



## CLEARING PERMIT

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

### PERMIT DETAILS

Area Permit Number: 8365/1  
File Number: DWERVT2342  
Duration of Permit: From 15 June 2019 to 15 June 2021

### PERMIT HOLDER

City of Armadale

### LAND ON WHICH CLEARING IS TO BE DONE

Lilian Avenue Road Reserve (PIN 11861102, Kelmscott)

### AUTHORISED ACTIVITY

The Permit Holder shall not clear more than 5 native trees within the area cross-hatched yellow on attached Plan 8365/1.

### CONDITIONS

Nil.

 Ryan  
Mincham  
2019.05.16  
15:32:17  
+08'00'

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Ryan Mincham  
MANAGER  
NATIVE VEGETATION REGULATION

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

16 May 2019

# Plan 8365/1



80°0'0.000" 90°0'0.000" 100°0'0.000" 110°0'0.000"







MGA 94  
Geocentric Datum of Australia 1994

0 2 4 6 8 10 m



## Legend

-  CPS areas approved to clear base layers
-  Cadastre
-  Road Centrelines
-  Local Government Authorities
- Image

*R. Mincham*

Ryan Mincham  
2019.05.16  
15:19:40 +08'00'

Officer delegated under Section 20 of the Environmental Protection Act 1986



GOVERNMENT OF  
WESTERN AUSTRALIA



## 1. Application details

### 1.1. Permit application details

Permit application No.: 8365/1  
Permit type: Area

### 1.2. Applicant details

Applicant's name: City of Armadale  
Application received date: 15 February 2019

### 1.3. Property details

Property: Lilian Ave Road Reserve (PIN 11861102)  
Local Government Authority: City of Armadale  
Localities: KELMSCOTT

### 1.4. Application

Clearing Area (ha)	No. Trees	Method of Clearing	Purpose category:
	5	Mechanical	Driveways and crossovers

### 1.5. Decision on application

Decision on Permit Application: Granted  
Decision Date: 16 May 2019  
Reasons for Decision: The clearing permit application was received on 15 February 2019 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.

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 5 mature Marri trees (*Corymbia calophylla*) within Lilian Ave Road Reserve for the purpose of constructing concrete driveways and crossovers to provide access to a proposed residential housing development that has been approved by the City of Albany for the adjacent, cleared residential lot (Lot 65 on Deposited Plan 3207).

**Vegetation Description** The vegetation within the application area is mapped as Jarrah, Marri and Wandoo (Beard Vegetation Association 3).

Photographs supplied by the applicant and in an independent arboricultural assessment report confirmed the 5 trees within the application area are all Marri trees (*Corymbia calophylla*) with a weedy understorey and concrete pavement. No other native vegetation exists within the application area.

**Vegetation Condition** Completely Degraded; No longer intact, completely/almost completely without native species (Keighery, 1994).

**Soil Type** The soil type within the application area is mapped as Pinjarra, Phase Gf2: Very gently undulating plain with imperfectly drained mottled yellow duplex soils with sand to sandy loam topsoil. Low woodland of *Eucalyptus. wandoo*, *E. rudis* along streams. *Casuarina-obesa* on salt affected land.

**Comments** Initially the applicant considered clearing 15 Marri trees within the road reserve but revised this down to 5 Marri trees after the recommendations of the arborist report were implemented that minimised excessive tree clearing and preserved trees where possible.

The proposed clearing occurs adjacent to a proposed residential development in an urban area.

The local area is defined as 10 kilometre radius from the application area.

A review of available databases has determined that the local area retains greater than 30 percent vegetation cover, while approximately 90.16 per cent of the pre-European extent of Beard Vegetation Association 3 remains within the City of Armadale.

### **3. Assessment of application against clearing principles and planning instruments and other matters**

Given the completely degraded (Keighery, 1994) condition of the vegetation under application, small scale of clearing proposed (5 mature marri trees that have been heavily pruned on their northern sides), the species identified within the application area and that it is dominated by a weedy understorey and concrete pavement, the application area is not likely to comprise habitat suitable for any rare or priority flora species and does not resemble vegetation associated with a priority ecological community or a threatened ecological community. Therefore, the application area is not likely to comprise of a high level of biological diversity.

The 5 trees do not contain any hollows; only 1 was large enough to contain or develop hollows with a diameter at breast height of 70cm but this tree is significantly pruned by Western Power which reduces its long term viability as a potential nesting tree (Bowden, 2019), or significant foraging or breeding habitat for conservation significant fauna recorded within the local area.

No watercourses or wetlands are recorded within close proximity to the application area.

The trees proposed to be cleared are within the mapped Threatened Ecological Community (TEC) buffer zone and 57m east of the '*Banksia attenuata* and/or *Eucalyptus marginata* woodlands of the eastern side of the Swan Coastal Plain' TEC (listed as Endangered under the *Biodiversity Conservation Act 2016*) which classifies the proposal area as an ESA. However given the highly developed nature of the proposed clearing area, the completely degraded (Keighery, 1994) condition of the vegetation under application, and the separation of the TEC by a urban road (Lilian Avenue), the 5 trees are not considered to be representative of the TEC and the proposed clearing is not likely to have an impact on the environmental values of the TEC.

As the local area retains more than 30 per cent of its pre-European clearing extent, and given the vegetation condition, small scale of clearing proposed as well as a lack of conservation significant flora and fauna records within the application area, it is considered that the proposed clearing is not likely to be considered a significant remnant within an extensively cleared area.

Given the completely degraded (Keighery, 1994) condition of the vegetation under application and noting the small extent of the proposed clearing (5 trees), it is not likely that the proposed clearing will exacerbate or contribute to land degradation, deteriorate the quality of surface or groundwater, or cause or exacerbate the incidence of flooding.

Given the above, the proposed clearing is not likely to be at variance to any of the clearing principles.

The clearing permit application was advertised on the Department of Water and Environmental Regulation's website on 15 March 2019, inviting submissions from the public within a 14 day period. No submissions were received in relation to this application.

No Aboriginal Sites of Significance have been identified during the desktop assessment. It is the applicant's responsibility to comply with the *Aboriginal Heritage Act 1972* and ensure that no Aboriginal Sites of Significance are damaged through the clearing process.

### **4. References**

- Bowden, B (2019) Arboricultural Assessment at 3507 Albany Highway Kelmscott. Bowden Tree Consultancy, 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, Perth.
- Keighery, B.J. (1994) Bushland Plant Survey: A Guide to Plant Community Survey for the Community. Wildflower Society of WA (Inc). Nedlands, Western Australia.

#### GIS Databases:

- Aboriginal Sites of Significance
- DAFWA Subsystems
- Groundwater salinity
- Hydrography, linear
- Remnant vegetation
- Flora (rare, PEC, TEC)
- ESA 2015
- Topographic contours
- Vegetation associations
- Wetlands