



GOVERNMENT OF
WESTERN AUSTRALIA

CLEARING PERMIT

Granted under section 51E of the Environmental Protection Act 1986

PERMIT DETAILS

Purpose Permit Number: 4379/1

File Number: 2011/004653-1

Duration of Permit: From 29 August 2011 to 29 August 2013

PERMIT HOLDER

Skybow Holdings Pty Ltd

LAND ON WHICH CLEARING IS TO BE DONE

Lot 3142 on Deposited Plan 26441 (MAHOMETTS FLATS 6530)

PURPOSE FOR WHICH THE CLEARING MAY BE DONE

Clearing for the purpose of developing a caravan park and chalet accommodation.

CONDITIONS

1. Area of Clearing

The Permit Holder shall not clear more than 2.36 hectares of native vegetation within the area cross hatched on attached Plan 4379/1.

2. Application

This Permit allows the Permit Holder to authorise persons, including employees, contractors and agents of the Permit Holder, to clear native vegetation for the purposes of this Permit subject to compliance with the conditions of this Permit and approval from the Permit Holder.

3. Type of clearing authorised

This Permit authorises the Permit Holder to clear native vegetation for activities to the extent that the Permit Holder has the power to clear native vegetation for those activities under the *Land Administration Act 1997* or any other written law.

M Warnock
A/MANAGER
NATIVE VEGETATION CONSERVATION BRANCH

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

4 August 2011

Plan 4379/1



LEGEND

Clearing Instruments

-  Areas Approved to Clear
-  Road Centrelines
-  Cadastre



0 ————— 100 m

Scale 1:4041

(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. Wamock Date *4/8/11*

M. Wamock

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.: 4379/1
Permit type: Purpose Permit

1.2. Proponent details

Proponent's name: SkybowHoldings Pty Ltd

1.3. Property details

Property: LOT 3142 ON PLAN 26441 (House No. 203 WILLCOCK MAHOMETTS FLATS 6530)
Local Government Area: City of Geraldton - Greenough

1.4. Application

| Clearing Area (ha) | No. Trees | Method of Clearing | For the purpose of: |
|--------------------|-----------|--------------------|-----------------------|
| 2.36 | | Mechanical Removal | Building or Structure |

1.5. Decision on application

Decision on Permit Application: Grant
Decision Date: 4 August 2011

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 area under application has been mapped as Beard vegetation association 129 which has been described as Bare areas; drift sand (Shepherd, 2009). | The vegetation community on site has been identified as Acacia rostellifera Low Shrublands (DEC, 2011). The dominant species within the application area are; Acacia rostellifera, Chenopodium gaudichaudianum, Enchylaena tomentose, Myoporum insulare and Rhagodia preissii subsp obovata. Ground cover comprises of: Predominantly weeds: Avena barbata, Oxalis pes-caprae, Sonchus oleraceus and Pennisetum setaceum. Middle storey comprises of: Chenopodium gaudichaudianum, Rhagodia preissii subsp obovata and Myoporum insulare. The following introduced weeds were recorded on site; Lycium ferocissimum, Verbesina encelioides, Avena barbata, Oxalis pes-caprae, Sonchus oleraceus and Pennisetum setaceum (DEC, 2011). | Completely Degraded: No longer intact; completely/almost completely without native species (Keighery 1994) | The description and condition of the vegetation under application was determined via a site inspection (DEC, 2011). |

3. Assessment of application against clearing principles

Comments

This application proposes to clear 2.36 hectares of native vegetation within Lot 3142 Willcock Drive, Mahomets Flats, for the purpose of developing chalet accommodation.

The area under application is in a degraded to completely degraded (Keighery, 1994) condition (DEC, 2011). The remnant vegetation on site is predominately weed infested and Lycium ferocissimum (African boxthorn) is a dominant part of the shrub layer. The application area contains numerous tracks and is located within the Geraldton Townsite and is therefore likely to have been subject to disturbances.

Within the local area (10 km radius) a total of 62 records of rare and priority flora have been identified, this includes three rare flora and 59 priority flora species.

The community type identified on site (Acacia rostellifera Low Shrublands) is not known to support conservation significant flora (DEC, 2011).

Due to the degraded nature of the area under application and its location within the Geraldton Townsite it is not likely to provide significant habitat for fauna of conservation significance.

The area under application falls within the Geraldton Sandplains bioregion. This bioregion retains approximately 40 per cent of its pre-European vegetation extent (Shepherd, 2009). The vegetation community identified on site is widespread (DEC, 2011). Therefore, the vegetation under application is not considered to be a significant remnant.

Given the relatively small, degraded nature of the proposed clearing and consequently, limited habitat and biodiversity values of the vegetation, this application is not likely to be at variance to any of the clearing principles.

Methodology References:
DEC (2011)
Keighery (1994)
Shepherd (2009)

GIS Database:
- Geraldton 50cm Orthomosaic - Landgate 2006
- Pre European Vegetation
- SAC Biodatasets (accessed June 2011)

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

Comments

Development Approval from the City of Geraldton-Greenough has not been applied for. However the City granted the applicant preferred developer status to develop the site for its purpose as a caravan and chalet accommodation facility (City of Geraldton - Greenough, 2011a).

The City of Geraldton - Greenough by way of Management Order under the Land Administration Act is the agency responsible for the management of Reserve 46860 (Lot 3142 Willcock Drive). The applicant has provided a letter from the Chief Executive Officer of the City of Geraldton - Greenough advising that the City has no objections to the proposed clearing subject to compliance and application of all environmental and clearing legislation (City of Geraldton - Greenough, 2011a). Therefore the City supports the development of the site on the commencement of their lease.

In an email dated 28 July 2011, the City has provided a copy of the Draft Lease (City of Geraldton - Greenough, 2011b).

No public submissions have been received in relation to this proposal.

Methodology References:
City of Geraldton - Greenough (2011a)
City of Geraldton - Greenough (2011b)

4. References

- City of Geraldton - Greenough (2011a) Application for a Clearing Permit for Reserve 46860 (Lot 3142) Willcock Drive, Geraldton - Authority to Clear (DEC Ref: A403283).
- City of Geraldton - Greenough (2011b) Draft - Caravan Park Lease, Reserve 46860, Lot 3142 Willcock Drive, Geraldton. City of Greater Geraldton. Skybow Holdings Pty Ltd (ACN 077 950 979). Barry Colin Humfrey & Craig James Patterson (DEC Ref: A417290).
- DEC (2011a) Site Inspection Report for Clearing Permit Application CPS 4379/1, Lot 3142 Willcock Road reserve, Mohomets Flats. Site inspection undertaken 22 June 2011. Department of Environment and Conservation, Western Australia (DEC Ref: A408530).
- 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.
- Western Australian Herbarium (1998-) FloraBase - The Western Australian Flora. Department of Environment and Conservation. <http://florabase.dec.wa.gov.au/> (Accessed June 2011).

5. Glossary

| Term | Meaning |
|-------|--|
| DAFWA | Department of Agriculture and Food |
| DEC | Department of Environment and Conservation |
| DEP | Department of Environmental Protection (now DEC) |
| 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 DEC) |