



## CLEARING PERMIT

*Granted under section 51E of the Environmental Protection Act 1986*

### PERMIT DETAILS

Area Permit Number: 3967/2  
File Number: 2010/007109-1  
Duration of Permit: From 5 March 2012 to 5 March 2016

### PERMIT HOLDER

Moreshill Pty Ltd

### LAND ON WHICH CLEARING IS TO BE DONE

Lot 3910 on Plan 210000 (Nilgen 6044)

### AUTHORISED ACTIVITY

The Permit Holder shall not clear more than 11.14 hectares of native vegetation within the combined areas shaded yellow on attached Plan 3967/2.

### CONDITIONS

#### 1. Avoid, minimise etc 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. Wind erosion management

The Permit Holder shall not clear native vegetation unless horticultural activities commence within 3 months of the clearing being undertaken.

#### 3. Native vegetation conservation

- (a) In respect to the area shaded red on attached Plan 3967/2, the Permit Holder shall enter into a conservation covenant, agreement to reserve, or some other form of binding undertaking to maintain native vegetation.
- (b) The conservation covenant, agreement to reserve, or other form of binding undertaking to maintain native vegetation, shall include, but not be limited to, the following conditions:
  - (i) native vegetation in the area subject to the conservation covenant, agreement to reserve, or other form of binding undertaking to maintain native vegetation, must not be cleared, other than for clearing required under the *Bush Fires Act 1954*;
  - (ii) the land subject to the conservation covenant, agreement to reserve, or other form of binding undertaking to maintain native vegetation, shall not be used for the purpose of cultivation of crops or pasture;
  - (iii) the land subject to the conservation covenant, agreement to reserve, or other form of binding undertaking to maintain native vegetation, shall have all stock excluded; and
  - (iv) the conservation covenant, agreement to reserve, or other form of binding undertaking to maintain native vegetation, is to apply in perpetuity and be registered on the Certificate of Title of the property.
- (c) The Permit Holder is to execute and return the conservation covenant, agreement to reserve, or other form of binding undertaking to maintain native vegetation, outlined in condition 3(a) of this Permit, no later than 30 April 2014.

#### 4. Records must be kept

The Permit Holder must maintain the following records for activities done pursuant to this Permit:

- (a) In relation to the clearing of native vegetation authorised under this Permit:
  - (i) 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;
  - (ii) the date that the area was cleared; and
  - (iii) the size of the area cleared (in hectares).
- (b) In relation to native vegetation conservation pursuant to condition 3 of this Permit, a copy of the conservation covenant, agreement to reserve, or other form of binding undertaking to maintain native vegetation.

#### 5. Reporting

- (a) The Permit Holder must provide to the CEO on or before 30 June of each year, a written report:
  - (i) of records required under condition 4(a) of this Permit; and
  - (ii) concerning activities done by the Permit Holder under this Permit between 1 January and 31 December of the preceding year.
- (b) Prior to 5 December 2015, the Permit Holder must provide to the CEO a written report of records required under condition 4 of this Permit where these records have not already been provided under condition 5(a) of this Permit.



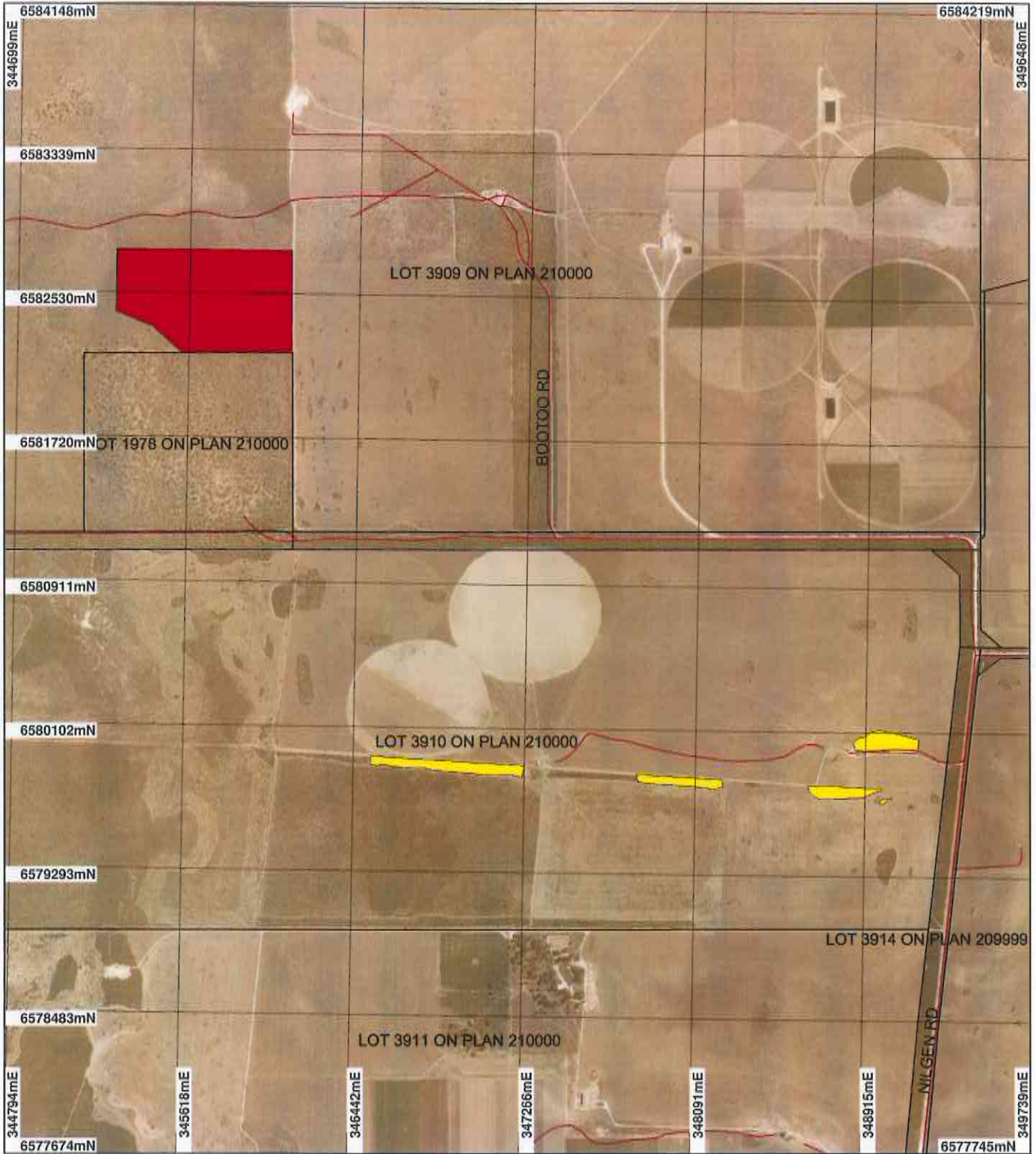
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M. Warnock  
MANAGER  
NATIVE VEGETATION CONSERVATION BRANCH

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

16 May 2013

# Plan 3967/2



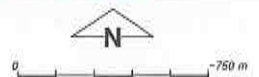
## LEGEND

Wedge Island 1.4m  
Orthomosaic - Landgate  
2004

### Clearing Instruments

- Areas Subject to Conditions
- Areas Approved to Clear

- Road Centrelines
- Cadastre



Scale 1:28762  
(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.

*M. Warnock* Date 16/5/13

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

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



Department of  
Environment and Conservation

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## 1. Application details

### 1.1. Permit application details

Permit application No.: 3967/2  
Permit type: Area Permit

### 1.2. Proponent details

Proponent's name: Moreshill Pty Ltd

### 1.3. Property details

Property: LOT 3910 ON PLAN 210000 (NILGEN 6044)  
Local Government Area: Shire of Gingin  
Colloquial name:

### 1.4. Application

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

### 1.5. Decision on application

Decision on Permit Application: Grant  
Decision Date: 16 May 2013

## 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
The vegetation under application is mapped as: Beard vegetation association 1029 - Shrublands; scrub-heath dryandra-calothamnus association with Banksia prionotes on limestone in the northern Swan Region (Hopkins et al 2001; Shepherd 2009)	The areas under application (a total of 11.14 ha) are located within Lot 3910 (a 1,123 ha property). The proposed clearing is for the purpose of horticulture. The vegetation under application can be described as Banksia woodland over a midstorey and understorey of native plants within four areas, and scattered native trees in four other smaller areas. The vegetation included <i>Banksia attenuata</i> , <i>Banksia menziesii</i> , <i>Eucalyptus todtiana</i> , <i>Nuytsia floribunda</i> , <i>Calothamnus</i> sp., <i>Conospermum</i> sp., <i>Conostylis</i> sp., <i>Synaphea</i> sp. and <i>Thysanotus</i> sp.	Very Good: Vegetation structure altered; obvious signs of disturbance (Keighery 1994) Good: Structure significantly altered by multiple disturbance; retains basic structure/ability to regenerate (Keighery 1994) Degraded: Structure severely disturbed; regeneration to good condition requires intensive management (Keighery 1994)	The vegetation description was determined at a site visit conducted by DEC officers on 11 October (DEC, 2010). The vegetation under application was considered to be in degraded to very good (Keighery, 1994) condition.

## 3. Assessment of application against clearing principles

**Comments** This amendment has been made to better align the boundaries of the area subject to condition 3 of CPS 3967/2 with other covenants on Lot 3909 on Plan 210000. The assessment against the ten clearing principles has not changed and can be found in Clearing Permit Decision Report CPS 3967/1.

**Methodology**

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

**Comments** The assessment against planning instruments and other matters has not changed and can be found in Clearing Permit Decision Report CPS 3967/1.

**Methodology**

## 4. References

- DEC (2010) Site Inspection Report for Clearing Permit Application CPS 3967/1, Lot 3910 Nilgen Road, Nilgen. Site inspection undertaken 11/10/2010. Department of Environment and Conservation, Western Australia. DEC Ref A340493
- 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. (2009) Adapted from: 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
DEC	Department of Environment and Conservation
ha	Hectare (10,000 square metres)