



## CLEARING PERMIT

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

### PERMIT DETAILS

Area Permit Number: 8229/1  
File Number: DWERVT1681  
Duration of Permit: 19 June 2019 to 19 June 2021

### PERMIT HOLDER

City of Armadale

### LAND ON WHICH CLEARING IS TO BE DONE

Lot 8016 on Deposited Plan 400198, Hilbert  
Powell Crescent Road Reserve (PIN 1199620), Brookdale

### AUTHORISED ACTIVITY

The Permit Holder shall not clear more than 15 native trees within the areas cross hatched yellow on the attached Plan 8229/1.

### 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 known dieback or weed-affected soil, mulch, fill or other material is brought into the area to be cleared; and
- (c) restrict the movement of machines and other vehicles to the limits of the area 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 the extent of clearing in accordance with condition 1 of this Permit; and
- (e) actions taken to minimise 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 the administration of the clearing provisions under the *Environmental Protection Act 1986*;

***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*** mean 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.



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Mathew Gannaway  
MANAGER  
NATIVE VEGETATION REGULATION

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

20 May 2019

# Plan 8229/1

32.158605°S

32.158605°S

115.995334°E

115.997459°E








115.995334°E

115.997459°E

32.159542°S

32.159542°S

## Legend

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



0  50m

1:1,061

(Approximate when reproduced at A4)

GDA 94 (Lat/Long)

Geocentric Datum of Australia 1994

*MF-6*

Date 20 May 2019

Mathew Gannaway

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



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## 1. Application details

### 1.1. Permit application details

Permit application No.: CPS 8229/1  
Permit type: Area Permit

### 1.2. Applicant details

Applicant's name: City of Armadale  
Application received date: 26 October 2018

### 1.3. Property details

Property: Lot 8016 on Deposited Plan 400198, Hilbert  
Powell Crescent Road reserve (PIN 1199620), Brookdale  
Local Government Authority: City of Armadale  
Localities: Brookdale and Hilbert

### 1.4. Application

Clearing Area (ha)	No. Trees	Method of Clearing	Purpose category:
	15	Mechanical Removal	Road construction/upgrades

### 1.5. Decision on application

Decision on Permit Application: Grant  
Decision Date: 20 May 2019

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 is at variance to principle (f) but is not likely to be at variance to any of the remaining clearing principles.

The Delegated Officer determined that the proposed clearing may increase the spread of weeds and dieback into adjacent vegetation. To minimise this risk, a condition has been placed on the permit requiring the implementation of weed and dieback management measures.

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 application is for the proposed clearing of 15 native trees within Lot 8016 on Deposited Plan 400198, Hilbert and Powell Crescent Road reserve (PIN 1199620), Brookdale, for the purpose of road construction/upgrades.

**Vegetation Description** The vegetation within the application area is mapped as Beard Vegetation Association 968 which is described as a medium woodland; jarrah, marri and wandoo (Shepherd et al., 2001).

Aerial imagery and supporting information provided by the applicant suggest the vegetation within the application area comprises of five *Eucalyptus rudis* trees and another 10 (unidentified) Eucalypt trees over mixed grasses (City of Armadale, 2018).

**Vegetation Condition** Based on aerial imagery and supporting information provided by the applicant (City of Armadale, 2018), the vegetation within the application area is considered to be in degraded (Keighery, 1994) condition, described as structure severely disturbed; regeneration to good condition requires intensive management (Keighery, 1994).

**Soil Description** The soils within the application area is mapped as Pinjarra P3 phase, which is described as flat to very gently undulating plain with deep, imperfect to poorly drained acidic gradational yellow or grey-brown earths and mottled yellow duplex soils, with loam to clay loam surface horizons (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. Application Area (hatched blue)

### 3. Minimisation and mitigation

The City of Armadale noted that avoidance was considered but due to the location and alignments of existing roads, the connection between existing roads is required to facilitate the increased traffic associated with construction of housing in the area (City of Armadale, 2018).

### 4. Assessment of application against clearing principles

As noted in Section 2 above, the vegetation within the application area contains five *Eucalyptus rudis* trees and 10 other unidentified Eucalypt trees over mixed grasses (City of Armadale, 2018). Based upon aerial imagery and description supplied by the applicant, the condition of the vegetation is considered to be in a degraded (Keighery, 1994) condition (City of Armadale, 2018).

According to available datasets, 13 Threatened fauna species, 19 fauna species protected under international agreement, one Priority 2, five Priority 3, four Priority 4 and two specially protected fauna species have been recorded within the local area (Department of Biodiversity Conservation and Attractions (DBCA), 2007-). The application area is within the mapped breeding buffer for Carnaby's cockatoo (*Calyptorhynchus latirostris*). According to the 'Black-cockatoo Habitat Tree Survey Results- Eighth and Forrest Roads' (Focussed Vision Consulting, 2018) it is not likely that there is any significant habitat for black cockatoo species as the application area comprises of 15 individual trees, five of which are identified as *Eucalyptus rudis* and the remaining trees identified only as Eucalyptus species. Of the five *Eucalyptus rudis* recorded within the application area, only two were considered as 'potential current or future nesting trees for black cockatoos' (Focussed Vision Consulting, 2018) based on having a diameter at breast height of over 500 millimetres. The two trees identified did not contain hollows (Focussed Vision Consulting, 2018). In addition to this, vegetation in the application area is unlikely to provide suitable habitat for any of the ground dwelling fauna species as there is no significant understory due to the area being 'parkland cleared' (City of Armadale, 2018).

According to available datasets, ten Threatened flora species, five Priority 1, five Priority 2, 14 Priority 3 and 13 Priority 4 flora species have been recorded within the local area (Western Australian Herbarium, 1998- ). None of these records occur within the application area. Although some recorded species in the local area have been recorded on similar mapped soil types and mapped vegetation types to the application area, they are unlikely to occur within the application area as it does not appear to contain the structure, type or diversity consistent with previous recordings and is described to be 'parkland cleared' (City of Armadale, 2018). Given this, the proposed clearing is not likely to impact on habitat for threatened or priority flora.

According to available datasets, no Threatened Ecological Communities (TEC) or Priority Ecological Communities (PEC) have been mapped within the application area. The closest mapped conservation significant ecological community is a Commonwealth listed TEC located approximately four kilometres south-west of the application area, known as Banksia Dominated Woodlands of the Swan Coastal Plain Interim Biogeographic Regionalisation of Australia (IBRA) Region, listed as endangered under the *Environment Protection and Biodiversity Conservation Act 1999*. The application area is not considered to be representative of this TEC and noting the distance to this TEC, the proposed clearing is unlikely to impact on this TEC or on any known PECs.

Given that the application area has undergone historical disturbance, is currently 'parkland cleared' (City of Armadale, 2018) and is not likely to contain any threatened or priority flora, TEC's, PEC's or significant fauna habitat, the vegetation within the application area is unlikely to comprise a high level of biodiversity.

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). The Environmental Protection Authority (EPA) recognises that the Perth Metropolitan Region is a 'constrained area', where there is a modified objective to retain at least 10 per-cent of the pre-European vegetation of each ecological community (EPA, 2006). The application area is located within a constrained area. The application area is located within the Swan Coastal Plain IBRA bioregion, which retains approximately 38 per cent of the pre-European vegetation extent, and mapped Beard vegetation association 968 retains approximately 32 per cent of its pre-European vegetation extent within the bioregion (Government of Western Australia, 2018). The local area contains approximately 30 per cent native vegetation. Noting the percentage of remnant vegetation remaining in the local area, the degraded (Keighery, 1994) condition of the vegetation, and that the understory contains only mixed introduced grass species, the proposed clearing is not considered to be a significant remnant within an extensively cleared area.

According to available datasets, no watercourses intersect the application area. The closest watercourse is a drain located approximately 95 meters from the application area. The proposed clearing is mapped within a multiple use wetland, the Armadale Palusplain. Multiple use category wetlands have few remaining important attributes and functions and the protection of these wetlands is the lowest priority. Given the presence of a mapped wetland and the application area contains riparian vegetation (*Eucalyptus rudis*), the proposed clearing is at variance to principle (f).

The application area is located adjacent to areas of remnant native vegetation that is associated with the abovementioned wetland. Weed and dieback management measures will assist in mitigating impacts to the surrounding vegetation

The closest conservation areas are located over two kilometres from the application area. These are an unnamed nature reserve and an area of crown freehold land managed by DBCA. Considering the distance from the application area, it is not likely that the proposed clearing would have an impact on the environmental values of these conservation areas.

The chief soils mapped within the application area are Pinjarra P3 phase (Schoknecht et al., 2004). These soils are not prone to wind or water erosion or water logging. Given the degraded (Keighery, 1994) condition of the vegetation, it is considered that the removal of 15 trees adjacent to a residential area in a degraded condition is not likely to lead to appreciable land degradation, impact on the quality of groundwater, or result in the exacerbation of flooding on or off site.

Given the above, the proposed clearing is at variance to principle (f) but is not likely to be at variance to any of the remaining clearing principles.

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

No Aboriginal Sites of Significance have been mapped within the application area.

The clearing permit application was advertised on the Department of Water and Environmental Regulation's website on 8 January 2019 with a 14 day submission period. No public submission were received in relation to this application.

Reserve 52509 is vested with the Department of Planning, Lands and Heritage (DPLH), managed by the City of Armadale for 'Drainage and Public Recreation'. The City of Armadale has submitted an application to DPLH to excise a portion of Reserve 52509 to be dedicated as public road.

On 11 February 2019, the Department wrote to the City of Armadale advising that a decision will be deferred until a road dedication under the *Land Administration Act 1997* had been obtained. DPLH advised the Department on 15 April 2019 that it has no objections to the request to excise the subject portion of Reserve 52509 or to the issuing of a clearing permit for the existing vegetation within the proposed road reserve (DPLH, 2019).

#### **5. References**

- Commonwealth of Australia (2001) National Objectives and Targets for Biodiversity Conservation 2001-2005, Canberra
- City of Armadale (2018) Clearing Permit Application CPS 8229/1. DWER reference: A1732631
- 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/>.
- Department of Planning, Lands and Heritage (2019) Advice for Clearing Permit Application CPS 8229/1 regarding road dedication. DWER reference: A1781775
- Environmental Protection Authority (2006) Environmental Guidance for Planning and Development. Guidance Statement No. 33. Environmental protection Authority, Western Australia
- Focussed Vision Consulting (2018) Black-cockatoo Habitat Tree Survey Results- Eight and Forrest Roads. DWER reference: A1732631
- Government of Western Australia (2018) 2017 South West Vegetation Complex Statistics. Current as of October 2017. WA Department of Biodiversity, Conservation and Attractions.
- 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.
- 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.
- Western Australian Herbarium (1998-) FloraBase-the Western Australian Flora. Department of Biodiversity, Conservation and Attractions. <https://florabase.dpaw.wa.gov.au/> (accessed December 2018).

GIS Databases:

- Aboriginal Sites of Significance
- DAFWA Heritage
- DBCA Estate
- DEC Covenant
- Groundwater salinity
- Hydrography, linear
- National Trust WA Covenant
- Remnant vegetation
- SAC bio datasets (accessed December 2018)
- Soils, Statewide
- Topographic contours
- Wetlands