



CLEARING PERMIT

Granted under section 51E of the Environmental Protection Act 1986

PERMIT DETAILS

Area Permit Number: 8673/1

File Number: DWERVT3426

Duration of Permit: From 15 February 2020 to 15 February 2022

PERMIT HOLDER

Ms Jasmine Hale

LAND ON WHICH CLEARING IS TO BE DONE

Lot 41 on Plan 13090, Banjup

AUTHORISED ACTIVITY

The Permit Holder shall not clear more than 0.12 hectares within the area cross-hatched yellow on attached Plan 8673/1.

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 areas to be cleared.

3. 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.

4. 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 extent of clearing in accordance with condition 1 of this Permit; and

- (e) actions taken to minimise the risk of the introduction and spread of *dieback* and *weeds* in accordance with condition 2 of this Permit.

5. Reporting

The Permit Holder must provide to the *CEO* the records required under condition 4 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 means 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.

 Ryan Mincham
2020.01.16
09:01:13
+08'00'

Ryan Mincham
MANAGER
NATIVE VEGETATION REGULATION

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


16 January 2020

Plan 8673/1



Legend

CPS layers

 CPS areas approved to clear

base layers

 Road Centrelines

Cadastrate Address (LGATE-002)

LGA Boundaries (LGATE-233)

0 10 20 30 40 m



Ryan Mincham

2020.01.16

08:59:34 +08'00'

Officer delegated under section 20 of the
Environmental Protection Act 1986



GOVERNMENT OF
WESTERN AUSTRALIA



Clearing Permit Decision Report

1. Application details

1.1. Permit application details

Permit application No.: 8673/1
Permit type: Area Permit

1.2. Applicant details

Applicant's name: Ms Jasmine Hale
Application received date: 11 September 2019

1.3. Property details

Property: Lot 41 on Plan 13090, Banjup
Local Government Authority: City of Cockburn
Localities: Banjup

1.4. Application

Clearing Area (ha)	No. Trees	Method of Clearing	Purpose category:
0.12		Mechanical Removal	Recreation

1.5. Decision on application

Decision on Permit Application: Grant
Decision Date: 16 January 2020

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 with principle (f) and is not likely to be at variance with the remaining principles.

It has been determined that the proposed clearing will result in clearing of 0.12 hectares of degraded to completely degraded wetland vegetation which has been mapped as part of the Gibbs Road Swamp System, an ANCA wetland. The application was determined to have suitable habitat for two threatened species, however, DBCA advice indicated that the proposed clearing is not likely to impact on the conservation of these species.

In determining the area proposed to be cleared, the applicant has avoided and minimised impacts to habitat for black cockatoos and advised that clearing will be undertaken to ensure surrounding mature trees are retained. The applicant has also advised that they are planning to revegetate another area within the Lot.

Given the above, the Delegated Officer decided to grant a clearing permit subject to standard permit conditions.

2. Site Information

Clearing Description The application is to clear 0.12 hectares of native vegetation within Lot 41 on Plan 13090, Banjup, for the purposes of creating a horse riding arena (Figure 1). The applicant has advised that the site was chosen to avoid the clearing of large eucalypt trees and all mature trees (excluding a dead pine tree) will be retained.

Vegetation Description The vegetation of the application area is mapped a Bassendean Complex – Central and South: Vegetation ranges from woodland of *Eucalyptus marginata* (jarrah) – *Allocasuarina fraseriana* (sheoak) - *Banksia* species to low woodland of *Melaleuca* species, and sedgeland on the moister sites. This area includes the transition of *Eucalyptus marginata* (jarrah) to *Eucalyptus todtiana* (pricklybark) in the vicinity of Perth (Shepherd *et al.*, 2001).

A site assessment undertaken by DWER defined the vegetation as Tall Spearwood (*Kunzea glabrescens*) Shrubland (Figure 3; DWER, 2019).

Vegetation Condition Degraded: basic vegetation structure severely impacted by disturbance, scope for regeneration but not to a state approaching good condition without intensive management (Keighery, 1994);
to
Completely Degraded; the structure of the vegetation is no longer intact and the area is completely or almost completely without native species (Keighery, 1994).

The vegetation conditions were based on the photographs provided by the applicant and a site inspection undertaken by DWER staff (DWER, 2019) (Figure 2, Figure 3).

Soil type

The soil types mapped within the application area are Bassendean B2 Phase and Bassendean B3 Phase, with the majority of the site (~93%) falling within the Bassendean B2 Phase subsystem.

Bassendean B2 Phase soil is characterised by 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 1-2 metres (Schoknecht *et al.*, 2004).

Bassendean B3 Phase soil is characterised by closed depressions and poorly defined stream channels with moderately deep, poorly to very poorly drained bleached sands with an iron-organic pan, or clay subsoil. Surfaces are dark grey sand or sandy loam (Schoknecht *et al.*, 2004).

Comments

The local area referred to in this assessment is defined as a 10 kilometre radius measured from the perimeter of the application area.

Figure 1: Application area

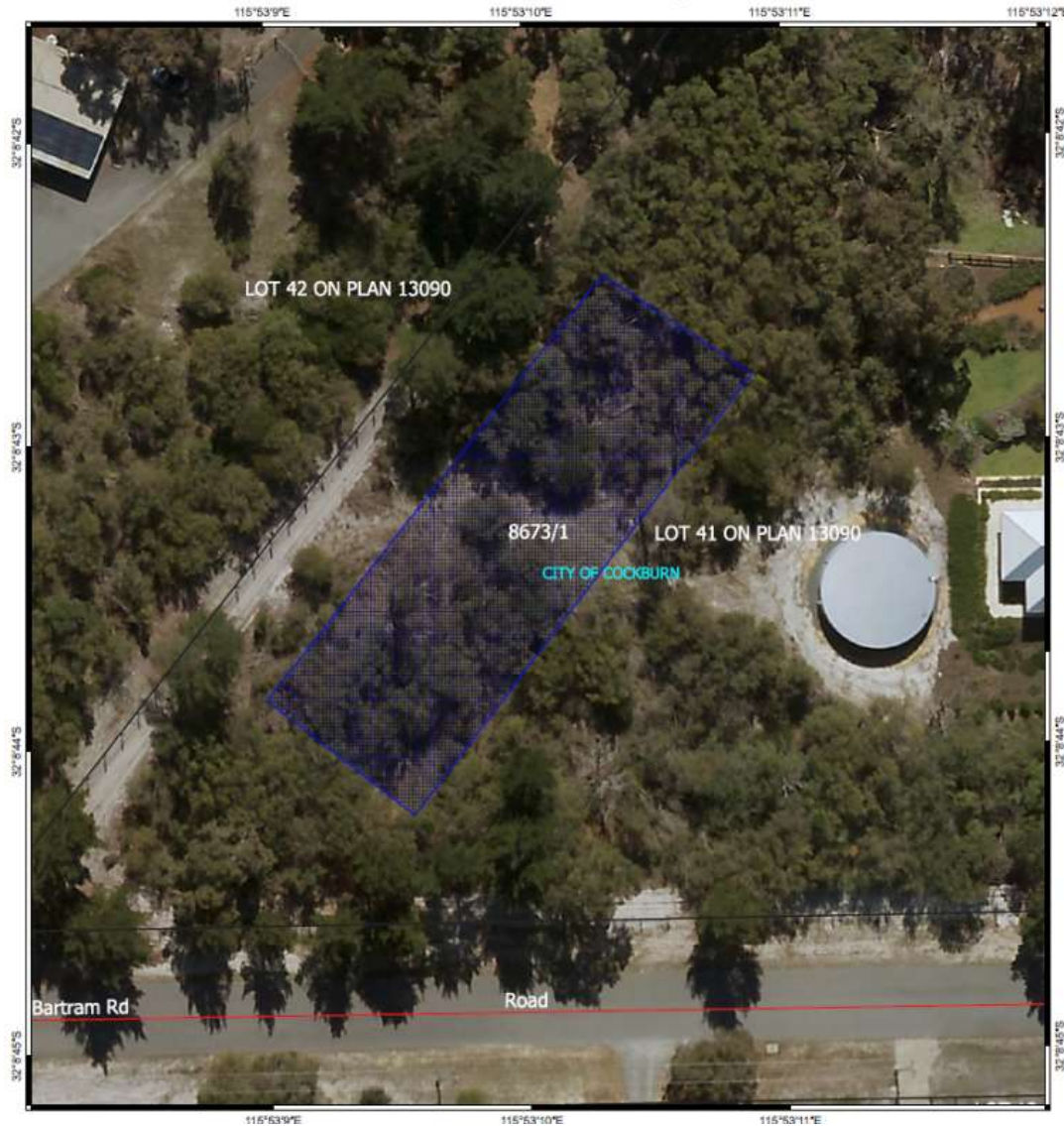


Figure 2: Applicant provided photograph



Figure 3: DWER staff photograph



3. Minimisation and mitigation measures

The applicant has advised that the area was chosen based on the absence of mature eucalypt trees which they have recognised are used by black cockatoos. The applicant has also advised that the area may be reduced if necessary to preserve eucalypts, paperbark and sheoak in close proximity to the application area.

4. Assessment of application against clearing principles

According to available databases, 46 conservation significant flora and fungi have been recorded within the local area. Based on the available information, the application area may be suitable for five fungi and six conservation significant flora species, and is likely suitable for two fungi species and seven flora species. Of these conservation significant species, four are listed as threatened flora (Western Australian Herbarium, 1998-2019). A site inspection undertaken by DWER noted that, although the habitat was suitable for some species, there were no perennial conservation significant species located within the application area and the vegetation condition was not suitable for other species (DWER, 2019). Of the species that could not be assessed during the site inspection, specialist advice was provided by the Department of Biodiversity, Conservation and Attractions (DBCA) on the suitability and significance of this area to the conservation of these species; the application area was either not considered suitable habitat, or not considered to be significant to the conservation of species that could not be assessed during the site inspection (DBCA, 2020).

The application area is mapped as Banksia Dominated Woodlands of the Swan Coastal Plain IBRA Region, a Priority 3 ecological community which is listed as Endangered at a federal level. A site inspection undertaken by DWER staff did not locate any vegetation consistent with the listing advice for Banksia Dominated Woodland of the Swan Coastal Plain within the application area; no *Banksia* species were noted and there were very few native species outlined in the listing advice observed within the application area (DWER, 2019; Threatened Species Scientific Community, 2016). The drainage within this area is not likely to be suitable for this TEC, with the vegetation community consistent with dampland drainage. A review of the local area indicated the presence of five other PECs/TECs, however the soil conditions are not suitable for the occurrence of these within the application area. Overall, the application area is not likely to contain a conservation significant ecological community.

A total of 55 conservation significant fauna species have been recorded in the local area, of which the application area may provide suitable habitat for five species, including Carnaby's black cockatoo (*Calyptorhynchus latirostris*) and forest red-tailed black cockatoos (*Calyptorhynchus banksii naso*). The majority of fauna species listed in the local area are shorebirds and wading birds which were determined to not utilise the application area based on landscape position, soil conditions and drainage. The habitat was determined to be suitable for three ground dwelling fauna species, namely quenda (*Isoodon fusciventer*), Perth sliders (*Lerista lineata*) and black-striped snakes (*Neelaps calonotos*). However, based on the degraded vegetation condition, low level of native understorey species and leaf litter, small size of the proposed clearing area and the extent of vegetation in the surrounding landscape, the proposed clearing is not likely impact on the habitat of the ground-dwelling conservation significant fauna species.

The application area is not located within close proximity to any listed ecological linkages. Based on aerial imagery of the application area and surrounds, the clearing of this area is not likely to prevent the movement of fauna through the local area.

The application area is within mapped areas requiring investigation as feed habitat for Carnaby's Cockatoo on the Swan Coastal Plain. The application area is 235 metres from the nearest confirmed roosting site for black cockatoos, however the area does not contain any habitat suitable for black cockatoo roosting, with tall *Kunzea* scrub and no large mature trees (DWER, 2019). A site inspection by DWER staff did not note any evidence of feeding by black cockatoo or any flora species listed as foraging species for black cockatoos (Commonwealth of Australia, 2012; DWER, 2019). The applicant has stated that the clearing area was chosen to minimise habitat loss to black cockatoos and clearing will be undertaken to ensure surrounding paperbark, eucalypts and sheoak trees are retained, which may be utilised by black cockatoos. Based on the vegetation condition, application area size and vegetation composition, the area proposed to be cleared is not likely to be suitable habitat for black cockatoos.

A total of 10 threatened flora species have been recorded within the local area; based on a desktop assessment the habitat may be suitable for four. A site inspection determined that the drainage and vegetation condition was not suitable for two of the threatened species, and contained suitable habitat for two (DEC, 2009a; DEC, 2009b; DEWHA, 2008a; DEWHA, 2008b; DWER, 2019). DBCA advice was sought in relation to the significance of this area to the conservation of these species; specialist advice indicated the application area is unlikely to be significant to the conservation of these species (DBCA, 2020).

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). However, the application area is located within the 'constrained area' of the Perth Metropolitan Region (EPA, 2008). Within this area the Environmental Protection Authority (2008) provides for the reduction of vegetation complexes to a minimum of 10 per cent pre-european extent. The Swan Coastal Plain currently has 39.2 per cent of the pre-european extent remaining, with the Bassendean Complex – Central and South vegetation complex having 26.9 per cent of the area vegetated currently. Within the local area, approximately 24.5 per cent of the area that was vegetated pre-1750 remains (Government of Western Australia, 2018). This coverage, whilst below the Commonwealth target, is above the 10 per cent minimum for the Swan Coastal Plain. Based on the size of the application area and the extent of remnant vegetation in the local area, the proposed clearing is not likely to be a significant as a remnant of native vegetation in an area that has been extensively cleared.

The application area is not located within proximity to any rivers or watercourses. The majority of the proposed clearing area is located within an area designated as Multiple Use Wetland, which is also listed as a high value dampland. The application area also forms part of the Gibbs Road Swamp System, a wetland identified as nationally important in the Directory of Important Wetlands Australia (ANCA). Although the proposed clearing of the application area is in association with a wetland, a site inspection of the area by DWER staff concluded that the vegetation was in degraded to completely degraded condition (Keighery, 1994) and, based on the vegetation condition and size, does not present a significant environmental value (DWER, 2019).

There is a low risk of salinity, water erosion, flooding and waterlogging within the application area. There is a high to extreme risk of phosphorus export (>70%), subsurface soil acidification, and wind erosion, however, based on the small size of the application area, the potential impact on the surrounding vegetation is low. Nutrient runoff from equestrian waste may impact the surrounding vegetation, however this is outside of the scope of this assessment. The proposed clearing is not likely to cause appreciable land degradation.

The closest conservation area to the application area is Jandakot Regional Park, also listed as Bush Forever Site 263 (Banjup Bushland), located 530 metres to the west. Based on the distance from the nearest conservation reserve, the proposed clearing is not likely to impact on the environmental values of these conservation areas.

Based on the small application area, the proposed clearing is not likely to cause the deterioration of surface or underground water, or cause or exacerbate flooding.

Planning instruments and other relevant matters.

No Aboriginal sites of significance have been mapped within the application area, with the closest registered site approximately 350 metres from the application area.

The clearing permit application was advertised on the DWER website on 22 October 2019 with a 14 day submission period. No public submissions were received in relation to this application.

The City of Cockburn advised on the 6 November 2019 they "would like, as a part of an 'offsets' package, to see the salvage of any grass trees/ zamia palms and collection of native seed for the purposes of landscaping/ revegetation works at an appropriate location on site (i.e. degraded areas)" (City of Cockburn, 2019). The site inspection by DWER staff did not locate any grass trees/ zamia palms within the application area (DWER, 2019).

5. References

- City of Cockburn (2019) Supporting Information for clearing permit application CPS 8673/1. Shire of Cockburn. Received by DWER on 6 November 2019 (DWER Ref: A1838768).
- Commonwealth of Australia (2001) National Objectives and Targets for Biodiversity Conservation 2001-2005, Canberra.
- Commonwealth of Australia (2012). EPBC Act referral guidelines for three threatened black cockatoo species. Department of Sustainability, Environment, Water, Populations and Communities, Canberra.
- Department of Biodiversity, Conservation and Attractions (DBCA) (2020) Species and Communities Branch TEC/flora advice for Clearing Permit application CPS 8673/1, received 09/01/2020. Western Australia (DWER Ref: A1857520).
- Department of Environment and Conservation (DEC) (2009a). Glossy-leafed Hammer Orchid (*Drakaea elastica*) Recovery Plan. Department of Environment and Conservation, Western Australia.
- Department of Environment and Conservation (2009b). Grand Spider Orchid (*Caladenia huegelii*) Recovery Plan. Commonwealth Department of the Environment, Water, Heritage and the Arts, Canberra.
- Department of the Environment, Water, Heritage and the Arts (DEWHA) (2008). Approved Conservation Advice for *Drakaea micrantha* (Dwarf Hammer-orchid). Canberra: Department of the Environment, Water, Heritage and the Arts.
- Department of the Environment, Water, Heritage and the Arts (DEWHA) (2008b). Approved Conservation Advice for *Diuris purdiei* (Purdie's Donkey-orchid). Canberra: Department of the Environment, Water, Heritage and the Arts
- Department of Water and Environment Regulation (DWER) (2019) Site Inspection Report for Clearing Permit Application CPS 8673/1. Site inspection undertaken 22 November 2019. Department of Water and Environment Regulation, Western Australia (DWER Ref: A1844321). Environmental Protection Act 1986 (EP Act).

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 Statewide Vegetation Statistics incorporating the CAR Reserve Analysis (Full Report). Current as of December 2017. WA Department of Biodiversity, Conservation and Attractions. <https://catalogue.data.wa.gov.au/dataset/dbca-statewide-vegetation-statistics>.

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.

Threatened Species Scientific Committee (2016). Approved Conservation Advice (incorporating listing advice) for the Banksia Woodlands of the Swan Coastal Plain ecological community. Canberra: Department of the Environment and Energy.

Western Australian Herbarium (1998-2019). FloraBase - the Western Australian Flora. Department of Biodiversity, Conservation and Attractions. <https://florabase.dpaw.wa.gov.au/> Accessed November 2019.

Publicly available GIS Databases used (data.wa.gov.au):

- Soil and Landscape Mapping – Best Available
- Directory of Important Wetlands in Australia – Western Australia (DBCA-045)
- Geomorphic Wetlands, Swan Coastal Plain (DBCA-019)
- IBRA Vegetation Statistics
- Carnaby's Cockatoo Areas requiring investigation as feeding habitat in the Swan Coastal Plain (SCP) IBRA Region (DBCA-057)
- Remnant Vegetation
- Groundwater Salinity Statewide (DWER-026)
- Contours (DPIRD-073)
- Soil and Landscape Quality – Wind Erosion Risk (DPIRD-016)
- Soil and Landscape Quality – Water Erosion Risk (DPIRD-013)
- Soil and Landscape Quality – Waterlogging Risk (DPIRD-015)
- Soil and Landscape Quality – Water Repellence Risk (DPIRD-014)
- Soil and Landscape Quality – Subsurface Acidification Risk (DPIRD-011)
- Soil and Landscape Quality – Phosphorus Export Risk (DPIRD-010)
- Soil and Landscape Quality – Salinity Risk (DPIRD-009)
- Flood Risk (DPIRD-007)
- DBCA – Lands of Interest (DBCA-012)
- DBCA Legislated Lands and Waters (DBCA-011)
- Regional Parks (DBCA-026)
- Bush Forever Areas – 2000 (DPLH-019)
- Aboriginal Heritage Places (DPLH-001)
- Local Planning Scheme – Zones and Reserves (DPLH-071)

Restricted GIS Databases used:

- Threatened Flora (TPFL)
- Threatened Flora (WAHerb)
- Threatened Fauna
- TECs and PECs
- Black Cockatoo roost sites
- SCP Vegetation Complex Statistics