



## CLEARING PERMIT

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

<b>Purpose Permit number:</b>	CPS 8732/1
<b>Permit Holder:</b>	Hindle Properties Pty Ltd
<b>Duration of Permit:</b>	17 April 2020 to 17 April 2025

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 enabling Western Power upgrades to the electricity supply of the property

**2. Land on which clearing is to be done**

Lot 400 on Plan 24258, Banksia Grove  
Harbour Elbow road reserve (PIN 1335825)

**3. Area of Clearing**

The Permit Holder must not clear more than 0.0167 hectares of native vegetation within the area cross-hatched yellow on attached Plan 8732/1.

**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.

**6. 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*:

- clean earth-moving machinery of soil and vegetation prior to entering and leaving the area to be cleared;
- ensure that no *dieback* or *weed*-affected soil, *mulch*, *fill* or other material is brought into the area to be cleared; and
- restrict the movement of machines and other vehicles to the limits of the areas to be cleared.

### **PART III – RECORD KEEPING AND REPORTING**

#### **7. Record keeping**

The Permit Holder must maintain the following records 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(s) 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 5 of this Permit;
- (e) actions taken to minimise the risk of the introduction and spread of *dieback* and *weeds* in accordance with condition 6 of this Permit; and

#### **8. Reporting**

The Permit Holder must produce the records required under condition 7 of this Permit when required 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 species-led ecological impact and invasiveness ranking summary, regardless of ranking; or
- (c) not indigenous to the area concerned.

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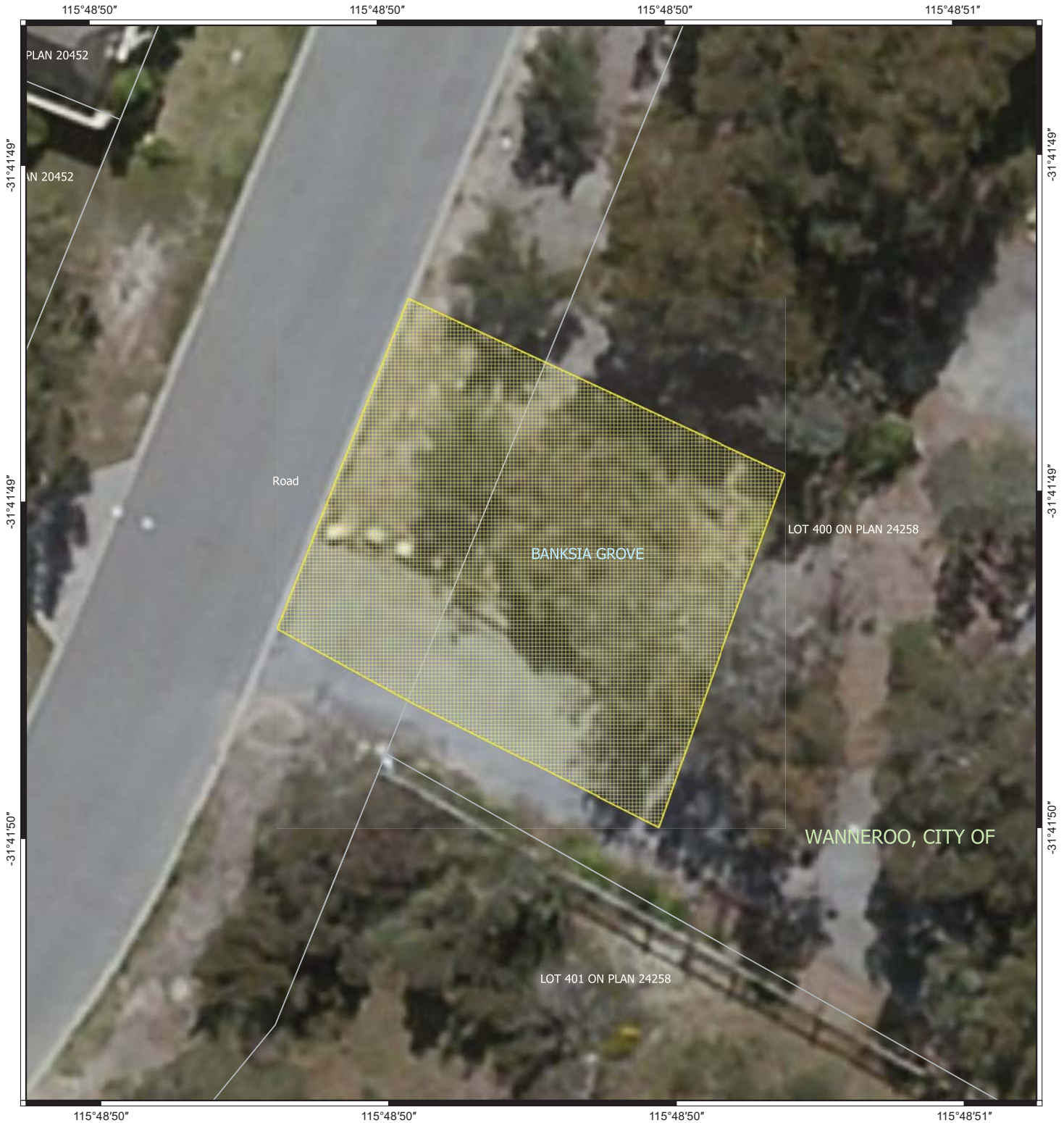
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Ryan Mincham  
MANAGER  
NATIVE VEGETATION REGULATION

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

18 March 2020

# Plan 8732/1



## Legend


-  CPS areas approved to clear
-  Local Government Authorities
-  Cadastre - LGATE 218
-  Localities - Landgate



0 2.5 5 7.5 10 m



MGA 94  
Geocentric Datum of Australia 1994

  
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Officer delegated under section 20 of the  
Environmental Protection Act 1986



GOVERNMENT OF  
WESTERN AUSTRALIA



## 1. Application details

### Permit application details

Permit application No.: 8732/1  
Permit type: Purpose Permit

### Applicant details

Applicant's name: Hindle Properties Pty Ltd  
Application received date: 16 January 2020

### Property details

Property: Lot 400 on Plan 24258 and Harbour Elbow road reserve (PIN 1335825)  
Local Government Authority: City of Wanneroo  
Localities: Banksia Grove

### Application

Clearing Area (ha)	No. Trees	Method of Clearing	For the purpose of:
0.0167		Mechanical Removal	Western Power upgrades

### Decision on application

Decision on Permit Application: Grant  
Decision Date: 18 March 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*. It has been concluded that the proposed clearing is not likely to be at variance with any of the clearing principles.

In determining to grant a clearing permit, the Delegated Officer gave consideration to the small scale of clearing (0.0167 hectares) and the completely degraded condition of the vegetation (Keighery 1994).

The Delegated Officer determined that the proposed clearing is unlikely to lead to any unacceptable risk to the environment.

## 2. Site Information

**Clearing Description** The application is to clear 0.0167 hectares of native vegetation within Lot 400 on Plan 24258 and Harbour Elbow road reserve (PIN 1335825), Banksia Grove for the purpose of enabling Western Power upgrades to the electricity supply of the property.

**Vegetation Description** The vegetation within the application area is mapped as the following Heddle vegetation complex:

- Karrakatta Complex – Central and South (49): Predominantly open forest of *Eucalyptus gomphocephala* (Tuart) - *Eucalyptus marginata* (Jarrah) - *Corymbia calophylla* (Marri) and woodland of *Eucalyptus marginata* (Jarrah) - Banksia species. *Agonis flexuosa* (Peppermint) is co-dominant south of the Capel River (Heddle, 1980).

**Vegetation Condition** Based on the photos supplied by the applicant (Meyer Shircore, 2020a), the vegetation is completely degraded with no understory, and includes a non-native species (Olive tree) and an unidentified Myrtaceae species. The description of the veg condition is:

- Completely degraded:** The structure of the vegetation is no longer intact and the area is completely, or almost completely, without native species. These areas are often described as "parkland cleared" with the flora comprising weed or crop species with isolated native trees or shrubs (Keighery, 1994).

**Soil and Landform Type:** The soil in the application area is mapped as Karrakatta Sand Yellow Phase (211Sp\_\_Ky) described as:

- Low hilly to gently undulating terrain. Yellow sand over limestone at 1-2 m. Banksia spp. woodland with scattered emergent *E. gomphocephala* and *E. marginata* and a dense shrub layer (Department of Primary Industries and Regional Development, 2017).

**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.



*Photo 1: View from Harbour Elbow looking towards the application area*



*Photo 2: Area of the proposed clearing overlooking south east; vegetation in completely degraded condition*



*Photo 3: Completely degraded conditions and Ehrhata calycina weeds present*



*Photo 4: Myrtaceae species*



*Photo 5: Non-native olive tree*



*Photo 6: Myrtaceae spp. leaves*

**3. Avoidance and minimisation measures**

The application is to clear 0.0167 hectares of native vegetation for the purposes of enabling Western Power upgrades to the electricity supply of the property. The applicant has located the dome to be moved in an area where it avoids significant vegetation.

The applicant has also confirmed the *Banksia menziesii* located at the eastern boundary of the application area (City of Wanneroo, 2020) would be retained and not included as part of the application (Meyer Shircore, 2020b).

#### 4. Assessment of application against clearing principles

According to available databases, a total of 26 conservation significant fauna under the *Biodiversity Conservation Act 2016* and *Wildlife Conservation (Specially Protected Fauna) Notice 2018*, have been recorded in the local area. Five endangered, two vulnerable, nine species protected under international agreement, two Priority 2, three Priority 3, four priority 4 and one other specially protected animal species. The nearest conservation significant fauna record is located 195 metres from the application area, that being Carnabys Cockatoo (*Calyptorhynchus latirostris*).

Carnaby's cockatoo and Baudin's cockatoo are listed as Endangered and Forest Red-Tailed black cockatoo are listed as Vulnerable under the *Commonwealth Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). Black cockatoos nest in hollows in live or dead trees of karri, marri, wandoo, tuart, salmon gum, jarrah, flooded gum, York gum, powder bark, bullich and blackbutt (DotEE, 2013). Breeding habitat' is defined in the EPBC Act referral guidelines as 'trees of species known to support breeding within the range of the species which either have a suitable nest hollow or are of a suitable diameter at breast height (DBH) to develop a nest hollow' (DotEE, 2013). Given the lack of key habitat tree species, the vegetation within the application area is unlikely to be significant as Black Cockatoo breeding or roosting habitat.

Black cockatoos have a preference for feeding habitat that includes jarrah and marri woodlands and forest heathland and woodland dominated by proteaceous plant species such as *Banksia* sp., *Hakea* sp. and *Grevillea* sp. (Commonwealth of Australia, 2012). Given the small scale of clearing (1 native shrub: *Myrtaceae* spp), completely degraded vegetation condition and adjacent *Banksia* woodland nature reserves, the vegetation within the application area is unlikely to be significant habitat for Black Cockatoo foraging.

According to the Ecological Linkages Proposed for the Gngangara Groundwater System (Government of Western Australia, 2009) 'Coastal linkages in this region are a priority for nature conservation as a high proportion of these vegetation complexes have been cleared for urban development'. These linkages were identified using GIS software indicating areas with >60 % vegetation coverage within a 2 km<sup>2</sup> quadrant (Government of Western Australia, 2009). The application area is included in the Gngangara Mound Ecological Linkage corridor. However given the completely degraded condition and small scale of clearing (1 native shrub), the application area is unlikely to provide habitat used as part of an ecological linkage by significant avifauna.

Based on the available databases, three other conservation significant fauna listed under the *Biodiversity Conservation Act 2016* and *Wildlife Conservation (Specially Protected Fauna) Notice 2018*, are likely to occur within the application area. These are *Synemon gratiosa* (Graceful Sunmoth) listed as P4, *Austrosaga spinifer* (Spiny Katydid) listed as P2 and *Hylaeus globuliferus* (Woolybush Bee) listed as P3. Given the completely degraded nature and lack of any understory, the application area is unlikely to be significant habitat for fauna indigenous to Western Australia.

According to available databases, under the *Biodiversity Conservation Act 2016*, four threatened flora species and twenty three priority flora species have been recorded within the local area. Of the priority species, three are Priority 1, six Priority 2, nine Priority 3 and five Priority 4. The nearest of these is located 1.5 kilometres from the application area (*Poranthera moorokatta*). Based on the photos supplied by the applicant and the completely degraded condition of the vegetation, the application area is unlikely to contain any threatened or priority flora.

There are no mapped Threatened Ecological Communities (TEC) or Priority Ecological Communities (PEC) listed under the *Biodiversity Conservation Act 2016* within the application area according to available databases. The closest TEC/PEC is located approximately 170 metres north west of the application area, mapped as 'Banksia Dominated Woodlands of the Swan Coastal Plain IBRA Region', listed as Priority 3 under the *BC Act 2016*. Two other state listed TEC's occur within the local area: *Melaleuca huegelii* – *Melaleuca systena* shrublands on limestone ridges (SCP26a) and *Banksia attenuata* woodlands over species rich dense shrublands (SCP20a). None of the vegetation in the application area matches the patch requirements or condition thresholds for these TEC's, and therefore are not representative.

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 (EPA, 2008), below which species loss appears to accelerate exponentially at an ecosystem level (Commonwealth of Australia, 2001). The application area is mapped within the Swan Coastal Plain IBRA Bioregion and the Karrakatta Complex-Central and South vegetation complex (Heddl, 1980; Government of Western Australia, 2018), which retain 38.62 % and 16.01 % of their pre-European vegetation extents respectively. The local area retains 32.87 % of its pre-European vegetation extent. Given the Karrakatta Complex-Central and South vegetation complex retains less than 30% of its pre-European vegetation, the application area is considered to be within an extensively cleared landscape. However, the application area is completely degraded and does not contain high levels of biodiversity, significant habitat for indigenous fauna, threatened or priority flora or threatened ecological communities. Therefore, the proposed clearing is not likely to be significant as a remnant of native vegetation.

There are no mapped watercourses or wetlands within the application area. The nearest mapped wetland, Lake Adams, is located approximately 500 metres to the south east of the application area. This lake is mapped as a Geomorphic Wetlands classified as a conservation dampland wetland. Given the type of vegetation proposed to be cleared, small scale of clearing and location of the application area, it is unlikely that the proposed clearing will impact on vegetation growing in association with a wetland.

The nearest mapped Department of Biodiversity, Conservation and Attractions (DBCA) conservation area is the Gngangara-Moore River State Forest, vested with the Conservation Commission of WA. This large area covers approximately 71,000

hectares and is located 260 metres from the application area. Given the small scale of clearing and condition of the application area, the proposed clearing is unlikely to impact on the environmental values of any nearby conservation areas.

Noting the extent of the proposed clearing and the condition of the vegetation within the clearing area, the proposed clearing is unlikely to cause appreciable land degradation, deteriorate the quality of surface or groundwater, or cause or exacerbate the intensity of flooding.

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

The clearing permit application was advertised on the Department of Water and Environmental Regulation website on 17 January 2020 with a 21 day submission period. No public submissions have been received in relation to this application.

## 5. Planning and other relevant matters

There are no mapped Aboriginal Sites of Significance within the application area. The nearest mapped site is Lake Adams, located approximately 500 metres south west of the application area.

The property in question has received Development Approval and Building permits, assessed under City of Wanneroo District Planning Scene No 2 the Metropolitan Region Scheme Form 2, allowing the development of a Child Care Centre at 10 Harbour Elbow, Banksia Grove (Development Approval DA2018/736 and Building Permit BP2019.3026.1).

## 6. References

- Commonwealth of Australia (2001) National Objectives and Targets for Biodiversity Conservation 2001-2005, Canberra.
- City of Wanneroo (2020). Comment from the City of Wanneroo in relation to CPS 8732/1. City of Wanneroo. DWER REF: 1876582
- Department of the Environment and Energy (DotEE) (2013) Environment Protection and Biodiversity Conservation Act 1999 referral guidelines for three threatened black cockatoo species: Carnaby's cockatoo (endangered) *Calyptorhynchus latirostri*, Baudin's cockatoo (vulnerable) *Calyptorhynchus baudinii*, Forest red-tailed black cockatoo (vulnerable) *Calyptorhynchus banksii naso*. DotEE, 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/>. Accessed November 2018.
- Department of Primary Industries and Regional Development (DPIRD) (2017). NRInfo Digital Mapping. Accessed at <https://maps.agric.wa.gov.au/nrm-info/> Accessed September 2018. Department of Primary Industries and Regional Development. Government of Western Australia.
- Environmental Protection Authority (EPA) (2008) Environmental Guidance for Planning and Development Guidance Statement No 33. Environmental Protection Authority, Western Australia.
- Government of Western Australia (2009). Ecological linkages proposed for the Gngangara Groundwater System. Gngangara Sustainability Strategy. WA Department of Environment and Conservation.
- 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>
- Hedde, 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.
- Keighery, B.J. (1994) Bushland Plant Survey: A Guide to Plant Community Survey for the Community. Wildflower Society of WA (Inc). Nedlands, Western Australia.
- Meyer Shircore (2020a) Information in support of application CPS 8732/1. DWER REF: A1871308
- Meyer Shircore (2020b) Information in support of application CPS 8732/1. DWER REF: A1874574
- 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.
- Western Australian Herbarium (1998-). FloraBase - the Western Australian Flora. Department of Biodiversity, Conservation and Attractions. <https://florabase.dpaw.wa.gov.au/> Accessed March 2019.

### GIS Databases:

- 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)
- Flood Risk (DPIRD-007)
- DBCA – Lands of Interest (DBCA-012)
- DBCA Legislated Lands and Waters (DBCA-011)
- Regional Parks (DBCA-026)
- Aboriginal Heritage Places (DPLH-001)
- Local Planning Scheme – Zones and Reserves (DPLH-071)
- Threatened Flora (TPFL)

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