



CLEARING PERMIT

Granted under section 51E of the Environmental Protection Act 1986

PERMIT DETAILS

Area Permit Number: 8022/1
File Number: 2018/000450
Duration of Permit: From 7 July 2018 to 7 July 2020

PERMIT HOLDER

Dale Bay Holdings Pty Ltd

LAND ON WHICH CLEARING IS TO BE DONE

Lot 6879 on Deposited Plan 170953, Napier

AUTHORISED ACTIVITY

The Permit Holder shall not clear more than 0.5 hectares of native vegetation within the area cross-hatched yellow on attached Plan 8022/1.

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. 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

3. Reporting

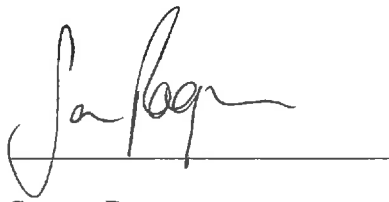
The Permit Holder must provide to the *CEO* the records required under condition 2 of this Permit, when requested by the *CEO* or *Delegated Officer*.

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*;

Delegated Officer: means the person appointed by the CEO to administer the clearing provisions under the *Environmental Protection Act 1986*;

A handwritten signature in black ink, appearing to read 'S. Rogers', is written over a horizontal line.

Samara Rogers
A/MANAGER
CLEARING REGULATION

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

8 June 2018

Plan 8022/1

34.897301°S

34.897301°S

117.917175°E

117.919101°E











117.917175°E

117.919101°E

34.898313°S

34.898313°S

Legend

-  Imagery
-  Roads - Main Road - Bridges
-  Roads - Freeway and National Highway - Bridges
-  Clearing Instruments Activities
-  Local Government Authority
-  Roads - Local and Others - Bridges
-  Roads - Freeway and National Highway
-  Clearing Instruments Conditions



0 50m

1:933

(Approximate when reproduced at A4)

GDA 94 (Lat/Long)

Geocentric Datum of Australia 1994

Jamaal Rogers Date 5/6/2018
Jamaal Rogers
Officer with delegated authority under Section 20 of the Environmental Protection Act 1986



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Clearing Permit Decision Report

1. Application details

1.1. Permit application details

Permit application No.: 8022/1
Permit type: Area Permit

1.2. Proponent details

Applicant's name: Dale Bay Holdings Pty Ltd
Application Received: 14 March 2018

1.3. Property details

Property: LOT 6879 ON PLAN 170953, NAPIER
Local Government Authority: ALBANY, CITY OF
Localities: Napier

1.4. Application

Clearing Area (ha)	No. Trees	Method of Clearing	For the purpose of:
0.5		Mechanical Removal	Agriculture

1.5. Decision on application

Decision on Permit Application: Grant
Decision Date: 8 June 2018
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 to any of the clearing principles.

In determining to grant a clearing permit, the Delegated Officer determined that the proposed clearing is not likely to lead to an unacceptable risk to the environment.

2. Background

Clearing Description	The application is to clear 0.5 hectares of native vegetation within Lot 6879 on Plan 170953, Napier, for the purpose of agriculture.
Vegetation Description	The application area is mapped as Beard vegetation association 978 which is described as Low Jarrah/Marri/Sheoak forest containing <i>Eucalyptus staeri</i> and <i>Allocasuarina fraseriana</i> (Shepherd et al., 2001).
Vegetation Condition	The vegetation is considered to be in Very Good to Excellent (Keighery, 1994) condition. Very Good; Vegetation structure altered; obvious signs of disturbance (Keighery, 1994). To Excellent; Vegetation structure intact; disturbance affecting individual species, weeds non-aggressive (Keighery 1994).
Comment	The condition and description of the vegetation was determined by photographs provided by the applicant and GIS aerial imagery accessed 2018.
Soil Description	Soils within the application area are mapped as Dempster Crest Phase which is described as sands and laterites on elongated crests (Department of Primary Industries and Regional Development, 2017).

3. Assessment of application against clearing principles

As discussed under Section 2, the assessment identified one vegetation type within the application area, with the vegetation largely comprising of Jarrah, Marri and Sheoak. The vegetation is considered to be in Very Good to Excellent (Keighery, 1994) condition.

The national Objectives and Targets for Biodiversity Conservation includes a target that does not support the clearing of ecological communities with an extent below 30 per cent of that present pre-European settlement (Commonwealth of Australia 2001). The application area is mapped as beard vegetation association 978, which retains 35 per cent of the pre-European extent. The application area is located within the Jarrah Forest IBRA Bioregion, which retains 53 per cent of the pre-European

extent (Government of Western Australia, 2018) and the City of Albany retains 36 per cent native vegetation. Given this, the application area is not considered to be located within area that has been extensively cleared.

Four Priority Flora species (*Boronia crassipes* P3, *Thysanotus gageoides* P3, *Andersonia grandiflora* P4 and *Verticordia harveyi* P4) and one declared rare flora (DRF) species have been mapped within 1.5 kilometres from the application area, notably all within the various nearby Nature Reserves.

Priority three and four flora species are considered to have been adequately surveyed, and are considered not currently threatened or in need of special protection. *Boronia crassipes* has been mapped within close proximity to the application area, however this species is generally associated with winter wet swamps and creek lines, a habitat which does not occur within the application area. As such it is unlikely that *Boronia crassipes* will occur within the application area. While *Thysanotus gageoides*, *Andersonia grandiflora* and *Verticordia harveyi* occur within close proximity to the application area, these species also occur extensively throughout the nearby nature reserves and the greater South Coast Region. The proposed clearing is not likely to impact the local populations or conservation status of these species.

Whilst there may be suitable habitat for the DRF species mapped within close proximity to the application area, based on photographs provided by the applicant, the time period in which the photographs were taken and the known flowering periods of the DRF, the application area is not likely to comprise of significant habitat for rare flora.

Two threatened ecological communities (TEC), being Subtropical and Temperate Coastal Saltmarsh and *Banksia coccinea* Shrubland/*Eucalyptus staerli*/Sheoak Open Woodland, are located approximately 6.1 kilometres and 1.1 kilometres respectively, from the application area. Both TEC's are also listed as Priority Ecological Communities by the Western Australian Department of Biodiversity, Conservation and Attractions (DBCA). The application area does not have the required geology, hydrogeology or habitat to support the Subtropical and Temperate Coastal Saltmarsh TEC, therefore the proposed clearing is not likely to impact the occurrence of this TEC. The *Banksia coccinea* Shrubland/*Eucalyptus staerli*/Sheoak Open Woodland TEC, is documented to occur on 'lower slopes and valleys, usually occurring just upslope of seasonally wet drainage lines' (DBCA, 2017). Based on this information and that no wet drainage lines have been mapped in close proximity, the application area does not have the required geology or habitat to support this TEC. Additionally, the application area does not contain the required individual species that make up the *Banksia coccinea* Shrubland/*Eucalyptus staerli*/Sheoak Open Woodland TEC (DBCA, 2017). Therefore, the vegetation within the application area is not likely to comprise of a TEC.

The Bakers Junction Nature Reserve is located approximately 167 metres east of the application area. The vegetation within the application area is not contiguous with this nature reserve as it is separated by a plantation. Therefore, the proposed clearing is not likely to impact on the environmental values of this conservation area.

Fourteen threatened fauna listed as rare or likely to become extinct under the *Wildlife Conservation Act 1950* have been recorded within the local area (DBCA, 2018). The species include:

- forest red-tailed black cockatoo (*Calyptorhynchus banksii* subsp. *naso*);
- Baudin's cockatoo (*Calyptorhynchus baudinii*);
- Carnaby's cockatoo (*Calyptorhynchus latirostris*), listed as rare or likely to become extinct under the Wildlife Conservation Act, 1950 (WC Act); listed as 'endangered' under the EP WC Act; and
- Western Ringtail Possum (*Pseudocheirus occidentalis*).

Noting that the Bakers Junction Nature Reserve is 1,372 hectares in size and is in close proximity to the application area, the proposed clearing is not likely to impact significant fauna habitat.

No watercourses or wetlands have been mapped within the application area. The proposed clearing is not likely to impact vegetation associated with a watercourse or wetland.

Noting the presence of vegetation in equal or better condition in the various surrounding Nature Reserves, the relatively small size of the application area, the proposed clearing is not likely to impact significant fauna habitat, contribute to or cause land degradation, deteriorate the quality of ground water or surface water, is not likely to cause or exacerbate flooding and is not likely to be classified as clearing a significant remnant within a highly cleared landscape.

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

Planning instruments and other relevant matters.

No Aboriginal Sites of Significance have been mapped within the application area.

The application area is zoned Production from Dryland Agriculture and Plantations under the City of Albany town planning scheme. The Department of Water and Environmental Regulation requested advice from the City of Albany on the application on 22 March 2018. To date, no comments from the City of Albany have been received.

The clearing permit application was advertised on 22 March 2018 with a 14 day submission period. No public submissions have been received in relation to this application.

4. References

- Department of Biodiversity, Conservation and Attractions (2017). Priority ecological communities for Western Australia, version 27. Accessed at <https://www.dpaw.wa.gov.au/plants-and-animals/threatened-species-and-communities/wa-s-threatened-ecological-communities>. Current as of June 2017. Department of Biodiversity, Conservation and Attractions, Western Australia.
- Department of Biodiversity, Conservation and Attractions (2018). NatureMap - Fauna Species Report: Accessed at <http://www.naturemap.dpaw.wa.gov.au> . Accessed May 2018. Department of Biodiversity, Conservation and Attractions, Western Australia.
- Department of Primary Industries and Regional Development (2017). NRInfo Digital Mapping. Accessed at <https://maps.agric.wa.gov.au/nrm-info/> . Accessed May 2018. Department of Primary Industries and Regional Development. Government of Western Australia.
- Government of Western Australia (2018). 2017 Statewide Vegetation Statistics incorporating the CAR Reserve Analysis (Full Report). Current as of December 2017. Department of Biodiversity, Conservation and Attractions, 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.
- 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.