parcel. (CPS 161).

3. Assessment of application against clearing principles

(a) Native vegetation should not be cleared if it comprises a high level of biological diversity.

Comments

Proposal is not likely to be at variance to this Principle

The area under application consists of a narrow strip of vegetation adjacent to a minor road in between two Bush Forever sites. The condition of the vegetation in this strip has been subject to disturbance from trail bikes, with subsequent weed invasion. It is therefore unlikely that this narrow band of vegetation would be of higher biodiversity value than the surrounding Bush Forever sites, which are currently not fenced and open to disturbance from trail bike movement. As such, it is considered unlikely that the clearing as proposed would be at variance to this Principle.

Methodology

Site visit 17/02/05 (for assessment of CPS 161/1)
GIS Databases:
- Bush Forever - MFP 07/01

(b) Native vegetation should not be cleared if it comprises the whole or a part of, or is necessary for the maintenance of, a significant habitat for fauna indigenous to Western Australia.

Comments

Proposal is not likely to be at variance to this Principle

A CALM report was provided in the assessment of an earlier application within the same property as the area under application. The report advised that Carnaby's Black Cockatoo and the Graceful Sun Moth are two Specially Protected species that are known to occur in a 10km radius. A number of Priority Fauna are also found within a 10km radius including 2 species of native bee, Western Brush Wallaby and Quenda (CALM 2005).

Pending clearing approval, a fence will be constructed to restrict access to the Bush Forever areas that are adjacent to the proposed area. Although this may restrict access for fauna between the Bush Forever sites, it is considered the fence would have value in helping to protect habitat for indigenous fauna from degradation from trail bikes and other degrading factors.

Given the small, linear area under application, it is considered that the proposal is unlikely to be at variance with this principle.

Methodology

CALM (2005) (Trim Reference EI729)
Site visit 17/02/05 (Trim reference ED 445)

(c) Native vegetation should not be cleared if it includes, or is necessary for the continued existence of, rare flora.

Comments

Proposal is not likely to be at variance to this Principle

A CALM (2005) report provided for the assessment of a previous (granted) application to clear native vegetation on the same property (CPS 161) advised that five populations of the Declared Rare Flora (DRF) Eucalyptus argutifolia have been found within a 10km radius. A number of priority species are also found within a 10km radius including Acacia benthamii, Rhodanthe pyrethrum, Stylidium longitubum, Stachysternon axillaris, Jacksonia sericea and Anthotium junciforme (CALM 2005).

The purpose given in the application for clearing the native vegetation is for fenceline construction to restrict access into the Bush Forever sites by trailbikes. The vegetation under application consists of a narrow band adjacent to a road reserve and would therefore have been subject to edge effects including possible weed invasion. Given the small, linear nature of the area under application, it is considered unlikely that the clearing as proposed would have a significant impact on flora species of conservation significance.

Methodology

CALM (2005) (Trim Reference EI729)
GIS Databases:
- Declared Rare and Priority Flora List - CALM 13/08/03

(d) Native vegetation should not be cleared if it comprises the whole or a part of, or is necessary for the maintenance of a threatened ecological community.

Comments

Proposal is not likely to be at variance to this Principle

A CALM (2005) report provided for the assessment of a previous (granted) application to clear native vegetation on the same property (CPS 161) advised that the significant ecological community Limestone Ridges (SCP 26a) is known to occur within a 10km radius of the area under application. Aerial imagery suggests that the area under application is in a degraded state as it is close to a minor road where weed invasion has occurred (confirmed on site visit 17/02/05). In addition, the area under application is of a different landform to that of the significant ecological community.

It would therefore be unlikely that this ecological community is present within the area proposed to be cleared.

Methodology

CALM (2005) (Trim reference EI 729)
GIS Databases:
- Threatened Ecological Communities - CALM 15/7/03
- Heddle Vegetation Complexes - DEP 21/06/95

(e) Native vegetation should not be cleared if it is significant as a remnant of native vegetation in an area that has been extensively cleared.

Comments

Proposal is not likely to be at variance to this Principle

The vegetation under application is a component of Beard vegetation association 6 (Shepherd et al 2001, Hopkins et al 2001), and Heddle vegetation complexes Cottesloe Complex Central and South and Karrakatta Complex Central (Heddle et al 1980). The Beard vegetation association has 18,398ha (23.3%) remaining of its Pre-European extent (Shepherd et al 2001, Hopkins et al 2001). The Heddle complex Cottesloe Complex Central and South has approximately 18,474ha (41%) remaining and the Karrakatta complex has approximately 14,729ha (30%) remaining (Heddle et al 1980).

The State Government is committed to the National Objectives and Targets for Biodiversity Conservation which outlines a target that prevents clearance of ecological communities with an extent below 30% of that present pre-European settlement (Department of Natural Resources and Environment 2002, EPA 2000). The Beard vegetation association representation within the area under application is below this 30% minimum (Shepherd et al 2001, Hopkins et al 2001) while the Heddle vegetation types are above the target threshold (Heddle et al 1980).

The area subject to the proposal is covered by flora studies conducted by Beard and Heddle. Beard's study is significantly broader than Heddle's which is primarily confined to the Swan Coastal Plain. In this instance, for the same area of native vegetation, they provide a disparity in pre-European vegetation representation (23.3% for Beard and 41.0% for Heddle). If the more comprehensive Heddle Vegetation Complexes were used to the exclusion of Beard's Vegetation Associations in this instance, the proposal would not be at variance to this Principle.

In addition, the area under application is a long, narrow strip (0.15 ha) of vegetation subject to disturbance and is proposed to be cleared to allow for the construction of a fenceline that will restrict access into the adjacent Bushforever site. Therefore it is considered that the clearing as proposed is not at variance with this principle. Further, preventing access to the Bush Forever site will help to preserve the quality of the remaining bushland.

Methodology
Heddle et al (1980)
Shepherd et al. (2001)
Hopkins et al. (2001)
Department of Natural Resources and Environment (2002)
EPA (2000)

(f) Native vegetation should not be cleared if it is growing in, or in association with, an environment associated with a watercourse or wetland.

Comments

Proposal is not likely to be at variance to this Principle

There are no watercourses or wetlands located within the area under application or within the remaining areas of the property. In the assessment for a permit granted to clear native vegetation on the same property (CPS 161) DAWA (2004) indicated that there is minor potential of eutrophication of Lake Pinjar located approximately 5km away. However due to the distance from Lake Pinjar and the small size of the area (0.15ha) to be cleared, it is unlikely that the proposed clearing will have an affect on this wetland.

Methodology
DAWA (2004) (Trim reference: EI299)
GIS Databases:
- EPP, Lakes - DEP 28/07/03
- ANCA Wetlands - CALM 08/01

(g) Native vegetation should not be cleared if the clearing of the vegetation is likely to cause appreciable land degradation.

Comments

Proposal is not likely to be at variance to this Principle

The assessment for a permit granted to clear native vegetation on the same property (CPS 161) indicated there was the potential for wind erosion and minor potential for water erosion and eutrophication to occur as a result of that proposed clearing (DAWA 2004). However, given the small size of the area under application (0.15ha) it is unlikely that the proposed clearing would cause appreciable land degradation on or off site. There is also no known risk of shallow or deeper Acid Sulphate Soils or Potential Acid Sulphate Soils in the local area.

Methodology
DAWA (2004) (Trim reference: EI299)
GIS databases:
- Acid Sulphate Soil risk map, SCP - DOE 01/02/04

(h) Native vegetation should not be cleared if the clearing of the vegetation is likely to have an impact on the environmental values of any adjacent or nearby conservation area.

Comments

Proposal is not likely to be at variance to this Principle

There are two Bush Forever sites adjacent to and on the same property as the area under application. The reason for clearing is to construct a fence that will restrict access into the Bushforever site located immediately south of the area under application. The Bush Forever Office has approved the construction of the fence and fenceline maintenance providing that it meets the planning requirements of the City of Wanneroo. In addition Bush Forever advised that there should be no dumping of material in the Bush Forever site and that any clearing that affects the Bush Forever site should be noted and reported to the Department of Planning and Infrastructure and/or the City of Wanneroo. The erection of a boundary fence, as is the purpose of the proposed clearing, does not require planning approval from the City of Wanneroo.

Bordering the northern boundary of the property is the Gnangara-Moore River State Forest.

Given the approval of the Bush Forever office and the small size of the area under application (0.15ha), it is

considered that there is a low probability that the clearing as proposed would have a significant impact on these conservation areas.

Methodology Submission from Bush Forever (Trim reference: EI3188)
Submission from City of Wanneroo (Trim Reference: EI4033)
GIS databases:
- CALM Managed Lands and Waters - CALM 01/08/04
- Bushforever - MFP 07/01

(i) Native vegetation should not be cleared if the clearing of the vegetation is likely to cause deterioration in the quality of surface or underground water.

Comments

Proposal is not likely to be at variance to this Principle

In the assessment for a permit to clear native vegetation on the same property (CPS 161) it was noted that there was minor potential for eutrophication of Lake Pinjar located to the east of the cleared area (DAWA 2004). However, given the small size (0.15ha) and the distance to the nearest surface water body (5km), it is considered that the clearing as proposed would not have a significant impact on surface water quality.

The area under application in this instance is located within a groundwater resource area. However, given the small size (0.15ha) and linear nature of the area proposed to be cleared, it is unlikely that clearing would cause deterioration in the quality of underground water.

Methodology DAWA 2004 (Trim reference: EI299)
GIS databases:
- Public Drinking Water Source Areas (PDWSAs) - DOE 4/11/04
- Groundwater Resources

(j) Native vegetation should not be cleared if clearing the vegetation is likely to cause, or exacerbate, the incidence or intensity of flooding.

Comments

Proposal is not likely to be at variance to this Principle

Flooding impacts are unlikely to occur as a result of the proposed clearing due to its small size (0.15ha), linear nature and location. The area proposed to be cleared is approximately 5km from Lake Pinjar and has an elevation of 70-80m. Therefore it is considered that the proposed clearing will have a negligible effect on the peak flood height or duration.

Methodology GIS databases:
- Topographic Contours, Statewide - DOLA 12/09/02

Planning instrument, Native Title, Previous EPA decision or other matter.

Comments

There is no other RIWI Act Licence, Works Approval or EP Act Licence that will affect the area that has been applied to clear.

The construction of the boundary fenceline, the intended purpose of the proposed clearing, does not require planning approval from the City of Wanneroo.

Methodology Submission from the City of Wanneroo (Trim reference: EI4033)

4. Assessor's recommendations

Purpose	Method	Applied area (ha)/ trees	Decision	Comment / recommendation
Fence Line Maintenance	Mechanical Removal	0.15	**Grant**	The application has been assessed and the clearing as proposed is not likely to be at variance to the clearing principles. The assessing officer therefore recommends that a permit be granted and advises the proponent to ensure that the vegetation that is cleared be removed from the site and not dumped within the adjacent Bush Forever site.

5. References

CALM (2005) Land clearing proposal advice. Advice to A/Director General, Department of Environment (DoE). Department of Conservation and Land Management, Western Australia. DoE TRIM EI729.

DAWA (2004) Land degradation assessment report. Office of the Commissioner of Soil and Land Conservation, Department of Agriculture Western Australia. DoE TRIM reference EI299.

Department of Natural Resources and Environment (2002) Biodiversity Action Planning. Action planning for native biodiversity at multiple scales ; catchment bioregional, landscape, local. Department of Natural Resources and Environment, Victoria.

EPA (2000) Environmental protection of native vegetation in Western Australia. Clearing of native vegetation, with particular

reference to the agricultural area. Position Statement No. 2. December 2000. Environmental Protection Authority.
Government of Western Australia (2000) Bush Forever Volumes 1 and 2. Western Australian Planning Commission, Perth WA.
Heddle, 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.
Hopkins, A.J.M., Beeston, G.R. and Harvey J.M. (2001) A database on the vegetation of Western Australia. Stage 1. CALMScience after J. S. Beard, late 1960's to early 1980's Vegetation Survey of Western Australia, UWA Press.
Keighery, BJ (1994) Bushland Plant Survey: A Guide to Plant Community Survey for the Community. Wildflower Society of WA (Inc). Nedlands, Western Australia.
Shepherd, D.P., Beeston, G.R. and Hopkins, A.J.M. (2001) Native Vegetation in Western Australia, Extent, Type and Status. Resource Management Technical Report 249. Department of Agriculture, Western Australia.

6. Glossary

Term	Meaning
CALM	Department of Conservation and Land Management
DAWA	Department of Agriculture
DEP	Department of Environmental Protection (now DoE)
DoE	Department of Environment
DoIR	Department of Industry and Resources
DRF	Declared Rare Flora
EPP	Environmental Protection Policy
GIS	Geographical Information System
ha	Hectare (10,000 square metres)
TEC	Threatened Ecological Community
WRC	Water and Rivers Commission (now DoE)