



CLEARING PERMIT

Granted under section 51E of the Environmental Protection Act 1986

Purpose Permit number:	8277/1
Permit Holder:	Niroda Holdings Pty Ltd ATF Niroda Family Trust
Duration of Permit:	20 March 2019 – 20 March 2024

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 installing a water reticulation main.

2. Land on which clearing is to be done

Hopeland Road reserve (PIN 1362211), North Dandalup

3. Area of Clearing

The Permit Holder must not clear more than 0.104 hectares of native vegetation within the area cross hatched yellow on attached Plan 8277/1.

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.

PART III - RECORD KEEPING AND REPORTING

6. Records to 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:

- 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;
- the date that the area was cleared;
- 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 5 of this Permit; and

7. Reporting

The Permit Holder must provide to the *CEO* the records required under Condition 6 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*;



Mathew Gannaway
MANAGER
NATIVE VEGETATION REGULATION





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

18 February 2019

Plan 8277/1



Legend

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



1:7,427

(Approximate when reproduced at A4)

GDA 94 (Lat/Long)

Geocentric Datum of Australia 1994

MF-6

Date 18/02/2019

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 8277
Permit type: Purpose Permit

1.2. Applicant details

Applicant's name: Niroda Holdings Pty Ltd
Application received date: 30 November 2018

1.3. Property details

Property: Hopeland Road reserve – (PIN 1362211)
Local Government Authority: Shire of Murray
Localities: North Dandalup

1.4. Application

Clearing Area (ha)	No. Trees	Method of Clearing	Purpose category:
0.104		Mechanical Removal	Water/gas/power

1.5. Decision on application

Decision on Permit Application: Grant
Decision Date: 18 February 2019

Reasons for Decision: The clearing permit application was received on 30 November 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 concluded 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 determined that the proposed clearing is not likely to have any unacceptable impacts to the environment.

2. Site Information

Clearing Description: The application is to clear 0.104 hectares of native vegetation within Hopeland Road reserve (PIN 1362211), North Dandalup, for the purpose of installing a water reticulation main. The application area is indicated in Figure 1.

Vegetation Description: The application area is mapped as the following Swan Coastal Plain vegetation complex Guildford 32: A mixture of open forest to tall open forest of *Corymbia calophylla* (marri) - *Eucalyptus wandoo* (Wandoo) - *Eucalyptus marginata* (jarrah) and woodland of *Eucalyptus wandoo* (wandoo) with rare occurrences of *Eucalyptus lane-poolei* (salmon white gum). Minor components include *Eucalyptus rudis* (flooded gum) - *Melaleuca raphiophylla* (swamp paperbark) (Heddlie et al., 1980).

Photographs provided during the assessment (KCTT, 2019), indicate the vegetation within the application area consist of; *Corymbia calophylla* (marri) over mixed introduced grasses with occasional *Xanthorrhoea* sp. and small shrubs (Figures 2 and 3 below) (KCTT, 2019).

Vegetation Condition: Based on aerial imagery and supporting information provided by the applicant (KCTT, 2019), 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:

Two soil types have been mapped within the application area:

- Pinjarra P1b Phase soil complex which is described as flat to very gently undulating plain with deep acidic mottled yellow duplex (or effective duplex) soils which generally consist of moderately deep pale sand to loamy sand over clay; and
- Pinjarra B2 Phase soil complex which is described as flat to very gently undulating sandplain with well to moderately well-drained deep bleached grey sands with a pale yellow B horizon or a weak iron-organic hardpan (Schoknecht et al., 2004).

Comments:

The local area considered in the assessment of this application is defined as a 10 kilometre radius around the perimeter of the application area. According to available aerial imagery, the local area retains approximately 15 per cent native vegetation cover.



Figure 1: Application area (cross-hatched blue)



Figure 1- Representative photograph of the vegetation within the application area (KCTT, 2019)



Figure 2 Representative photograph of the vegetation within the application area (KCTT, 2019)

3. Mitigation and minimisation

Alternate options for the proposed clearing were considered by the applicant such as installing the main by boring underground. This option was not taken due to maintenance requirements of piping in the future by Water Corporation. Consideration was given to installing the reticulation main on the opposite road reserve but this option would also require clearing of native vegetation to a similar extent, vegetation type and condition (KCTT, 2019).

4. Assessment of application against clearing principles

As noted in Section 2 above, the vegetation within the application area contains *Corymbia calophylla* (marri tree) over introduced mixed grasses with occasional shrubs (KCTT, 2019).

According to available databases, 10 Threatened fauna species, 12 fauna species protected under international agreement, three priority fauna species and one specially protected fauna species have been recorded within the local area (Department of Biodiversity Conservation and Attractions (DBCA), 2007-). Given the extent of the proposed clearing, and the minimal amount of vegetation within the middle and lower storey, the application area is not likely to contain significant fauna habitat for ground dwelling fauna species.

Based on the information supplied by the applicant, the application area contains suitable habitat for the three threatened black cockatoo species, Carnaby's cockatoo (*Calyptorhynchus latirostris*), Baudin's Cockatoo (*Calyptorhynchus baudinii*) and Forest Red-tailed Black Cockatoo (*Calyptorhynchus banksii* subsp. *naso*). Photographs of individual trees within the application area were provided (KCTT, 2019) and it was determined that none of the trees contain hollows suitable for the threatened black cockatoo species. The dominant species in the application area is *Corymbia calophylla* which may provide foraging habitat for black cockatoo species as they have a significant portion of their diet made up of "seeds of hakeas, banksias, grevilleas and eucalypts" (Burbidge, 2004). However, noting the size of the application area and that a number of *Corymbia calophylla* trees will remain within the road reserve and in surrounding areas, the application area is not likely to form significant foraging habitat for threatened black cockatoo species.

Noting the minimal extent of the proposed clearing and that vegetation will remain within the road reserve, the proposed clearing is not likely to reduce the effectiveness of the road reserve acting as a wildlife corridor. Given the above, no significant habitat for conservation significant fauna species is likely to occur within the application area.

According to available databases, eight Threatened flora species and 16 priority 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 and vegetation types to the application area, photographs provided by the applicant (KCTT, 2019) have indicated that the vegetation within the application area is in a degraded (Keighery, 1994) condition, contains very minimal understorey which consists mostly of mixed introduced grasses. No species of conservation significance were observed within the application area (KCTT, 2019). Noting this, the application area is not likely to impact on priority flora, or include, or be necessary for the continued existence of, threatened flora.

According to available databases, no known Threatened Ecological Communities (TEC) or Priority Ecological Communities (PEC) have been mapped within the local area. The closest mapped conservation significant ecological community is a Commonwealth listed TEC located approximately 760 meters west of the application area, known as Banksia Dominated Woodlands of the Swan Coastal Plain Interim Biogeographic Regionalisation of Australia (IBRA) Region. The application area is not considered to be

representative of this TEC and noting the distance to this TEC, the proposed clearing is not likely to impact on this TEC or on any known PECs.

Given that the application area has undergone historical disturbance as a road reserve, 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 not likely 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 Swan Coastal Plain IBRA bioregion retains approximately 38 per cent of the pre-European extent, and the mapped Swan Coastal Plain vegetation complex Guildford 32 retains approximately 5 per cent (approximately 4,522 hectares), of the pre-European extent within the bioregion (Government of Western Australia, 2018). Based on the photographs provided by the applicant, the vegetation within the application area does not resemble the extensively cleared Guildford 32 vegetation complex. The local area retains approximately 15 per cent native vegetation cover. Noting the local area retains less than 30 per cent pre-European vegetation extent, the application area is considered to be within an extensively cleared landscape. However, noting the size of the proposed clearing of vegetation in a degraded condition, does not contain a high level of biodiversity, impact on a wildlife corridor or contains conservation significant flora, fauna or communities, the application area is not considered to be significant as a remnant of native vegetation in an extensively cleared landscape.

According to available databases, no watercourses intersect the application area, with the closest watercourse located approximately 2.4 kilometres from the application area. The application area is located within two mapped wetlands; a multiple use wetland and a conservation category wetland (CCW). Multiple use category wetlands have few remaining important attributes and functions and the protection of these wetlands is the lowest priority and conservation category wetlands have the highest priority. Based on aerial imagery and supporting information provided by the applicant (KCTT, 2019), the vegetation within the application area is not riparian and the application area does not appear to be representative of a wetland. Vegetation within the application area is in degraded (Keighery, 1994) condition, and surrounding vegetation has been cleared for historical agricultural land uses that does not contain any wetland values. Noting the condition and historical disturbance, the proposed clearing is not likely to cause any further impacts to surface water quality within these mapped wetlands. Given the above, the proposed clearing is not likely to be at variance to principle (f).

The closest conservation area to the application area is an unnamed conservation reserve located more than six kilometres from the application area. Given the distance between the application area and the nearest conservation area, the application area is not likely to have an impact on the environmental values of any adjacent or nearby conservation areas.

The chief soils mapped within the application area are the Pinjarra P1b Phase and the Pinjarra B2 Phase (Schoknecht et al., 2004). These soils are not prone to water erosion risk or flood risk but have moderate risk of salinity risk and moderate to high risk of wind erosion. Given the degraded (Keighery, 1994) condition of the vegetation within the application area, it is considered that the removal of 0.104 hectares of native vegetation in a road reserve is not likely to lead to appreciable land degradation, impact on the quality of groundwater or result in the exacerbation of flooding offsite.

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

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 (DWER) website on 22 January 2018 with a 21 day submission period. No public submissions have been received in relation to this application.

The applicant has supplied a Revegetation Plan (KCTT, 2019) for the adjacent future subdivision at Lot 9000 on Deposited Plan 408049 (adjacent to the proposed clearing) as approved by the Shire of Murray. The Shire of Murray provided advice that the application area should be rehabilitated, in addition to the subdivision revegetation associated with this application (Shire of Murray, 2018). As the proposed clearing area is required to be maintained for maintenance purposes and is not considered a significant remnant, DWER does not consider it necessary for revegetation of the application area to occur.

5. Applicants Submissions

On 29 January 2019, DWER wrote to the applicant inviting them to address the impacts identified during the desktop assessment including avoidance and minimisation measures and impacts to priority flora. On 5 February 2019, the applicant submitted a response to DWER.

6. References

- Burbridge, Andrew (2004) Threatened animals of Western Australia. Department of Conservation and Land Management, Western Australia
- 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/>.
- Government of Western Australia. (2018) 2017 Statewide Vegetation Statistics incorporating the CAR Reserve Analysis (Full Report). Current as of December 2017. WA Department of Biodiversity, Conservation and Attractions. Available from: <https://catalogue.data.wa.gov.au/dataset/dbca-statewide-vegetation-statistics>
- Heddl, 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.
- CPS 8277/1, 18 February 2019

KCTT (2019) Clearing Permit Application 8277/1 Supporting Information. DWER reference: A1762169
Keighery, B.J. (1994) Bushland Plant Survey: A Guide to Plant Community Survey for the Community. Wildflower Society of WA (Inc). Nedlands, Western Australia.
Niroda Holdings Pty Ltd (2018) Clearing Permit Application CPS 8277/1. DWER reference: A1746291
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.
Shire of Murray (2018) Planning advice received in relation to CPS 8277/1. DWER reference: A1751810
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
- DBCA Managed Estate
- Directory of Important Wetlands
- Geomorphic Wetlands
- Groundwater salinity
- Hydrography, hierarchy
- Hydrography, linear
- Land Degradation datasets
- SAC Bio Datasets
- Soils, Statewide
- Topographic contours
- Vegetation Complexes south west forest