



Suite 3, 67 Howe Street
Osborne Park WA 6017

ABN 44 981 725 498
Knightside Nominees Pty Ltd

17 September 2021

Department of Water and Environmental Regulation
Locked Bag 10
JOONDALUP WA 6919

Dear Sir/Madam,

RE: Lot 145 Talbot Road, Hazelmere – Clearing Permit Application

On behalf of Relocatables Australia please find following information to support a Clearing Permit application to clear 1,846m² of native vegetation on Lot 145 Talbot Road, Hazelmere (Figure 1).

1 Background

Relocatables Australia is proposing to build a test track for Artificial Intelligence (AI) systems to remotely guide vehicles. The track will be configured as a figure eight and there will be five dongas located on the site, including three offices, one crib room and one toilet block as well as two standard 40ft sea containers to support the dome structure (Appendix 1). The vehicles to be used on the track will be a range of sizes. The proposed track will contain two drainage basins located at the northern end of the lot.

The building of the track requires a Development Application (DA) that has been submitted to the City of Swan. The northern part of the lot contains a small portion of Bush Forever Site 481, 'Stirling Crescent Bushland, Hazelmere' which extends into properties to the north of the lot (Figure 1).

2 Site History

The earliest available historic aerial photograph on-line from 1953 shows that the site is mostly cleared (Plate 1) (Landgate, 2021).

Plate 1: Aerial Photograph 1953 (Landgate, 2021)



Currently the lots to the west, east and north-west have been fully developed for industrial purposes. The northern part of the site containing the Bush Forever site has regenerated (Plate 2). Other parts of the lot contain exotic trees and scattered native trees. The Bush Forever site north of the lot is mostly vegetated with some cleared areas (Plate 2).

Plate 2: Aerial Photograph 2021 (Landgate, 2021)



3 Vegetation

PGV Environmental assessed the area on 16 August 2021. The site is mostly cleared paddock with weeds species and therefore not classified as native vegetation (Plate 3).

Plate 3: Cleared Paddock with Weeds



There are five vegetation types on the site is described as:

Cc - *Corymbia calophylla* (Marri) Closed Forest over Weeds

Et - *Eucalyptus todtiana* (Blackbutt) Low Woodland over Weeds

AfBs - *Allocasuarina fraseriana* (Sheoak) / *Banksia sessilis* (Parrot Bush) Tall Shrubland over Weeds

Em - *Eucalyptus marginata* (Jarrah) over weeds

Ex - Exotic plants

The *Corymbia calophylla* (Marri) Closed Forest over Weeds (Cc) will be retained on the site and most of the additional vegetation types will be cleared. All of the vegetation is rated as Completely Degraded as there is no intact understorey and there is a high level of disturbance (Plate 4).

Plate 4: Completely Degraded Vegetation on the site



4 Ten Clearing Permit Principles

The Ten Clearing Principles have been addressed below to determine the environmental impact that the removal of the native vegetation on the site would have.

Principle (a): Vegetation should not be cleared if it comprises a high level of biological diversity.

The vegetation on the site is Completely Degraded having been previously cleared. There are very few native plants with most of the site being paddocks of weeds. The vegetation is not representative of a TEC or a PEC. The proposed clearing is not considered at variance to this principle.

Principle (b): Vegetation should not be cleared if it comprises the whole or a part of, or is necessary for the maintenance of, a significant habitat for fauna indigenous to Western Australia.

The fauna habitat is in poor condition with high levels of disturbance. The site does not contain habitat for Threatened or Priority species except a small amount of foraging for Black Cockatoos that is not considered significant due to the very small area. The proposed clearing is not considered at variance to this principle.

Principle (c): Vegetation should not be cleared if it includes, or is necessary for the continued existence of rare flora.

No Threatened or Priority plant species are likely to occur on the site given the historic clearing and high levels of disturbance. Therefore, the proposed clearing is not considered at variance to this principle.

Principle (d): Vegetation should not be cleared if it comprises the whole or a part of, or is necessary for the maintenance of a threatened ecological community.

The vegetation on the site is not representative of a Threatened Ecological Community. Therefore, the proposed clearing is not considered at variance to this principle.

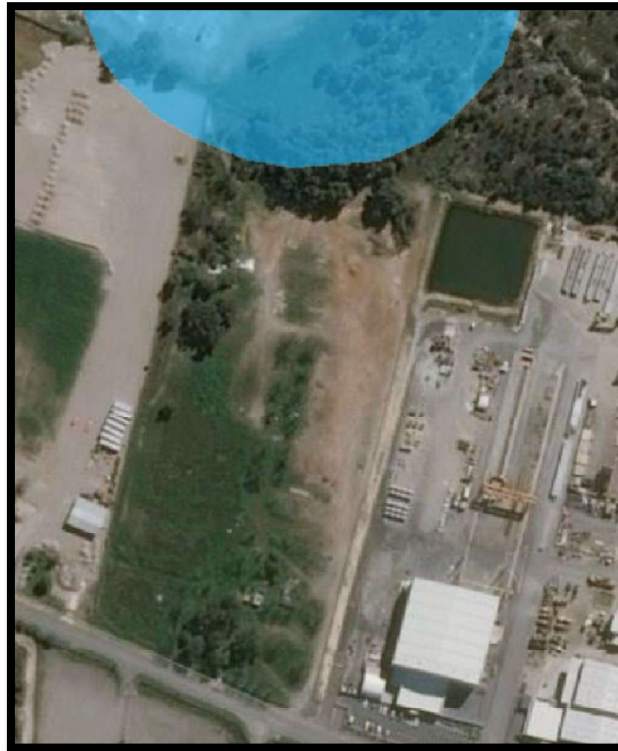
Principle (e): Vegetation should not be cleared if it is significant as a remnant of native vegetation in an area that has been extensively cleared.

The site is not a significant remnant of vegetation. The proposed clearing is not considered at variance to this principle.

Principle (f): Vegetation should not be cleared if it is growing in, or in association with, an environment associated with a watercourse or wetland.

A very small area of the lot is mapped as a Multiple Use Palusplain wetland - Helena River Floodplain/Swan Street (Unique Feature Identifier (UFI) 15266) which extends further north of the site (Plate 5). There is no native vegetation to be cleared that is associated with the wetland area.

Plate 5: Wetland Mapping on the Site



The proposed clearing is not considered at variance to this principle.

Principle (g): Vegetation should not be cleared if the clearing of the vegetation is likely to cause appreciable land degradation.

Clearing the vegetation on the site will not result in land degradation. The area of clearing is mapped within the Pinjarra System, within the Pinjarra, Phase Gf7 (213Pj_Gf7) which is located on minor rises with deep, rapidly drained brownish, siliceous or bleached sands underlain by mottled yellow clay (DPIRD, 2021a).

Land Degradation Risk Category of Pinjarra, Phase Gf7 are listed below:

Water Erosion	<3% of map unit has a high to extreme water erosion risk
Wind Erosion	>70% of map unit has a high to extreme wind erosion risk
Waterlogging	10-30% of map unit has a moderate to very high waterlogging risk
Flooding	<3% of the map unit has a moderate to high flood risk
Salinity risk	<3% of map unit has a moderate to high salinity risk or is presently saline

The mapped soil unit has a >70% risk of wind erosion which may indicate that appropriate dust management measures will be required during the works which mitigates the risk to the surrounding area. The area will be stabilised after clearing to avoid any dust blowing off the site. The proposed clearing area is generally not susceptible to water erosion, waterlogging, flooding or risk of salinity, therefore the proposed clearing is not likely to cause appreciable land degradation. The proposed clearing is not considered to be at variance to this principle

Principle (h): Vegetation should not be cleared if the clearing of the vegetation is likely to have an impact on the environmental values of any adjacent or nearby conservation area.

The site is adjacent to Bush Forever Site 481, 'Stirling Crescent Bushland, Hazelmere'. The proposed clearing is minimal and all works will be undertaken in accordance with an Environmental Management Plan which is required in accordance with item 107 of Schedule 2: Additional Uses of the City of Swan Local Planning Scheme No. 17 as follows:

An Environmental Management Plan shall be submitted with each development application to demonstrate that impacts to Bush Forever are avoided to the satisfaction of the Department of Biodiversity, Conservation and Attractions.

Management measures in the Environmental Management Plan will be deemed appropriate upon the approval of the plan therefore the proposed clearing is not considered at variance to this principle.

Principle (i): Vegetation should not be cleared if the clearing of the vegetation is likely to cause deterioration in the quality of surface or underground water.

A small part of Multiple Use Palusplain wetland - Helena River Floodplain/Swan Street (UFI 15266) is mapped on the edge of the site. The proposed clearing is not within the wetland area. The wetland is highly modified and the clearing will not further impact on the wetland values.

The proposed clearing is not considered at variance to this principle.

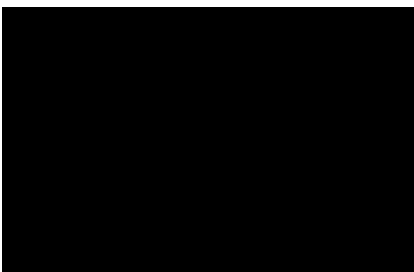
Principle (j): Vegetation should not be cleared if clearing the vegetation is likely to cause, or exacerbate, the incidence of flooding.

The soil unit has a low risk of flooding and stormwater will be controlled by the stormwater management system as detailed in the Development Application. The proposed clearing is not considered at variance to this principle.

5 Conclusion

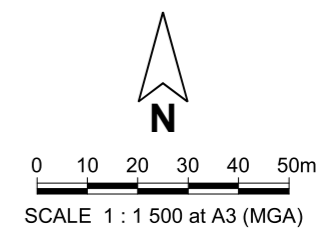
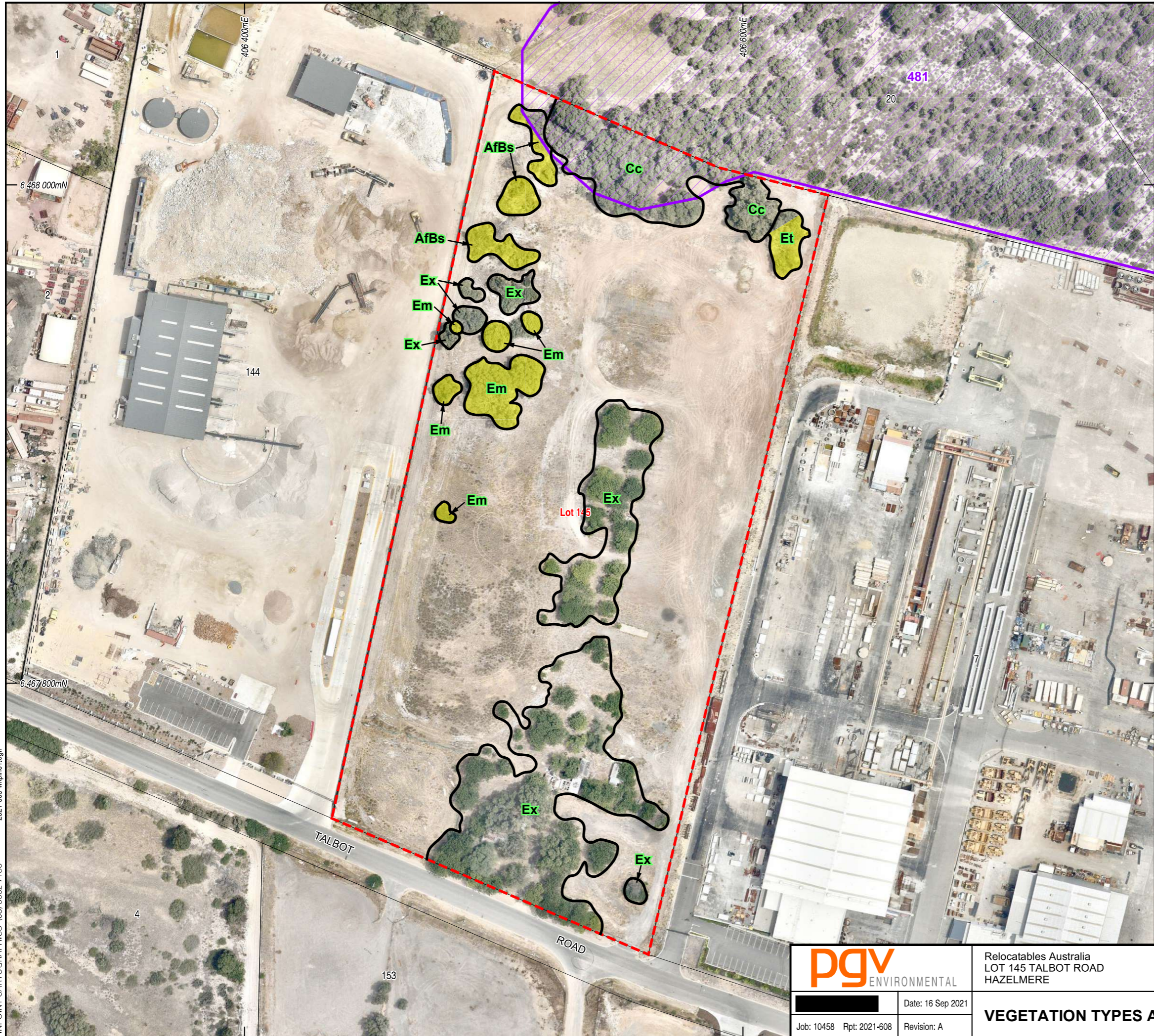
Some native vegetation occurs on Lot 145 Talbot Road, Hazelmere. Assessment of the proposed clearing of 1,846m² native vegetation required for the installation of the test track concludes that the clearing will not have a significant impact on the environment.

Please contact me if you would like any further information or if you would like some assistance on site during a site inspection.



Figures

Figure 1: Clearing Permit Area



- Legend**
- Site Boundary
 - Cadastral Boundary
 - - - Easement Boundary
 - Bush Forever Site
 - Cc Vegetation Type
 - Vegetation Type Boundary
 - Native Vegetation to be Cleared

- Vegetation Types**
- Cc** - *Corymbia calophylla* (Marri) Closed Forest over Weeds
 - Et** - *Eucalyptus tottiana* (Blackbutt) Low Woodland over Weeds
 - AfBs** - *Allocasuarina fraseriana* (Sheoak) / *Banksia sessilis* (Parrot Bush) Tall Shrubland over Weeds
 - Em** - *Eucalyptus marginata* (Jarrah) over weeds
 - Ex** - Exotic plants

CADASTRAL SOURCE: Landgate, August 2021.
 AERIAL PHOTOGRAPH SOURCE: NearMap, flown January 2021.
 CONTOUR SOURCE: Generated from Geoscience Australi 5m DEM data.

2021-608-wkpin01.dgn
 PINPOINT CARTOGRAPHICS (08) 9562 7136

	Relocatables Australia LOT 145 TALBOT ROAD HAZELMERE	<h2 style="margin: 0;">VEGETATION TYPES AND BUSH FOREVER SITE</h2>	<b style="writing-mode: vertical-rl; transform: rotate(180deg);">Workplan 1
	Date: 16 Sep 2021 Revision: A		