



Your ref:
Our ref: CPS 5742/1
Enquiries: Clare Ryan
Phone: 6467 5028
Fax: 6467 5532
Email: nvp@der.wa.gov.au

Dr Paul Vogel
Chairman
Environmental Protection Authority
Locked Bag 33
CLOISTERS SQUARE PERTH WA 6850

Dear Dr Vogel

REFERRAL OF A PROPOSAL TO THE ENVIRONMENTAL PROTECTION AUTHORITY UNDER SECTION 38(5) OF THE ENVIRONMENTAL PROTECTION ACT 1986

The Department of Environment Regulation (DER) has received an application from Mr Craig Turnbull to clear 9.26 hectares of native vegetation within Lot 1792 on Plan 3315, Southern River, for the purpose of bulk earthworks for a future residential development.

This proposed clearing is within an area subject to the Environmental Protection Swan Coastal Plain Lakes Policy 1992 which places restrictions on carrying out activities which cause the destruction and degradation of lakes.

The applicant proposes to clear and fill the entire EPP Lake. Accordingly, I hereby formally refer this application to the Environmental Protection Authority for consideration and determination.

A preliminary assessment of the principles outlined in Schedule 5 of the *Environmental Protection Act 1986* has been undertaken and is attached for your information.

Should further information be required, please contact Ms Clare Ryan at DER's Native Vegetation Conservation Branch on 6467 5028.

Yours sincerely

M Warnock
MANAGER
NATIVE VEGETATION CONSERVATION BRANCH

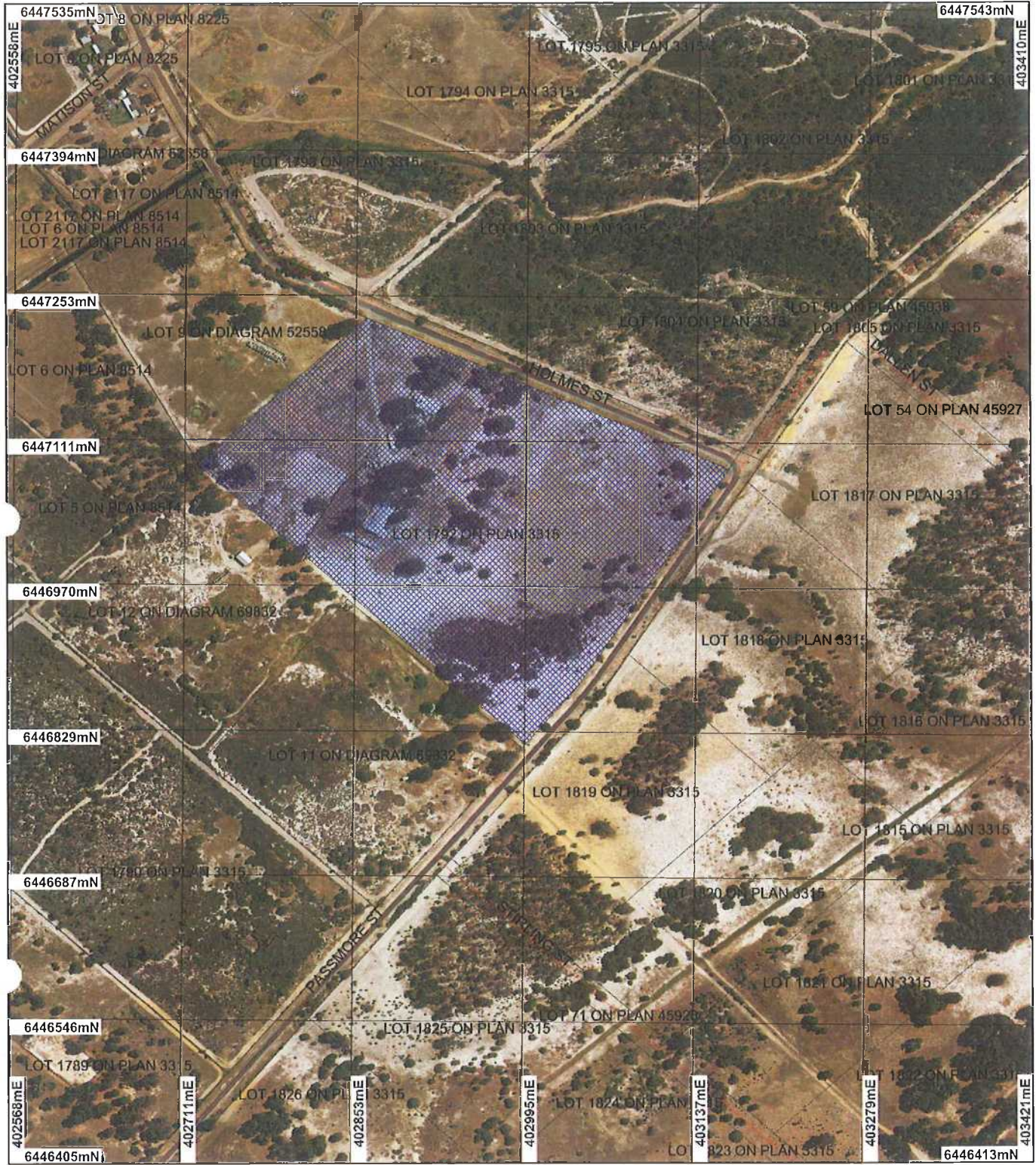
Officer delegated under Section 20 of the Environmental Protection Act 1986

20 December 2013

Attachments: Map
Context Map
Application form,
Correspondence to applicant
Preliminary Assessment Report.

Office of the Environmental Protection Authority	
File: ACO1-2013-0035 2013-0000494418 24 DEC 2013	
A:	<input type="checkbox"/> For Information
fa:	<input type="checkbox"/> For Discussion
Officer:	<input type="checkbox"/> For Action
<input type="checkbox"/> Dir. AC	Response please:
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CPS 5742/1 - Map



LEGEND

-  Road Centrelines
-  Cadastre for labelling
-  Clearing Instruments
-  Areas Applied to Clear

Perth Metropolitan Area
Central 15cm Orthomosaic -
Landgate 2012



Scale 1:5000
(Approximate when reproduced at A4)

Geocentric Datum Australia 1994
Note: the data in this map have not been projected. This may result in geometric distortion or measurement inaccuracies.

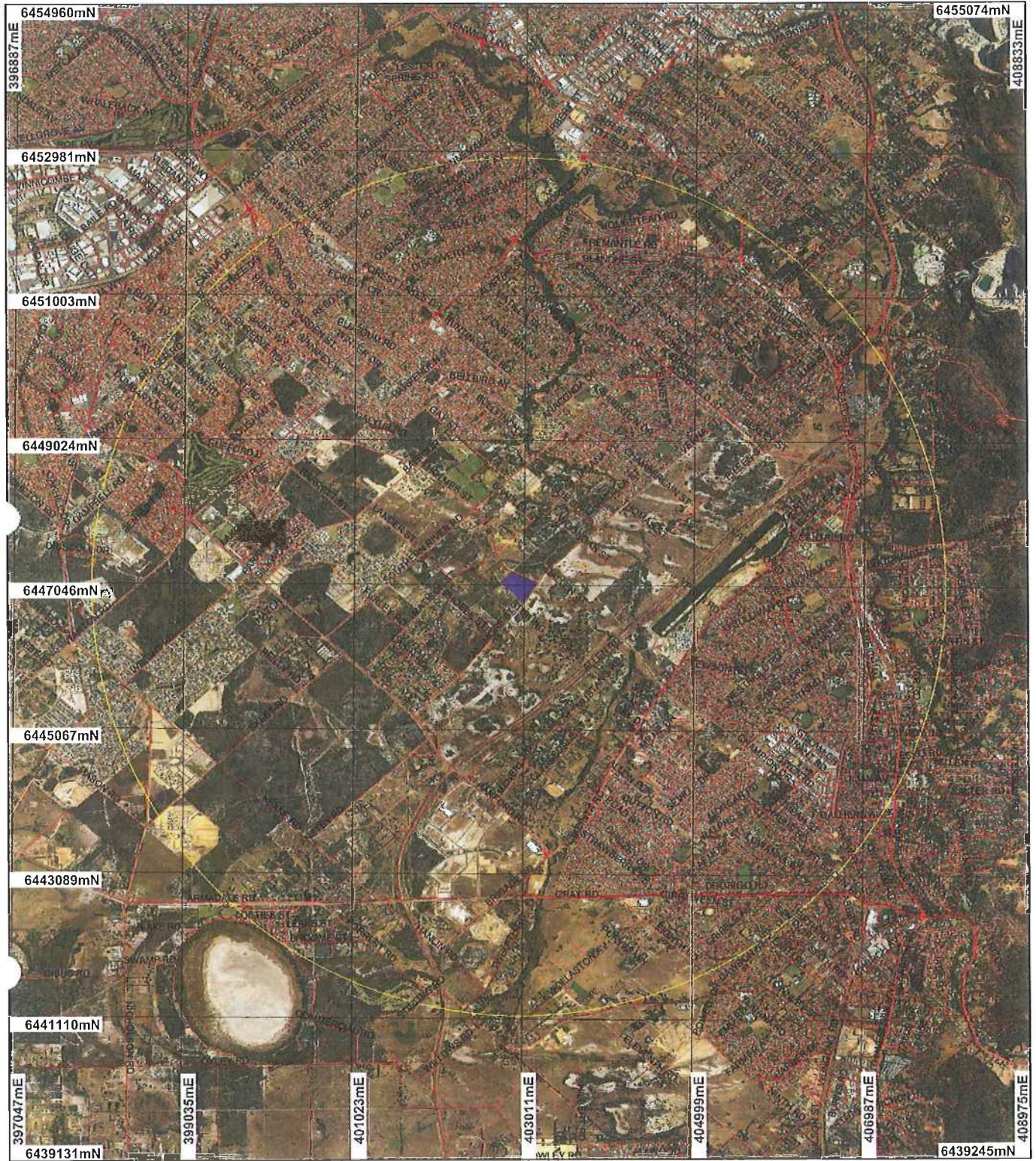
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Information derived from this map should be confirmed with the data custodian acknowledged by the agency acronym in the legend.



Government of Western Australia
Department of Environment Regulation
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CPS 5742/1 - Context Map - 5 km radius



LEGEND

-  Road Centrelines
-  Clearing Instruments
-  Areas Applied to Clear
- Perth Metropolitan Area**
- Central 15cm Orthomosaic - Landgate 2012**



Scale 1:70000

(Approximate when reproduced at A4)

Geocentric Datum Australia 1994

Note: the data in this map have not been projected. This may result in geometric distortion or measurement inaccuracies.

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Department of Environment Regulation

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Department of Environment and Conservation – Department of Mines and Petroleum

CPS No.

Application for a clearing permit (area permit)

Environmental Protection Act 1986 s 51E

FORM C1

Clearing of native vegetation is prohibited in Western Australia except where a clearing permit has been granted or an exemption applies. A person who causes or allows unauthorised clearing commits an offence.

Date stamp

Part 1 Land details

The location of the land where clearing is proposed must be accurately described.

Land description: Volume and Folio number, Lot or location number(s), Crown Lease or Reserve number, Pastoral Lease number or Mining Tenement number of all properties where clearing is proposed.

Lot 1792 Holmes Street
Vol/Folio: 2126/3/9
D/P: 3315

Street address

Lot 1792 Holmes Street Southern River

FILE REFERENCE

Local government area

Gosnells

Land zoning, e.g. rural, residential, industrial

Urban Deferred (subject to proposed ODP)

Part 2 Proposal

An aerial photograph or map with a north arrow **must** be attached, clearly showing the area proposed to be cleared, or

If you have the facilities, a digital map on CDROM of the area to clear in one of the following formats:

1. ESRI Shapefile with the following properties:

- Geometry type: Polygon shape
 - Coordinate system: GDA 1994 (Geographic latitude/longitude)
 - Datum: GDA 1994 (Geocentric Datum of Australia 1994)
2. Autocad 2000 or earlier; or
3. Microstation 8 or earlier.

Total area of clearing proposed (Hectares)

9.26ha

and/or number of individual trees to be removed

Proposed method of clearing

Mechanical Clearing

Period within which clearing is proposed to be undertaken, e.g. May 2010–June 2010

September 2013 - December 2013

Purpose of clearing

Future Residential Development

Part 3 Applicant

To apply for a permit you must either be:

- the landowner,
- acting on the landowner's behalf, or
- likely to become the landowner

Note: If you are acting on behalf of the landowner, you must attach a letter of authority from the landowner explicitly stating that you, the applicant, has authority to clear on the said land.

Ownership of land

If granted, the permit will be issued in the name of the landowner (or applicant if acting on behalf of the landowner).

A landowner can be:

- a person who holds the Certificate of Title
- a person who is the lessee of Crown land, or
- a public authority that is responsible for care of the land

Are you applying as an individual, a company or an incorporated body? – enter details for one only (please print).

An Individual – applicant's given names, family name and title (Mr, Mrs, Ms, etc)

Mr. Craig Simpson Turnbull

A company or incorporated body name (Note: companies must supply an Australian Company Number - ACN)

Full name of all landowners as they appear on the Certificate of Title (please print)

(1) Craig Simpson Turnbull

(2) 53/53 Pty Ltd

If more than one Certificate of Title, please include details on a separate sheet.



Government of Western Australia
Department of Environment Regulation

Your ref: 710-085
Our ref: CPS 5742/1
Enquiries: Clare Ryan
Phone: 6467 5028
Fax: 6467 5532
Email: nvp@der.wa.gov.au

Mr Chris Harman
Senior Town Planner
TPG Town Planning
PO Box 7375
CLOISTERS SQUARE WA 6850

Dear Mr Harman

APPLICATION TO CLEAR NATIVE VEGETATION UNDER THE ENVIRONMENTAL PROTECTION ACT 1986

I refer to Mr Craig Simpson Turnbull's application to clear 9.26 hectares of native vegetation within Lot 1792 on Plan 3315, Southern River, for the purpose of bulk earthworks for a future residential development.

A preliminary assessment of the native vegetation under application has been conducted, taking into account information you have provided and information the Department of Environment Regulation (DER) has obtained through consultation. In considering your proposal, I must have regard to the clearing principles contained in Schedule 5 of the *Environmental Protection Act 1986* (EP Act) and also any planning instrument or other relevant matter.

The clearing principles consider environmental impacts on biodiversity values, water quality and land degradation. Clearing that has a significant impact on the environment, is generally not supported. DER's Native Vegetation Fact Sheet 1 "Native vegetation clearing legislation in Western Australia", attached, outlines the intent of the clearing legislation in more detail.

I acknowledge the majority of the vegetation under application is in a completely degraded to degraded condition. However the most southern portion of the application area (0.8 ha) is in a good condition and I advise that the following significant environmental impacts were identified within this area during the assessment (attached is a copy of DER's preliminary assessment report which outlines these impacts in more detail):

- Native vegetation growing in association with a wetland will be affected by the proposed clearing.
- The proposed clearing may have a significant impact on local hydrology and water quality.
- The proposed clearing is within an area subject to the Environmental Protection Swan Coastal Plain Lakes Policy 1992.
- The clearing area is mapped as Beard Vegetation Association 1001 and Mattiske Vegetation Complex Southern River, which have been highly cleared with 25 and 20 per cent respectively remaining in the Swan Coastal Plain IBRA Bioregion.
- The area under application may provide habitat for declared rare and/or priority flora which have been recorded in the local area.

I note that Development Approval from the City of Gosnells has not yet been obtained.

Considering the above it is unlikely that a clearing permit will be granted. Therefore, I invite you to provide additional advice addressing the issues outlined above. Alternatively, you may wish to withdraw or modify the application by removing the most southern portion of the area under application containing wetland vegetation.

I would appreciate your advice by 25 November 2013 on how you wish to proceed with the application. Your comments are important and will be considered before a final decision is made. Should you not provide any additional advice, I will proceed with a decision based on the information that I have to date.

If you have any queries regarding the application, please contact Ms Clare Ryan at DER's Native Vegetation Conservation Branch on 6467 5028.

Yours sincerely



M Warnock
MANAGER
NATIVE VEGETATION CONSERVATION BRANCH

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

24 October 2013

Attached: Native Vegetation Fact Sheet 1
Preliminary Assessment Report



Preliminary Assessment Report

1. Application details

1.1. Permit application details

Permit application No.: 5742/1
Permit type: Area Permit

1.2. Proponent details

Proponent's name: Craig Simpson Turnbull

1.3. Property details

Property: LOT 1792 ON PLAN 3315 (Lot No. 1792 HOLMES SOUTHERN RIVER 6110)
Local Government Area: City of Gosnells
Colloquial name:

1.4. Application

Clearing Area (ha)	No. Trees	Method of Clearing	For the purpose of:
9.26		Mechanical Removal	Building or Structure

2. Site Information

2.1. Existing environment and information

2.1.1. Description of the native vegetation under application

Vegetation Description	Clearing Description	Vegetation Condition	Comment
Mapped Beard vegetation association 1001 is described as Medium very sparse woodland; jarrah, with low woodland; banksia & casuarina (Shepherd et al 2001).	The application is to clear 9.26 hectares of native vegetation within Lot 17982 on Plan 3315, Southern River, for the purposes of bulk earthworks.	Completely Degraded: No longer intact; completely/almost completely without native species (Keighery 1994)	The majority of the application area consists of scattered paddock trees considered to be in a completely degraded (Keighery 1994) condition (DER 2013).
Hedde vegetation complex 'Southern River Complex': Open woodland of <i>Corymbia calophylla</i> (Marri) - <i>Eucalyptus marginata</i> (Jarrah) - <i>Banksia</i> species with fringing woodland of <i>Eucalyptus rudis</i> (Flooded Gum) - <i>Melaleuca raphiophylla</i> (Swamp Paperbark) along creek beds (Hedde et al 1980).		To Good: Structure significantly altered by multiple disturbance; retains basic structure/ability to regenerate (Keighery 1994)	The most southern portion of the application area (0.8 hectares) , consists of wetland vegetation including <i>Hakea</i> sp. <i>Melaleuca</i> sp. and sedges. This area is considered to be in a good (Keighery 1994) condition (DER 2013). The vegetation condition and description was determined from a site inspection (DEC 2013).

3. Assessment of application against Clearing Principles

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

Comments	Proposal may be at variance to this Principle
	The application is to clear 9.26 hectares of native vegetation for the purpose of bulk earthworks for future residential development.
	The majority of the application area consists of scattered paddock trees and is in a completely degraded (Keighery 1994) condition (DER 2013).
	The most southern portion of the application area consists of wetland vegetation including <i>Hakea</i> sp. <i>Melaleuca</i> sp. and sedges. This area is in a good (Keighery 1994) condition (DER 2013).

Numerous priority flora species have been recorded within the local area (five kilometre radius). A Level 2 Flora and Vegetation Survey identified three priority flora species within Lot 1790 located approximately 200 metres south east of the application area (RPS 2012). The majority of the vegetation within the area under application has been extensively grazed and in a completely degraded to degraded condition and therefore is unlikely to support priority flora species. However, the most southern portion of the application area is in a good (Keighery 1994) condition and may contain suitable habitat for priority flora species.

Several rare flora species have been recorded within the local area (five kilometre radius). Suitable habitat has been identified for two of these rare flora species within the most southern portion of the application area. The first species grows in deep sandy soil in Banksia woodlands, in low lying areas alongside winter-wet swamps. This species flowers between September to early November (Brown et al, 1998). The second species grows in sandy clay soil, in winter-wet swamps amongst dense native sodges and scattered scrubs and paperbark (Melaleuca). This species flowers from August to early October (Brown et al, 1998).

Bioscience (2013) conducted a Level 1 flora and vegetation assessment which consisted of a desktop assessment and site investigation involving a careful walk through of all areas containing native vegetation. No rare or priority flora species were identified within the subject area during the survey. However the survey was not undertaken during spring and therefore not all species would have been identifiable. A flora survey undertaken at an appropriate time of year is required to determine the presence of priority and/or rare flora species within the application area.

Numerous fauna species listed as rare or likely to become extinct under the Wildlife Conservation Act 1950 have been recorded within a 10 kilometre radius, including, *Calyptorhynchus banksii* subsp. *naso* (Forest Red-tailed Black-Cockatoo), *Calyptorhynchus baudinii* (Baudin's cockatoo), *Calyptorhynchus latirostris* (Carnaby's cockatoo), *Dasyurus geoffroii* (Chuditch), *Leioproctus douglasiellus* (bee), *Myrmecobius fasciatus* (Numbat, Walpurti), *Neopasiphae simplicior* (bee), *Phascogale tapoatafa* subsp. *tapoatafa* (Southern Brush-tailed Phascogale) (DPaW 2007-). Given the majority of the vegetation within the application area is in a completely degraded to degraded (Keighery 1994) condition it is not likely to contain significant habitat for fauna.

The southern portion of the application area is mapped as a Multiple Use Wetland which is hydrologically linked to a number of wetlands including a Conservation Category Wetland and Resource Enhancement Wetland.

The majority of the vegetation under application is considered to be in a completely degraded to degraded condition and therefore is unlikely to support a high biological diversity. However, 0.8 hectares of the vegetation under application is in a good (Keighery 1994) condition, is mapped within a wetland and may contain priority or rare flora species. This area may contain high biological diversity.

Given the above, the clearing as proposed may be at variance to this principle.

Methodology

References

- Brown et al (1998)
- DER (2013)
- DPaW (2007-)
- Keighery (1994)
- RPS (2012)

GIS Database:

- SAC Bio Datasets September 2013

(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.

Comments

Proposal is not likely to be at variance to this Principle

Numerous fauna species listed as rare or likely to become extinct under the Wildlife Conservation Act 1950 have been recorded within a 10 kilometre radius including, *Calyptorhynchus banksii* subsp. *naso* (Forest Red-tailed Black-Cockatoo), *Calyptorhynchus baudinii* (Baudin's cockatoo), *Calyptorhynchus latirostris* (Carnaby's cockatoo), *Dasyurus geoffroii* (Chuditch), *Leioproctus douglasiellus* (bee), *Myrmecobius fasciatus* (Numbat, Walpurti), *Neopasiphae simplicior* (bee), *Phascogale tapoatafa* subsp. *tapoatafa* (Southern Brush-tailed Phascogale) (DPaW 2007-).

Given the majority of the vegetation within the application area is in a completely degraded to degraded (Keighery 1994) condition it is not likely to contain significant habitat for fauna. The vegetation located adjacent to Lot 1792 in Bush Forever Site 464 in better condition is likely to contain suitable habitat for fauna located within the local area.

During a site inspection conducted by the Department of Environment Regulation (DER 2013) no hollows or foraging habitat for the black cockatoo species was identified.

Given the above the clearing as proposed is not likely to be at variance to this principle

Methodology References:
- DER (2013)
- DPaW (2007-)
- Keighery (1994)

GIS Databases:
- SAC Biodata sets – accessed September 2013.

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

Comments Proposal may be at variance to this Principle

Several rare flora species have been recorded within the local area (five kilometre radius).

Two rare flora species recorded within the local area (five kilometre radius) have been identified on similar vegetation and soil types as the area under application. The first species grows in deep sandy soil in Banksia woodlands, in low lying areas alongside winter-wet swamps. This species flowers between September to early November (Brown et al, 1998). The second species grows in sandy clay soil, in winter-wet swamps amongst dense native sedges and scattered scrubs and paperbark (Melaleuca). This species flowers from August to early October (Brown et al, 1998). Suitable habitat for these two species may be located within the most southern portion of the application area.

Bioscience (2013) conducted a Level 1 flora and vegetation assessment which consisted of a desktop assessment and site investigation involving a careful walk through of all areas containing native vegetation. No rare flora species were identified within the subject area during the survey. However, the survey was not undertaken during spring and therefore not all species would have been identifiable.

A flora survey undertaken at an appropriate time of year is required to determine the presence of rare flora species within the application area.

Given the above the clearing as proposed may be at variance to this principle.

Methodology References
- Brown et al (1998)
- DER (2013)
- Keighery (1994)

GIS Database:
- SAC Bio Datasets September 2013

(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.

Comments Proposal is not likely to be at variance to this Principle

Numerous threatened ecological communities are located within the local area (five kilometre radius). The closest being 'Shrublands and woodland on Muchea Limestone' and 'Herb rich shrublands in clay pans' located approximately 650 metres south west and 1 kilometre east of the application area respectively.

The majority of the application area has been extensively grazed and is in a completely degraded to degraded (Keighery 1994) condition. The vegetation in a good (Keighery 1994) condition is not consistent with this TEC. Therefore, the clearing as proposed is not likely to be necessary for the maintenance of a threatened ecological community.

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

Methodology References:
- Keighery (1994)

GIS Databases:
- SAC Biodata sets – accessed September 2013.

(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.

Comments Proposal is at variance to this Principle

The area under application is located within the Swan Coastal Plain Interim Biogeographic Regionalisation of Australia (IBRA) bioregion. This IBRA bioregion has approximately 39 per cent of its Pre European vegetation extent remaining (Government of Western Australia 2013).

The vegetation under application is mapped as Beard Vegetation Association 1001 and Heddle Vegetation Complex 'Southern River Complex', which have approximately 25 and 20 per cent of their Pre-European extent remaining in the Swan Coastal Plain bioregion respectively (Government of Western Australia 2013, Heddle et al 1980).

The National Objectives and Targets for Biodiversity Conservation include a target that prevents the clearance of ecological communities with an extent below 30 per cent of that present pre-European settlement (Commonwealth of Australia, 2001).

Digital imagery (Perth Metropolitan Area Central 15 cm Orthomosaic - Landgate 2012) indicates that the local area (five kilometre radius) retains less than 20 per cent vegetation cover.

The majority of the vegetation under application is considered to be in a completely degraded to degraded (Keighery 1994) condition and therefore is not likely to be a significant remnant. However, the most southern portion of the vegetation under application is considered to be in a good (Keighery 1994) condition, is mapped within a wetland and may contain priority and rare flora species and therefore is considered to be a significant remnant.

Given the above the clearing as proposed is at variance to this principle.

	Pre-European (ha)	Current Extent (ha)	Remaining (%)	Extent in DEC Managed Lands (%)
IBRA Bioregion*				
Swan Coastal Plain	1,501,222	587,708	39	35
Shire*				
City of Gosnells	12,716	3,673	29	16
Beard Vegetation Association in Bioregion*				
1001	57,410	14,152	25	6
Heddle Vegetation Complex **				
Southern River Complex	57,979	11,501	20	10

* Government of Western Australia (2013)
**Heddle et al (1980)

Methodology

References:

- Government of Western Australia (2013)
- Commonwealth of Australia (2001)
- Heddle et al (1980)

GIS Databases:

- IBRA Australia
- Local Government Authority
- Perth Metropolitan Area Central 15 cm Orthomosaic - Landgate 2012
- Pre-European vegetation
- Heddle Vegetation

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

Comments Proposal is at variance to this Principle

The south eastern portion of the application area is mapped within an unnamed Multiple Use Wetland. This wetland forms part of the Gibbs Road Swamp System which is mapped in the Directory of Important Wetlands. The most southern portion of the application area consists of wetland vegetation in a good (Keighery 1994) condition.

The Water and Rivers Commission (2001) considers Multiple Use Category Wetlands as having few important attributes and functions remaining.

The Multiple Use Wetland covers an area of approximately 17.6 hectares and forms a hydrological linkage with several other wetlands including a Conservation Category and Resource Enhancement Wetland.

Conservation Category Wetlands are highest priority wetlands, which are considered to support a high level of ecological attributes and functions (Water and Rivers Commission 2001). The Water and Rivers Commission (2001) considers Resource Enhancement Category wetlands to be priority wetlands which may have been partially modified but still retain substantial ecological attributes and functions.

An Environmental Protection Policy Lake is mapped within the eastern portion of the application area. The majority of this mapped lake is in a completely degraded (Keighery 1994) condition and is considered to be parkland cleared.

A recent site inspection identified an area subject to inundation in the southern portion of the property and vegetation associated with a wetland within the area under application (DER 2013).

Given the above the clearing as proposed is at variance to this principle.

Methodology References:
-DER (2013)
-Keighery (1994)
-Water and Rivers Commission (2001)

GIS Databases
-EPP Lakes
-Hydrography, Linear
-Geomorphologic Wetlands, Swan Coastal plain

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

Comments **Proposal not likely to be at variance to this Principle**

The soils within the application area can be described as: Sandy dunes with intervening sandy and clayey swamp flats: chief soils are leached sands, sometimes with a clay below 5 feet on the dunes and sandy swamps. Associated are various soils in the clayey swamps (Northcote et al 1960-1968).

Given the soil type located within the application area the clearing as proposed may cause exposed areas to be subject to wind erosion. However, given the majority of the vegetation under application is in a completely degraded to degraded (Keighery 1994) condition the clearing as proposed is not likely to cause appreciable land degradation.

Therefore the clearing as proposed is not likely to be at variance to this principle.

Methodology References:
- Northcote et al (1960-1968)

GIS Databases:
- Soils, statewide

(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.

Comments **Proposal is not likely to be at variance to this Principle**

Numerous Bush Forever Sites are located within the local area (five kilometre radius). The closest conservation area is Bush Forever Site 464 located approximately 20 metres east of the application area.

Jandakot Regional Park is located approximately two kilometres south west of the application area.

Holmes Street separates Lot 1792 and Bush Forever site 464 therefore the clearing as proposed is not likely to impact this conservation area by spreading weeds or dieback into the area.

Given the completely degraded to degraded (Keighery 1994) condition of the majority of the vegetation under application it is not likely to act as a linkage to facilitate fauna movement between remnant vegetation and conservation areas within the local area (5 kilometre radius).

Therefore the clearing as proposed is not likely to be at variance to this principle.

Methodology References:
- Keighery (1994)

Disclaimer: This document is DER's preliminary assessment based on information available as at 24 October 2013. This document is not a final report and does not constitute a decision on the application to clear native vegetation.

GIS Databases:

- DEC, tenure

(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.

Comments Proposal may be at variance to this Principle

The south eastern portion of the application area is mapped within an unnamed Multiple Use Wetland. The wetland forms part of the Gibbs Road Swamp System which is mapped in the Directory of Important Wetlands. The most southern portion of the application area consists of wetland vegetation in a good (Keighery 1994) condition.

The Multiple Use Wetland covers an area of approximately 17.6 hectares and forms a hydrological linkage with several other wetlands which includes Conservation Category and Resource Enhancement Wetlands.

Conservation Category Wetlands are highest priority wetlands, which are considered to support a high level of ecological attributes and functions (Water and Rivers Commission 2001). The Water and Rivers Commission (2001) considers Resource Enhancement Category wetlands to be priority wetlands which may have been partially modified but still retain substantial ecological attributes and functions.

An Environmental Protection Policy Lake is located within the south eastern portion of the application area. The majority of this mapped lake is in a completely degraded (Keighery 1994) condition and is considered to be parkland cleared.

A recent site inspection identified an area subject to inundation in the southern portion of the property (DER 2013).

Given the area under application is located within a Multiple Use Wetland which is hydrologically linked to a Conservation Category Wetland and Resource Enhancement Wetland the clearing of the good (Keighery 1994) condition vegetation may impact upon these wetlands.

The groundwater salinity within the application area ranges between 500 – 1000 total dissolved solids per milligram per litre. Given the majority of the area under application is in a completely degraded to degraded (Keighery 1994) condition. The clearing as proposed is not likely to cause deterioration in the quality of underground water.

Given the above the clearing as proposed may be at variance to this principle.

Methodology

References:

-DER (2013)

-Keighery (1994)

-Water and Rivers Commission (2001)

GIS Databases

-EPP Lakes

-Hydrography, Linear

-Geomorphic Wetlands, Swan Coastal plain

-Groundwater, Salinity

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

Comments Proposal is not at variance to this Principle

The application area is mapped within a Multiple Use Wetland, a recent site inspection identified one area subject to inundation (DER 2013).

Given the completely degraded to degraded (Keighery 1994) condition of the vegetation, the clearing as proposed is not likely to cause or exacerbate the incidence or intensity of flooding.

Therefore the clearing as proposed is not at variance to this principle.

Methodology

References:

- DER (2013)

- Keighery (1994)

GIS Databases:

-Geomorphic Wetlands, Swan Coastal plain

Planning instrument, Native Title, RIWI Act Licence, EP Act Licence, Works Approval, Previous EPA decision or other matter.

Comments

The application is to clear 9.26 hectares of native vegetation for the purpose of bulk earthworks for future residential development. Lot 1792 is part of the Southern River Precinct 3D Outline Development Plan Area which will be developed for residential purposes.

Development Approval has not been received from the City of Gosnells.

A portion of the application area is located within an Environmental Protection Policy Lake. Authorisation to impact upon this area is required from the Environmental Protection Authority.

The application area is mapped within an Aboriginal Site of Significance 'camp, hunting place'. The applicant will be notified of their obligations under the Aboriginal Heritage Act 1972.

No submissions from the public have been received in relation to this application.

Methodology GIS Databases:
- Aboriginal Sites of Significance

4. References

- Brown A., Thomson-Dans C. and Marchant N. (1998), Western Australia's Threatened Flora, Department of Conservation and Land Management, Western Australia.
- DER (2013) Site Inspection Report for Clearing Permit Application CPS 5742/1, Lot 1792 on Plan 3315, Southern River. Site inspection undertaken 17 September 2013. Department of Environment and Conservation, Western Australia (DER Ref: A685230).
- DPaW (2007 -) NatureMap: Mapping Western Australia's Biodiversity. Department of Parks and Wildlife. URL: <http://naturemap.dec.wa.gov.au/>. Accessed September 2013
- Government of Western Australia. (2013). 2012 Statewide Vegetation Statistics incorporating the CAR Reserve Analysis (Full Report). Current as of October 2012. WA Department of Environment and Conservation, Perth.
- Keighery, B.J. (1994) Bushland Plant Survey: A Guide to Plant Community Survey for the Community. Wildflower Society of WA (Inc). Nedlands, Western Australia.
- Northcote, K. H. with Beckmann G G, Bettenay E., Churchward H. M., van Dijk D. C., Dimmock G. M., Hubble G. D., Isbell R. F., McArthur W. M., Murtha G. G., Nicolls K. D., Paton T. R., Thompson C. H., Webb A. A. and Wright M. J. (1960-68): 'Atlas of Australian Soils, Sheets 1 to 10, with explanatory data'. CSIRO and Melbourne University Press: Melbourne.
- RPS (2012) A Level 2 Flora and Vegetation Survey and Level 1 Fauna Assessment. Additional information within Clearing Permit Application CPS 5666/1 Southernrae 1 Pty Ltd (DER Ref: A643812)
- Shepherd, D.P., Beeston, G.R., and Hopkins, A.J.M. (2001), Native Vegetation in Western Australia. Technical Report 249. Department of Agriculture Western Australia, South Perth.

5. Glossary

Term	Meaning
BCS	Biodiversity Coordination Section of
CALM	Department of Conservation and Land Management (now BCS)
DAFWA	Department of Agriculture and Food
DEC	Department of Environment and Conservation
DEP	Department of Environmental Protection
DoE	Department of Environment
DoIR	Department of Industry and Resources
DRF	Declared Rare Flora
EPP	Environmental Protection Policy
GIS	Geographical Information System
ha	Hectare (10,000 square metres)
TEC	Threatened Ecological Community
WRC	Water and Rivers Commission