



## 1. Application details

### 1.1. Permit application details

Permit application No.: 8305/1  
Permit type: Purpose Permit

### 1.2. Proponent details

Applicant's name: Coogee Chemicals Pty Ltd  
Application received date: 19 December 2019

### 1.3. Property details

Property: Lot 108 on Deposited Plan 400167  
Local Government Authority: City of Kwinana  
Localities: Kwinana Beach

### 1.4. Application

Clearing Area (ha)	No. Trees	Method of Clearing	Purpose category:
8.5	0	Mechanical removal	Building or structure

### 1.5. Decision on application

Decision on Permit Application: Grant  
Decision Date: 28 March 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*, and it has been concluded that the proposed clearing is not likely to be at variance to any of the clearing principles.

The Delegated Officer noted that the application area is in a completely degraded (Keighery, 1994) condition and the proposed clearing is located within an industrial area which has previously been used as a residential area.

The sandy soils within the application area are prone to wind erosion if left bare for extended periods of time. To mitigate this risk, a condition has been placed on the permit requiring the permit holder to construct the chemical storage facility within two months of clearing.

In determining to grant a clearing permit subject to conditions, the Delegated Officer considered that the proposed clearing is not likely to lead to an unacceptable risk to the environment.

## 2. Site Information

### Clearing Description

The application is for the proposed clearing of 8.5 hectares of native vegetation within Lot 108 on Deposited Plan 400167, Kwinana Beach, for the purpose of constructing a chemical storage facility. The application area is indicated in Figure 1.

### Vegetation Description

The application area is mapped as Swan Coastal Plain Quindalup complex which is described as a low closed forest and closed scrub coastal dune complex consisting mainly of two alliances - the strand and fore-dune alliance and the mobile and stable dune alliance. Local variations include the low closed forest of *Melaleuca lanceolata* (Rottnest Teatree) - *Callitris preissii* (Rottnest Island Pine), the closed scrub of *Acacia rostellifera* (Summer-scented Wattle) and the low closed *Agonis flexuosa* (Peppermint) forest of Geographe Bay (Heddlé et al., 1980).

A site inspection conducted by Department of Water and Environmental Regulation (DWER) staff on 6 February 2019 (DWER, 2019) identified the application area to be scattered *Eucalyptus gomphocephala* and introduced garden species over introduced grasses (DWER, 2019). Representative photos of the vegetation within the application area is presented in Figures 2 and 3.

### Vegetation Condition

Vegetation condition was determined from the DWER site inspection (DWER, 2019). The vegetation within the application area is considered to be in a completely degraded (Keighery, 1994) condition, which is described as; no longer intact, completely/almost completely without native species (Keighery, 1994).

## Soil Description

The application area occurs within the EnvGeol S13 Phase soil type that is described as calcareous sand - white, medium-grained, rounded quartz and shell debris, well sorted, of eolian origin (Schoknecht et al., 2004).

## Comments

The local area referred to in the assessment of this application is a 10 kilometre radius measured from the perimeter of the application area. The local area retains approximately 20 per cent native vegetation cover.



Figure 1: Application Area (hatched blue)



Figure 2: *Eucalyptus gomphocephala* within the application area (DWER, 2019)



Figure 3: Open area within the application area (DWER, 2019)

### 3. Assessment of application against clearing principles

As noted in Section 2 above, the vegetation within the application area contains scattered *Eucalyptus gomphocephala* and introduced garden species over introduced grasses (DWER, 2019) and is in a completely degraded (Keighery, 1994) condition.

According to available datasets, 14 threatened fauna species, 20 fauna species protected under international agreement, three Priority 3, nine 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 feeding and roost area buffer for Carnaby's cockatoo (*Calyptorhynchus latirostris*) due to the area being mapped as; Woodland of *Eucalyptus gomphocephala* over heath of *Acacia rostellifera*, *Jacksonia furcellata* and *Acacia saligna*. It is not likely that there is any significant roosting or feeding habitat for black cockatoo species within the application area as the scattered *Eucalyptus gomphocephala* trees are not of a suitable size to be considered suitable breeding or roosting habitat for Carnaby's cockatoo. In addition, the presence of introduced garden species over introduced grasses indicates the vegetation within the application

area is not representative of the mapped vegetation type (DWER, 2019). No trees with hollows were identified within the application area (DWER, 2019). In addition to this, the vegetation within the application area is not likely to provide suitable habitat for any of the ground dwelling fauna species as there is no significant understory, comprising mainly of introduced species (DWER, 2019). Given the above, no significant habitat for conservation significant fauna species is likely to occur within the application area.

According to available datasets, three threatened flora species and ten priority flora species have been recorded within the local area (Western Australian Herbarium, 1998-). None of these records occur within the application area. While some of these flora species have been recorded on similar mapped soil and vegetation types to the application area, a site inspection (DWER, 2019) has confirmed the vegetation within the application area is in a completely degraded (Keighery, 1994) condition, and contains minimal understory which consists mostly of introduced species and is not representative of the mapped vegetation type. The site inspection (DWER, 2019) also found that the vegetation within the application area did not appear to contain the structure, type or diversity of vegetation consistent with recordings of threatened or priority flora species recorded within the local area. No species of conservation significance were observed in the site inspection (DWER, 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 datasets, the application area is mapped within an Environmentally Sensitive Area due to its proximity to a Threatened Ecological Community (TEC), known as 'Woodlands over sedgelands in Holocene dune swales of the southern Swan Coastal Plain'. This mapped TEC is located approximately 1200 meters from the application area. The application area is not considered to be representative of this TEC, due to the vegetation present within the application area and the topography of the application area. It is considered that the removal of 8.5 hectares of completely degraded (Keighery, 1994) vegetation adjacent to an existing industrial area is not likely to impact on this TEC or on any known Priority Ecological Communities (PEC).

Given that the application area has undergone historical disturbance that is dominated by introduced species, 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 (i.e. pre-European settlement) (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). Noting that the application area is located within the mapped extent of the Perth Metropolitan Region Scheme, the 10 per cent threshold applies in this instance. The application area is located within the Swan Coastal Plain Interim Biogeographic Regionalisation of Australia bioregion, which retains approximately 38 per cent of the pre-European vegetation extent. The application area is also mapped as Quindalup Coastal Dune Complex retains approximately 60 per cent (approximately 32,982.87 hectares), of the pre-European extent (Government of Western Australia, 2018). The local area retains approximately 20 per cent native vegetation cover. Noting the local area retains above the 10 per cent pre-European vegetation extent, the application area is not considered to be within an extensively cleared landscape. Noting the application area is in a completely degraded condition, does not contain a high level of biodiversity or contain conservation significant flora, fauna or communities, the application area is not considered to be significant as a remnant of native vegetation.

According to available databases, no watercourses or wetlands intersect the application area, with the closest watercourse located approximately 1.5 kilometres from the application area and the nearest wetland also located approximately 1.5 kilometres from the application area. As no wetlands or watercourses are mapped within the application area and no riparian vegetation was observed during the DWER site inspection, the proposed clearing is not likely to impact on riparian vegetation.

The closest conservation area to the application area is a Bush Forever site at Leda, located over two kilometres from the application area. Given the distance between the application area and the nearest conservation area, which is separated by urban development, 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 EnvGeol S13 Phase soil type which has low risk of water erosion and flooding and has a medium risk of wind erosion and salinity. The sandy soils within the application area may be prone to wind erosion if left bare for an extended period of time. Given the risk of wind erosion, the proposed clearing may be at variance to principle (g). Limiting the amount of time that bare soil is present on site will mitigate wind erosion.

Given the completely degraded (Keighery, 1994) condition of the vegetation within the application area, it is considered that the removal of 8.5 hectares of native vegetation, impact on the quality of groundwater or surface water or result in the exacerbation of flooding offsite.

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

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

The applicant has applied for a Works Approval for a Corrosive Blanket Storage Facility (Part V, Division 3 of *Environmental Protection Act, 1986*).

The applicant has applied for a licence to construct a bore under the *Rights In Water and Irrigation Act 1914* and holds an existing groundwater licence GWL110302.

No Aboriginal sites of significance have been mapped within the application area. The applicant will be advised of their responsibilities under the *Aboriginal Heritage Act 1972*.

The clearing permit application was advertised on 8 January 2019 with a 21 day submission period. No public submissions have been received in relation to this application.

The application area is within a classified 'Possibly contaminated- investigation required' under the *Contaminated Sites Act 2003*.

The application area is zoned General Industry under the local town planning scheme. The City of Kwinana provided comment that some of the exotic trees present in the application area may be street trees associated with the previous land use as a residential area (the old Kwinana town site) and could present heritage value. The City of Kwinana supports the retention of these exotic trees until an assessment can be undertaken to determine if heritage listing is possible (City of Kwinana, 2019).

#### 4. References

- Commonwealth of Australia (2001) National Objectives and Targets for Biodiversity Conservation 2001-2005, Canberra
- Coogee Chemicals Pty Ltd (2018) Clearing Permit Application CPS 8305/1. DWER reference: A1750804
- 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 Water and Environmental Regulation (DWER) (2019) CPS 8305/1 Site Inspection. DWER Reference: A1767070
- Department of Parks and Wildlife. URL: <http://naturemap.dpaw.wa.gov.au/>.
- Environmental Protection Authority (EPA) (2008) Environmental Guidance for Planning and Development. Guidance Statement No. 33. Environmental Protection Authority. Western Australia.
- 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
- Kwinana, City of (2019) Comment regarding Clearing Permit Application CPS 8305/1. DWER Reference: A1773349
- 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
- DBCA Managed Estate
- Directory of Important Wetlands
- Geomorphic Wetlands
- Groundwater salinity
- Hydrography, hierarchy
- Hydrography, linear
- Land Degradation datasets
- SAC Bio Datasets (accessed February 2019)
- Soils, Statewide
- Topographic contours