



## Application for new permit or referral to clear native vegetation

Application Details	
Application number	APP-0035695
Application type	New
Application sub-type	Area permit (s.51E)
Project number	PRJ-0018833
Project name	Build Envelope Clearing / Northern Boundary Fire Break Clearing
Instrument number (if applicable) CPS number	
Application Status	Submitted
Applicant	TIAAN ROETS (on behalf of CORNERSTONE VR PTY LTD, verified through RFI)

Created By	
Submitted By	
Submitted Date	
Modified on (Date & Time)	

Contact Details	
Applicant full name	
Applicant email	
Applicant contact number	
Applicant address	
Multiple applicants	
Third Party full name	
Third Party email	
Third Party contact number	
Third party address	
Organisation name	
Organisation email	
Organisation contact number	
Organisation address	



ABN	
ACN	

Land Details	
Property name	34 Paini Way
Land description	Volume - 2205 Folio - 118 Lot - 116 Plan - 21843
Street address – Line 1	34 Paini Way
Street address – Line 2	
Suburb	Jandabup
Postcode	6077
Local government area	City of Wanneroo
State	
Land Zoning	Rural
Relationship to landowner	I am the landowner

Proposed Clearing	
Total area of clearing proposed (hectares)	0.557 (area changed to 0.645 ha after digitising as per applicants advise)
Footprint of clearing (hectares)	Nil
Number of trees to be removed	Approximately 45 native trees are proposed to be cleared within the building envelope, predominantly Banksia woodland. Most are small to medium trees with canopy drip lines of approximately 1–3m radius. Clearing is also expected to include two grass trees and minor understory vegetation, including small ferns. The envelope has been positioned to retain mature Jarrah trees and minimise removal of larger native vegetation where practicable, reducing environmental impact, maintaining canopy value
Purpose for clearing	Clearing for future house construction
Specify other	
Final land use after clearing	Rural residential use comprising a single dwelling, ancillary outbuildings, access driveway, and maintained Asset Protection Zone (low fuel garden area) for bushfire management.
Method for proposed clearing	Burning, cutting, mechanical clearing/bulldozing
Specify other	



Proposed start date	31/08/2026
Proposed end date	18/01/2027
Avoidance details	Vegetation outside the proposed building envelope and firebreak areas will be retained. Selected mature Jarrah trees within the building envelope will also be retained where feasible. Rehabilitation and revegetation planting of native trees and wildflowers is proposed in historically disturbed areas, particularly the south-west corner where a historical fire has reduced existing vegetation cover.
Mitigation details	Planting of native trees and sowing of native seed will occur within the property as part of rehabilitation of disturbed areas. Weed management will be undertaken through mechanical soil preparation within the building envelope prior to revegetation, followed by planting and seeding of local native species to encourage regeneration and reduce weed establishment. Weed control will be undertaken using targeted methods as required to manage invasive species and support rehabilitation outcomes.
Offset proposal submitted?	False

<b>Pre-application scoping</b>	
Clearing within the Swan Coastal Plain and Avon Wheatbelt bioregions?	True
Any pre-application scoping meetings with DWER?	No
Details of pre-application scoping meetings	Discussed the proposed application with Kunzang Dema Rinchen, Environmental Officer at DWER, who provided guidance on the clearing permit requirements for native vegetation and the appropriate application type and assessment process.

<b>Assessment Bilateral Agreement</b>	
Request the proposed clearing action to be assessed in accordance with, or under, an EPBC Act Accredited Process?	False



Is the proposed clearing a controlled action?	True
EPBC number	N/A
Details of controlled action	N/A

Surveys for assessment (IBSA and IMSA)	
Biodiversity surveys submitted?	
IBSA number(s)	
IBSA submission number(s)	
Marine surveys prepared?	

Other approvals	
Referred to EPA?	False
EPA details	
Intention to refer to EPA?	
Ministerial statement number (if applicable)	
Works approval licence or registration	
Details of works approval licence or registration	
Water licences and permits?	
Details of water licences and permits	
Planning and other approvals required?	
Details of planning and other approvals	
Details of exemption from planning and approvals	<p>Planning approval for development has not yet been sought, as this application relates to the proposed clearing of a building envelope and associated firebreaks only. Firebreak establishment is intended to support bushfire risk management and property access. Separate planning and development approval applications for a future single dwelling will be submitted following determination of the clearing permit application.</p>

Attached Documents	
Links to the Portal SharePoint location	Links to File folder: <a href="#">Application Folder</a> Link to Confidential folder: <a href="#">Application Confidential Folder</a>
Links to Geospatial information	Links to Shapefiles folder: <a href="#">Application Shapefiles Folder</a>

