



1. Application details

1.1. Permit application details

Permit application No.: 1291/1
Permit type: Area Permit

1.2. Proponent details

Proponent's name: Jones CoulterYoung Pty Ltd

1.3. Property details

Property: LOT 715 ON PLAN 173019 (House No. 156 TRUSCOTT EXMOUTH 6707)
Local Government Area: Shire Of Exmouth
Colloquial name:

1.4. Application

Clearing Area (ha)	No. Trees	Method of Clearing	For the purpose of:
3.5		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
Beard vegetation association 663: Hummock grasslands, shrub steppe; waterwood over soft spinifex. Shepherd et al. (2001) Hopkins et al. (2001)	The area under application was once the site of the Northcape Lodge, an establishment that provided motel accommodation in Exmouth. The buildings have since been demolished, however roads and driveways still exist and these are clearly visible both in aerial photography and the site visit photos. The areas where buildings once stood have been colonised by various plant species.	Degraded: Structure severely disturbed; regeneration to good condition requires intensive management. (Keighery 1994)	The description of the vegetation was obtained from a site visit conducted on 30th May 2006. Site Visit DoE Officer, 2006

The original Beard vegetation association for the area is 663, which is described as: hummock grasslands, shrub steppe; waterwood (*Atalaya hemiglauca*) over soft spinifex. From the site visit it appears that the area may have recovered some of these grass and spinifex species, however the previous development has clearly altered the structure of the original vegetation. In addition to the roads that traverse the area, other plant species have been introduced; presumably through previous landscaping efforts. The most obvious of these are eucalyptus trees and the exotic common or pink oleander (*Nerium oleander*). Combined, the disturbances of development and introduced flora have reduced the structure of the original vegetation, such that its condition is considered degraded.

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 is not at variance to this Principle**
The area under application was once the site of motel accommodation, and has suffered numerous disturbances. The areas left by the demolished buildings have since overgrown, however this is not considered to represent the original vegetation structure due to the influence of the historical construction and the introduced flora that remain. Due to the degraded condition of the vegetation, the area is not considered to represent a high level of biodiversity and therefore the proposal is not at variance to this Principle.

Methodology Keighery (1994)
Site visit DoE Officer, 2006

(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

As the vegetation of the area has been significantly altered, it may not provide suitable habitat for fauna indigenous to the area. Additionally the amount of vegetation that would be removed is less than 3.5 hectares. Due to the degraded condition of the vegetation and the small amount that is to be removed it is unlikely that the area represents a significant habitat for fauna.

Methodology Keighery (1994)
Site visit DoE Officer, 2006

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

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

There are no Declared Rare Flora or Priority Flora within the area under application or the surrounding area. As such the proposal is unlikely to be at variance to this Principle.

Methodology GIS Databases: Declared Rare and Priority Flora list - CALM 01/07/05.

(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

There is one Threatened Ecological Community that occurs approximately 2.6km from the area under application. This community requires a buffer zone of only 1km and therefore should not be affected by this proposal.

Methodology GIS Databases: Threatened Ecological Communities - CALM 12/04/05

(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 not at variance to this Principle

The area under application falls within the Carnarvon IBRA bioregion and consists of the Beard vegetation association 663, both of which; according to available data, have 100% of the pre-European extent remaining. As such the area does not occur within an extensively cleared landscape and nor does it represent a significant remnant of the vegetation association 663. Therefore the proposal is not at variance to this Principle.

Methodology GIS Databases:
- Interim Biogeographic Regionalisation of Australia - EA 18/10/00
- Pre-European Vegetation - DA 01/01
Shepherd et al, 2001.
Department of Natural Resources and Environment, 2002

(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 not at variance to this Principle

The area under application does not contain any watercourses or wetlands. Therefore the proposal is not at variance to this Principle.

Methodology GIS Databases: Hydrography, linear - DoE 01/02/04

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

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

The chief soils of the area under application are described as shallow loams on limestone and sands overlying limestone. Given the small amount of clearing that is proposed and as the area would be developed to provide tourist accommodation, it is unlikely that land degradation would result.

Methodology Department of Agriculture (2005) Map Unit Database.

(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 at variance to this Principle

The area under application is approximately 8km from both the Ningaloo Marine Park and the Cape Range

National Park. Given that Ningaloo is a marine environment, and that Cape Range National Park covers an area of approximately 50,000ha it is highly unlikely that 3.5ha of degraded vegetation would contribute to the ecological values of these conservation areas. The proposal is not at variance to this Principle.

Methodology GIS Databases:
 - CALM Regional Parks - CALM 12/04/02
 - CALM Managed Lands & Waters - CALM 01/07/05
 - Proposed National Parks FMP-CALM 19/03/03
 - Register of National Estate - EA 28/01/03

(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 is not likely to be at variance to this Principle**
 Exmouth does have a P1 Public Drinking Water Source Area, however it is approximately 2.5km from the area under application. The area lies within a coastal catchment and is some 200m from the coastal waterline. Given the small amount of clearing proposed and the fact that the area is likely to drain into the ocean, it is not anticipated that the proposal will impact upon surface or underground water.

Methodology GIS Databases:
 - Public Drinking Water Sources (PDWSAs) - DOE 09/08/05
 - Hydrographic Catchments - Catchments - DOE 23/03/05

(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 area under application lies within a coastal catchment, some 200 metres from the coastline itself. The annual rainfall for this area is approximately 300mm. Given the low rainfall, the small area that would be cleared and the location's proximity to the coast, it is unlikely that the proposal would result in an increase in flood height or duration.

Methodology GIS Databases:
 - Rainfall, Mean Annual - BOM 30/09/01
 - Interim Biogeographic Regionalisation of Australia - EA 18/10/00

Planning instrument, Native Title, Previous EPA decision or other matter.

Comments
 The EPA received the Exmouth - Learmonth Structure Plan in 1998, which was assessed informally and found not to be a proposal under Part IV. The Shire of Exmouth TPS 3, Amendment 15; rezoning from tourist to residential was received in 2005, and was not assessed but advice was given. The factors identified in this assessment did not include vegetation.

The Shire of Exmouth advised that they have granted approval to the owner of the land to clear and fill the site provided that they have complied with the Department's clearing regulations. The Shire have no objections to the proposal.

The property is freehold land and therefore Native Title has been extinguished.

Methodology

4. Assessor's recommendations

Purpose	Method	Applied area (ha)/ trees	Decision	Comment / recommendation
Building or Structure	Mechanical Removal	3.5	Grant	The assessable criteria have been addressed and no objections were raised. The assessing officer therefore recommends that the clearing permit be granted.

5. References

Department of Natural Resources and Environment (2002) Biodiversity Action Planning. Action planning for native biodiversity at multiple scales; catchment bioregional, landscape, local. Department of Natural Resources and Environment, Victoria.
 Hopkins, A.J.M., Beeston, G.R. and Harvey J.M. (2001) A database on the vegetation of Western Australia. Stage 1. CALMScience after J. S. Beard, late 1960's to early 1980's Vegetation Survey of Western Australia, UWA Press.

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.

6. Glossary

Term	Meaning
CALM	Department of Conservation and Land Management
DAWA	Department of Agriculture
DEP	Department of Environmental Protection (now DoE)
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 (now DoE)