



CLEARING PERMIT

Granted under section 51E of the Environmental Protection Act 1986

PERMIT DETAILS

Area Permit Number: CPS 7954/1
File Number: DER2018/000113
Duration of Permit: 20 July 2018 to 20 July 2020

PERMIT HOLDER

Geoffrey Nathan Holtmeulen
Rebecca Holtmeulen

LAND ON WHICH CLEARING IS TO BE DONE

Lot 261 on Deposited Plan 408353, Forrestdale

AUTHORISED ACTIVITY

The Permit Holder shall not clear more than 0.124 hectares of native vegetation within the area cross-hatched yellow on attached Plan 7954/1.

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 *dieback* or *weed*-affected soil, *mulch*, *fill* or other material is brought into the area to be cleared;
- (c) restrict the movement of machines and other vehicles to the limits of the areas to be cleared;

3. Records to be kept

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 clearing occurred;
- (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 *weeds* and *dieback* in accordance with condition 2 of this permit.

4. Reporting

The Permit Holder must provide to the *CEO* the records required under condition 3 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.

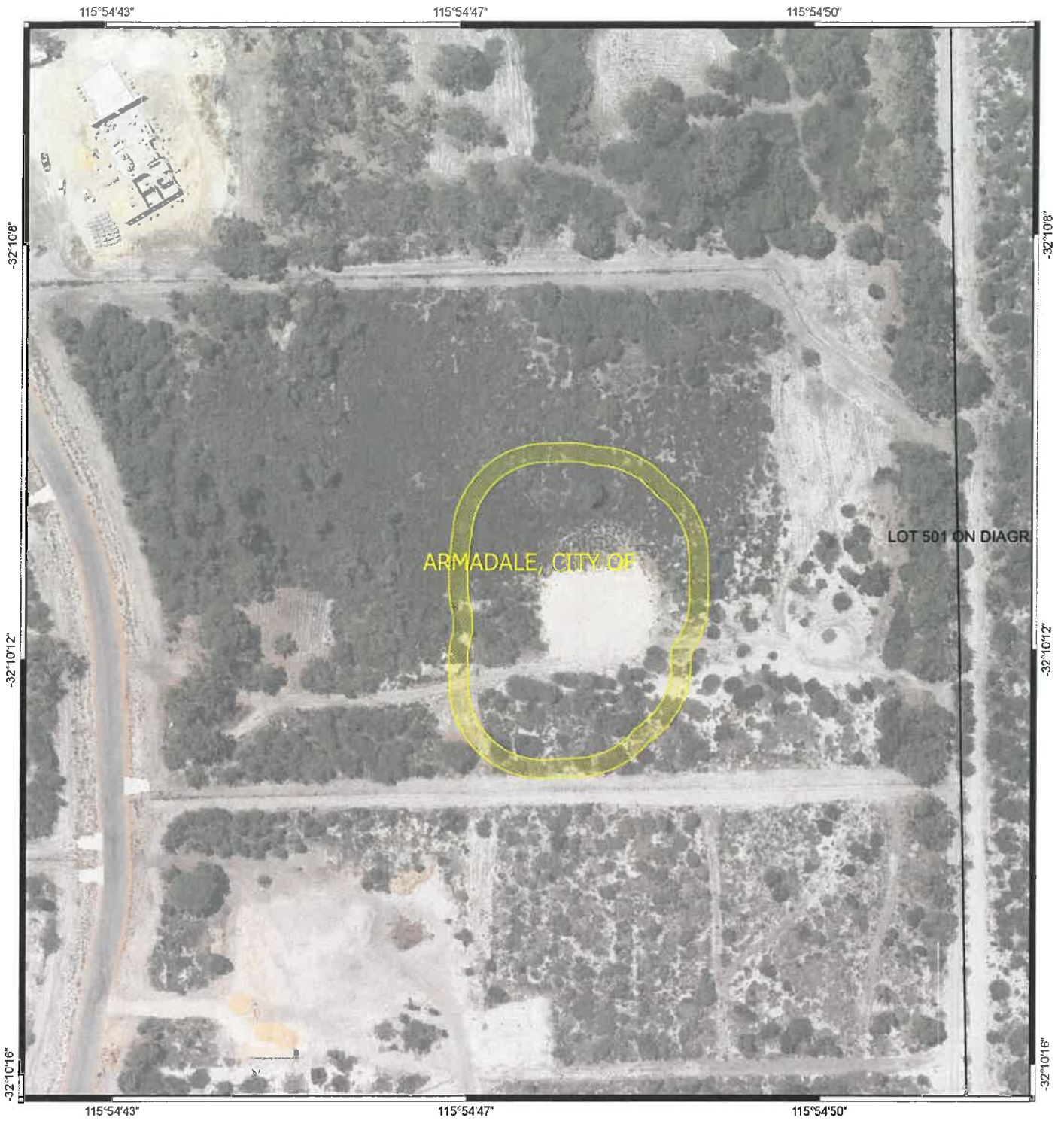


Emma Bramwell
A/MANAGER
CLEARING REGULATION

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

25 June 2018

Plan 7954/1



Legend

-  Areas approved to clear
-  LGA
-  cadastre
-  Cadastre
-  Virtual Mosaic



MGA 94
Geocentric Datum of Australia 1994
E. Branwell Date 25/06/18
E. BRANWELL

Officer with delegated authority under Section 20
of the Environmental Protection Act 1986



GOVERNMENT OF
WESTERN AUSTRALIA



1. Application details

1.1. Permit application details

Permit application No.: CPS 7954/1
Permit type: Area Permit

1.2. Proponent details

Proponent's name: Mr & Mrs Geoffrey & Rebecca Holtmeulen

1.3. Property details

Property: Lot 261 on Deposited Plan 408353, Forrestdale
Local Government Authority: City of Armadale
DER Region: Greater Swan
DPaW District: Swan Coastal
Localities: Forrestdale
GPS coordinates: Latitude: -32.17 Longitude: 115.9105

1.4. Application

Clearing Area (ha)	No. Trees	Method of Clearing	For the purpose of:
0.124 (as revised)		Mechanical Removal	Extended building protection zone

1.5. Decision on application

Decision on Permit Application: Grant
Decision Date: 25 June 2018
Reasons for Decision: The clearing permit application was received on 6 January 2018 and 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 at variance to clearing principle (f), may be at variance to principle (d) and is not likely to be at variance to the remaining clearing principles.

The Delegated Officer noted that the proposed clearing will impact on vegetation growing in association with a 'resource enhancement' wetland, and that the application area may be necessary for the maintenance of an occurrence of the Commonwealth-listed threatened ecological community 'Banksia Dominated Woodlands of the Swan Coastal Plain IBRA Region'. The Delegated Officer also had regard for development approval granted by the City of Armadale for the construction of a single dwelling within an approved building envelope, and the need for a building protection zone to protect this.

In granting a clearing permit subject to conditions, the Delegated Officer determined that the proposed clearing is not likely to have any unacceptable environmental impacts.

Site Information

Clearing Description: The revised application is to clear up to 0.124 hectares of native vegetation within Lot 261 on Deposited Plan 408353, Forrestdale, for the purpose of an extended building protection zone around a proposed dwelling. The establishment of a 20 metre building protection zone around an existing dwelling does not require a clearing permit. The applicant proposes to establish a 25 metre building protection zone, as indicated in Figure 1.

Vegetation Description: The application area is mapped as Swan Coastal Plain vegetation complex:

- 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 sedgelands on the moister sites. This area includes the transition of *Eucalyptus marginata* (Jarrah) to *Eucalyptus tottiana* (Pricklybark) in the vicinity of Perth (Hedde et al., 1980)

Based on photographs in supporting information provided by the applicant, the vegetation is a *Banksia* spp. woodland with emergent *Eucalyptus* spp., and a dense *Melaleuca* spp. scrub, over sedges.

Vegetation Condition: The condition of the vegetation was determined from photographs in supporting information provided by the applicant (refer Figures 2 and 3):

- Very Good: vegetation structure altered; obvious signs of disturbance (Keighery, 1994); to
- Good: vegetation structure significantly altered by very obvious signs of multiple disturbance; retains basic structure or ability to regenerate (Keighery, 1994).

Soil and Landform Type: The application area is mapped within the Bassendean B4 Phase land subsystem (212Bs_B4):

- Broad poorly drained sandplain with deep grey siliceous sands or bleached sands, underlain at depths generally greater than 1.5 m by clay or less frequently a strong iron-organic hardpan (Schoknecht et al, 2004).

Comment: The local area referred to in this assessment is defined as the area within a five kilometre radius measured from the perimeter of the application area. Aerial imagery indicates that the local area retains approximately 30 per cent native vegetation cover.

Figures and Maps:



Figure 1: Map of application area (cross-hatched blue)



Figure 2: Scrub of *Melaleuca* sp. over sedges (source: applicant).



Figure 3: Banksia woodland with emergent *Eucalyptus* sp. (source: applicant).

2. Assessment of application against clearing principles

(a) Native vegetation should not be cleared if it comprises a high level of biological diversity.

Proposed clearing is not likely to be at variance to this Principle

As outlined in Section 2, the vegetation within the application area comprises a *Banksia* spp. woodland with emergent *Eucalyptus* spp., and a dense *Melaleuca* spp. scrub, over sedges.

According to available databases, 39 conservation significant fauna species have been recorded in the local area. Of these, four threatened fauna species and two priority fauna species may utilise the application area. Fauna habitat and fauna are assessed in more detail under Principle (b).

According to available databases, six rare and 15 priority flora species have been recorded within the local area. Rare flora are discussed under Principle (c). Of the priority flora, two have been recorded from similar mapped soil and vegetation types as found within the application area:

- *Schoenus pennisetis* (Priority 3) occurs approximately 1.2 kilometres from the application area. This species is known from 40 records between Geraldton and Capel from grey or peaty sand and sandy clay associated with swamps and winter-wet depressions (FloraBase website, March 2018). Noting the type and condition of the vegetation within the application area, the application area is likely to contain habitat for this species.
- *Stylidium paludicola* (Priority 3) occurs approximately 2.3 kilometres from the application area. This species is known from 33 records between Joondalup and Capel from peaty sand over clay associated with winter-wet habitats, marri and *Melaleuca* spp. woodland, and *Melaleuca* spp. shrubland (FloraBase website, March 2018). Noting the type and condition of the vegetation within the application area, the application area is likely to contain habitat for this species.

The majority of the application area is within a mapped occurrence of the ecological community 'Banksia Dominated Woodlands of the Swan Coastal Plain IBRA Region', listed as 'Priority 3(iii)' by the Department of Biodiversity, Conservation and Attractions, and as an 'Endangered' threatened ecological community (TEC) under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). TECs are discussed under Principle (d).

Noting the presence of a mapped occurrence of a priority ecological community/TEC and the potential for rare and priority flora species and conservation-significant fauna species, the application area is likely to be biologically diverse. However in the context of the size and shape of the application area (Figure 1), and the extent and proximity of remnant vegetation in the local area, the application area is not likely to comprise a high level of biological diversity. The proposed clearing is not likely to be at variance to this Principle.

(b) Native 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.

Proposed clearing is not likely to be at variance to this Principle

According to available databases, 39 conservation significant fauna species have been recorded in the local area, including nine threatened species, 20 species protected under international agreement, two Priority 3 species, seven Priority 4 species, and one other specially protected fauna (DBCA, 2007-). Noting the type and condition of the vegetation within the application area, and the current known range extents of these species, the application area may comprise habitat for the following:

- Carnaby's Cockatoo (*Calyptorhynchus latirostris*), listed as rare or likely to become extinct under the *Wildlife Conservation Act 1950* (WC Act);
- Baudin's Cockatoo (*Calyptorhynchus baudinii*), listed as rare or likely to become extinct under the WC Act;
- Forest Red-tailed Black Cockatoo (*Calyptorhynchus baudinii*), listed as rare or likely to become extinct under the WC Act;
- Southern Brush-tailed Phascogale (*Phascogale tapoatafa* subsp. *tapoatafa*), listed as rare or likely to become extinct under the WC Act;
- Quenda / Southern Brown Bandicoot (*Isodon obesulus* subsp. *fusciventer*), listed as Priority 4 by DBCA; and
- Western Brush Wallaby (*Notamacropus irma*), listed as Priority 4 by DBCA.

Black cockatoos breed in large hollow-bearing trees, generally within woodlands or forests or in isolated trees (Commonwealth of Australia, 2012). These species nest in hollows in live or dead trees of Jarrah, Tuart (*Eucalyptus gomphocephala*), *Corymbia calophylla* (Marri), *Eucalyptus diversicolor* (Karri), *Eucalyptus wandoo* (Wandoo), *Eucalyptus salmonophloia* (Salmon Gum), *Eucalyptus rudis* (Flooded Gum), *Eucalyptus loxophleba* (York Gum), *Eucalyptus accedens* (Powderbark Wandoo), *Eucalyptus megacarpa* (Bullich) and *Eucalyptus patens* (Blackbutt) (Commonwealth of Australia, 2012). Black cockatoos have a preference for foraging habitat that includes Jarrah and Marri woodlands and forest heathland and woodland dominated by Proteaceous plant species such as *Banksia* spp., *Hakea* spp. and *Grevillea* spp. (Commonwealth of Australia, 2012). The majority of the application area is within likely feeding and roosting areas of Carnaby's Cockatoo, and in close proximity to possible breeding areas for this species. Noting the vegetation present, it is likely that the application area contains suitable foraging habitat for black cockatoos, however is not likely to comprise breeding habitat for black cockatoos. Noting the extent of the proposed clearing, the extent of native vegetation cover in the local area (including nearby Jandakot Regional Park), the application area is not likely to comprise a significant habitat for black cockatoos.

The Southern Brush-tailed Phascogale is a small arboreal dasyurid. In south west between Perth and Albany and they have been observed in dry sclerophyll forests and open woodlands that contain hollow bearing trees (DEC, 2012b). Habitat clearing, fragmentation, and alteration by logging and mining are the greatest threats to this species (DEC, 2012b). On the Swan Coastal Plain, populations are centred on wetlands (DotEE, 2017). Given the presence of wetland vegetation (*Melaleuca* dampland) within the application area, the application area may contain suitable habitat for this species.

The Quenda / Southern Brown Bandicoot and the Western Brush Wallaby prefer scrubby, often swampy vegetation with dense cover up to one metre high (DEC, 2012a) On the Swan Coastal Plain the Quenda / Southern Brown Bandicoot are often associated with wetlands (DEC, 2012a) Noting the type and condition of the vegetation within the application area, and the presence of a wetland, the application area comprises suitable habitat for these species, and may comprise significant habitat for these species.

Noting the above, the application area is likely to comprise suitable habitat for indigenous fauna, including species of conservation significance. However in the context of the size and shape of the application area (Figure 1), and the extent and proximity of remnant vegetation in the local area, the application area is not likely to comprise significant habitat for indigenous fauna, including species of conservation significance. The proposed clearing is not likely to be at variance to this Principle.

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

Proposed clearing not likely to be at variance to this Principle

According to available databases, six rare flora species have been mapped within the local area:

- *Caladenia huegelii* (Grand Spider Orchid; threatened/critically endangered) is known from 41 recorded populations between Wanneroo and Busselton from grey or brown sand, clay loam associated with areas of dense undergrowth (FloraBase website, March 2018). This species has been recorded approximately 880 metres from the application area
- *Drakaea micrantha* (threatened/endangered) is known from 45 recorded populations between Armadale and Denmark from white-grey sands associated with mixed forest and woodland vegetation (FloraBase website, May 2018). This species has been recorded approximately 1.4 kilometres from the application area.
- *Drakaea elastica* (Glossy-leaved Hammer Orchid; threatened/critically endangered) is known from 18 recorded populations between Dandaragan and Busselton, from white or grey sands associated with low-lying situations adjoining winter-wet swamps (FloraBase website, March 2018). This species has been recorded approximately 1.5 kilometres from the application area.
- *Diuris purdiei* (Purdie's Donkey Orchid; threatened/endangered) is known from 11 recorded populations between Canning, Armadale and Murray from moist grey/black sand and sandy loam associated with winter-wet open flats and swamps (FloraBase website, March 2018). This species has been recorded approximately 3.9 kilometres from the application area.
- *Lepidosperma rostratum* (threatened/endangered) is known from 30 recorded populations between Gingin and Serpentine-Jarrahdale, and is associated with grey sand and wetlands (FloraBase website, March 2018). This species has been recorded approximately 4.2 kilometres from the application area.
- *Synaphea* sp. Serpentine (threatened/critically endangered) is known from 36 recorded populations in the Mundijong, Serpentine, Waroona and Capel areas from yellow-brown sands, grey/brown loams/clayey loams or loamy sands associated with the edges of winter-wet areas (FloraBase website, May 2018). This species has been recorded approximately 7.9 kilometres from the application area.

Noting the mapped soil and vegetation types within the application area, and the presence of a wetland, the application area could potentially comprise suitable habitat for four of these species. However in the context of the size and shape of the application area (Figure 1), the structure and composition of the vegetation (as indicated in Figures 2 and 3), and the distances to the above records, it is considered that these species are unlikely to occur within the application area.

Noting the above, the application area is not likely to include, or be necessary for the continued existence of, rare flora. The proposed clearing is not likely to be at variance to this Principle.

(d) Native 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.

Proposed clearing may be at variance to this Principle

According to available databases, the majority of the application area is within a mapped occurrence of the Commonwealth-listed TEC 'Banksia Dominated Woodlands of the Swan Coastal Plain IBRA Region'.

The Approved Conservation Advice for this TEC specifies a number of criteria for vegetation to be considered representative of this TEC (TSSC, 2016). These criteria include location on sandplain landforms, a structure of low woodland or forest, the presence of a dominant *Banksia* component which includes at least one of *Banksia attenuata* (Candlestick Banksia), *Banksia menziesii* (Firewood Banksia), *Banksia prionotes* (Acorn Banksia) and/or *Banksia ilicifolia* (Holly-leaved Banksia), with/without the presence of emergent medium-height trees comprised of species including *Eucalyptus* spp. or *Allocasuarina* spp., with a species-rich sclerophyllous understorey and herbaceous ground layer (TSSC, 2016). These criteria also specify minimum patch sizes and condition ratings, which include minimum patch size of two hectares for vegetation in 'Good' (Keighery, 1994) condition and a minimum patch size of one hectare for vegetation in 'Very Good' (Keighery, 1994) condition (TSSC, 2016).

As outlined in Section 2, the vegetation within the application area includes a *Banksia* spp. woodland with emergent *Eucalyptus* spp. on sandy soil. On this basis, the application area appears to meet the key diagnostic requirements for the TEC in regard to soil and landform, structure, and vegetation composition. However, on the basis of the condition of the vegetation and the extent of the proposed clearing, the application area does not meet the minimum patch size to be classified as this TEC. Notwithstanding, noting the presence of adjacent vegetation of similar type and condition as that present within the application area, the application area may be necessary for the maintenance of an adjacent occurrence of this TEC.

Noting the above, the application area is not likely to comprise the whole or a part of a TEC, however may be necessary for the maintenance of a TEC. The proposed clearing may be at variance to this Principle. Weed and dieback management will assist in managing impacts to an adjacent occurrence of this TEC.

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

Proposed clearing is not likely to be at variance to this Principle

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). The Environmental Protection Authority (EPA) recognises that Perth Metropolitan Region to be a constrained area (EPA, 2008). The application area is located within the mapped extent of the Perth Metropolitan Region Scheme.

As indicated in Table 1, the remaining extents of native vegetation within the bioregion and mapped vegetation association are above the 10 per cent threshold for a constrained area (Government of Western Australia, 2018a; Government of Western Australia, 2018b). As outlined in Section 2, the local area retains approximately 30 per cent native vegetation cover. Noting this, the application is not likely to occur in an area that has been extensively cleared.

Noting the size and shape of the application area (Figure 1), and the extent and proximity of remnant vegetation in the local area (including nearby Jandakot Regional Park), the application area is not likely to be significant as a remnant in a local context.

Given the above, the proposed clearing is not likely to be at variance to this Principle.

Table 1: Vegetation extents

	Pre-European (ha)	Current Extent (ha)	Remaining (%)	Current Extent in DBCA Managed Lands (%)
IBRA bioregion				
Swan Coastal Plain	1,501,221.93	578,997.37	38.57	38.47
Swan Coastal Plain Vegetation Complex				
Bassendean Complex Central and South	87,476.25	23,533.09	26.90	4.99

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

Proposed clearing is at variance to this Principle

According to available databases, approximately half of the application area is within a mapped 'resource enhancement' wetland (REW), comprising the 'Armadale Dampland' and the 'Gibbs Road Swamp System' (ANCA WA078).

REWs are priority wetlands which may have been partially modified but still support substantial ecological attributes and functions (Government of Western Australia, 1996). REWs have the potential to be restored to conservation category, which can be achieved by restoring wetland structure, function and biodiversity, and the ultimate objective for REWs is for management, restoration and protection towards improving their conservation value (Government of Western Australia, 1996).

The 'Gibbs Road Swamp System' comprises eight wooded swamps on the east slope of the Jandakot groundwater mound, in and adjacent to an area enclosed by Nicholson, Rowley, Beenyup and Forrest Roads. The swamps have been referred to as Gibbs Road Swamp, Nicholson-Oxley Swamp, Freeman Road Swamp, Beenyup Road Swamp, Mather Reserve Swamp, Gibbs-Bartram Swamp, Boronia Road Swamp and Nicholson-Mason Swamps (DotEE, 2018).

Given the above, the vegetation within the application area is growing in, or in association with, an environment associated with a wetland. The proposed clearing is at variance to this Principle.

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

Proposed clearing is not likely to be at variance to this Principle

As indicated in Table 2, 10 to 30 per cent of the mapped soil unit within the application area have a high to extreme risk of wind erosion and water repellence, 30 to 50 per cent of the mapped soil unit within the application area have a high to extreme risk of salinity, and greater than 70 per cent of the mapped soil unit within the application area have a high to extreme risk of water logging and phosphorus export risk.

Noting the above, the proposed clearing may contribute to water logging, phosphorus export, salinity, and wind and water erosion, however noting the size and shape of the application area, these land degradation impacts are not likely to be appreciable. The proposed clearing is not likely to be at variance to this Principle.

Table 2: Land Degradation Hazards (Schoknecht et al., 2004)

Risk categories	Application area
Wind erosion	10 to 30% of map unit has a high to extreme wind erosion risk
Water erosion	<3% of map unit has a high to extreme water erosion risk
Salinity	30-50% of map unit has a moderate to high salinity risk or is presently saline
Subsurface Acidification	<3% of map unit has a high subsurface acidification risk or is presently acid
Flood risk	<3% of the map unit has a moderate to high flood risk
Water logging	<3% of map unit has a moderate to very high waterlogging risk
Phosphorus export risk	>70% of map unit has a high to extreme phosphorus export risk

(h) Native 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.

Proposed clearing is not likely to be at variance to this Principle

According to available databases, the closest conservation area is the Jandakot Regional Park approximately 210 metres north of the application area. Bush Forever Site 344 (Dennis De Young Reserve and Gibbs Road Swamp Bushland) is located approximately 210 metres north of the application area, and Bush Forever Site 345 (Forrestdale Lake and Adjacent Bushland) is located approximately 990 metres east of the application area. Privately-managed conservation areas are located approximately 1.4 kilometres, 1.5 kilometres and 1.8 kilometres from the application area.

Noting the separation distances between the application area and these conservation areas, and the size and shape of the application area, the proposed clearing is not likely to impact on environmental values of nearby conservation areas. The proposed clearing is not likely to be at variance to this Principle.

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

Proposed clearing is not likely to be at variance to this Principle

As discussed under Principle (f), the application area is located within mapped wetlands. The proposed clearing may result in a short-term increase in run-off and sedimentation within these wetlands.

Noting the size and shape of the application area, and the extent and proximity of remnant vegetation within the local area, the proposed clearing is not likely to cause appreciable deterioration in the quality of surface or underground water. The proposed clearing is not likely to be at variance to this Principle.

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

Proposed clearing is not likely to be at variance to this Principle

As outlined in Section 2, the soils within the application area comprise deep sands. As discussed under Principle (f), the application area is located within mapped wetlands.

Noting the extent of the proposed clearing, the shape of the application area, the mapped soil type within the application area, and the extent and proximity of remnant vegetation in the local area, the proposed clearing is not likely to cause, or exacerbate, the incidence or intensity of flooding. The proposed clearing is not likely to be at variance to this Principle.

Planning instruments and other relevant matters.

The original application was to clear up to 0.25 hectares of native vegetation within Lot 261 on Deposited Plan 408353, Forrestdale, for the purpose of relocating and developing a building envelope. The original location of the building envelope had been approved and partially cleared through the subdivision of former Lot 449 on Plan 210221 to create Lot 261 on Deposited Plan 408353. The original application was advertised on the Department of Water and Environmental Regulation's (DWER) website on 5 February 2018 for a 21 day public submission period. No submissions were received during this period.

The City of Armadale advised that it has received an application for development approval to relocate the approved development envelope to a location similar to that identified in the clearing permit application (City of Armadale, 2018a). The City of Armadale advised that it is yet to make a definitive determination on the application, however at this stage the application is unlikely to be supported for the following reasons:

- the subdivision approval for the property included conditions for a Landscape Management Plan and Wetland Management Plan, and included other mechanisms for the protection of native vegetation on the site;
- the approved Wetland Management Plan and approved Landscaping Plan for the site are required to be implemented by future landholders via notification on title, and identify the proposed development envelope as a mapped REW;
- the proposed development envelope is not consistent with the Landscaping Plan because it impacts on a revegetation area in which the City of Armadale hold bond funds for as security for completion of works, and the intent of the revegetation is to assist in regeneration of the REW and to provide fauna habitat and help reduce weeds; and
- the approved Wetland Management Plan states the intent to "maintain existing vegetation within the wetland and buffer areas" and to "protect and improve flora and fauna values within the wetland and buffer area to maintain nature conservation values" (City of Armadale, 2018).

On 19 April 2018, a DWER Delegated Officer wrote to the applicant, outlining environmental impacts identified during the assessment of the application (including potential impacts to a 'resource enhancement' wetland, an occurrence of the Commonwealth-listed threatened ecological community 'Banksia Dominated Woodlands of the Swan Coastal Plain IBRA Region', and habitat of four rare flora species) (DWER ref. A1646163). The Delegated Officer also noted that development approval had not been obtained from the City of Armadale for relocation of the building envelope. The Delegated Officer invited the applicant to provide further information in relation to these matters.

In response to the Delegated Officer's letter, the applicant advised that the City of Armadale had granted development approval for the construction of a single dwelling within the original approved building envelope. The applicant requested that the application area be revised by changing the size, location and purpose of the proposed clearing to an extended building protection zone around a proposed dwelling within the original approved building envelope, consistent with the development approval.

The City of Armadale confirmed that had granted development approval for the construction of a single dwelling within the original approved building envelope, and had approved a revised fire management plan indicating a 25 metre building protection zone as part of this approval (City of Armadale, 2018b).

In accordance with Schedule 6 clause 9 of the *Environmental Protection Act 1986*, clearing in accordance with a subdivision approval, including within a building envelope and in accordance with a fire management plan approved through the subdivision, is exempt from the requirement for a clearing permit. In this case clearing within the original approved building envelope, and in accordance with the fire management plan approved through the subdivision (which refers to a 20 metre building protection zone), does not require a clearing permit, however the additional five metre width required to establish a 25 metre building protection zone is not exempt from the requirement for a clearing permit.

The revised application was advertised on the Department of Water and Environmental Regulation's (DWER) website on 1 June 2018 for a seven day public submission period. No submissions were received during this period.

No registered Aboriginal Sites of Significance occur within the revised application area.

3. References

- City of Armadale (2018a) Advice provided in relation to clearing permit application CPS 7954/1 (DWER ref. A1615482).
- City of Armadale (2018b) Further advice provided in relation to clearing permit application CPS 7954/1 (DWER ref. A1692251).
- 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) (2007-) NatureMap: Mapping Western Australia's Biodiversity. Department of Parks and Wildlife. URL: <http://naturemap.dpaw.wa.gov.au/>. Accessed March 2018
- Department of Environment and Conservation (DEC) (2012a) Fauna profiles, Quenda, *Isoodon obesulus*. Department of Environment and Conservation, Western Australia.
- Department of Environment and Conservation (DEC) (2012b) Fauna profiles, Brush-tailed Phascogale, *Phascogale tapoatafa*. Department of Environment and Conservation, Western Australia.
- Department of the Environment and Energy (DotEE) (2017) *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) (s 266B). Approved Conservation Advice (incorporating listing advice) for the *Banksia* Woodlands of the Swan Coastal Plain ecological community
- Department of the Environment and Energy (DotEE) (2018) Directory of Important Wetlands in Australia – Information Sheet: Gibbs Road Swamp System – WA078. Available from: <https://www.environment.gov.au/water/wetlands/australian-wetlands-database/directory-important-wetlands>.
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GIS Databases:

- Aboriginal Sites of Significance
- DBCA Managed Estate
- Directory of Important Wetlands
- Groundwater salinity
- Hydrography, hierarchy
- Hydrography, linear
- Land Degradation datasets
- NLWRA, Current Extent of Native Vegetation
- SAC Bio Datasets (Accessed March 2018)
- Soils, Statewide
- Topographic contours
- Vegetation Complexes SCP