



CLEARING PERMIT

Granted under section 51E of the Environmental Protection Act 1986

PERMIT DETAILS

Area Permit Number: 4638/1
File Number: 2011/009293
Duration of Permit: From 23 April 2012 to 23 April 2014

PERMIT HOLDER

Northern Corridor Developments Ltd

LAND ON WHICH CLEARING IS TO BE DONE

Lot 9005 on Deposited Plan 69999, Alkimos

AUTHORISED ACTIVITY

The Permit Holder shall not clear more than 5.16 hectares of native vegetation within the area cross hatched yellow on attached Plan 4368/1.

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. Dieback and weed control

When undertaking any clearing or other activity authorised under this Permit, the Permit Holder must take the following steps to minimise the risk of the introduction and spread of *weeds* and *dieback*:

- (a) clean earth-moving machinery of soil and vegetation prior to entering and leaving the area to be cleared;
- (b) shall only move soils in *dry conditions*;
- (c) ensure that no *dieback* or *weed*-affected soil, *mulch*, *fill* or other material is brought into the area to be cleared; and
- (d) restrict the movement of machines and other vehicles to the limits of the areas to be cleared.

DEFINITIONS

The following meanings are given to terms used in this Permit:

dieback means the effect of *Phytophthora* species on native vegetation;

dry conditions means when soils (not dust) do not freely adhere to rubber tyres, tracks, vehicle chassis or wheel arches;

fill means material used to increase the ground level, or fill a hollow;

mulch means the use of organic matter, wood chips or rocks to slow the movement of water across the soil surface and to reduce evaporation;

weed/s means a species listed in Appendix 3 of the "Environmental Weed Strategy" published by the Department of Conservation and Land Management (1999), and plants declared under section 37 of the *Agriculture and Related Resources Protection Act 1976*.



Kelly Faulkner
MANAGER
NATIVE VEGETATION CONSERVATION BRANCH

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

2 April 2012

Plan 4638/1



LEGEND


-  Road Centrelines
-  Cadastre
-  Clearing Instruments
-  Areas Approved to Clear
- Perth Metropolitan North
20cm Orthomosaic - Landgate**



Scale 1:3979
(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.

 Date 2/4/12
K Faulkner

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.



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1. Application details

1.1. Permit application details

Permit application No.: 4638/1
Permit type: Area Permit

1.2. Proponent details

Proponent's name: Northern Corridor Developments Ltd

1.3. Property details

Property: ROAD RESERVE (ALKIMOS 6038)
LOT 9004 ON PLAN 69430 (House No. 2560 MARMION ALKIMOS 6038)
LOT 105 ON PLAN 67213 (House No. 32 KELLS ALKIMOS 6038)

Local Government Area: City of Wanneroo

Colloquial name: Trinity Estate Urban Development

1.4. Application

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

1.5. Decision on application

Decision on Permit Application: Grant
Decision Date: 2 April 2012

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
Hedde vegetation complex: Cottesloe Complex - Central and South: Mosaic of woodland of <i>E. gomphocephala</i> and open forest of <i>E. gomphocephala</i> - <i>E. marginata</i> - <i>E. calophylla</i> ; closed heath on the Limestone outcrops (Hedde et al. 1980).	The proposal to clear 5.16 ha of native vegetation is to enable bulk earthworks to be undertaken across the area to facilitate construction of approved subdivision areas. Fill will be utilised from the proposed clearing area within the approved subdivision zone (Coterra Environment, 2011).	Excellent; Vegetation structure intact; disturbance affecting individual species, weeds non-aggressive (Keighery 1994)	The vegetation clearing description and condition is based on a Level 2 vegetation survey undertaken across the entire Trinity Estate on 15 October 2004 (ATA Environmental 2004) and Coterra Environment's clearing application report (Coterra Environment, 2011).
Beard vegetation association: 949 - Low woodland; banksia (Shepherd, 2009)	The majority of the vegetation under application consists of low <i>Banksia attenuata</i> woodland with scattered <i>Nuytsia floribunda</i> , <i>Allocasuarina fraseriana</i> and <i>Eucalyptus todinata</i> trees. The understorey typically contains <i>Hibbertia hypericoides</i> , <i>Gompholobium tomentosum</i> , <i>Lepidosperma angustatum</i> , <i>Mesomelaena pseudostygia</i> , <i>Xanthorrhoea preissii</i> and <i>Macrozamia fraseri</i> . The vegetation condition is in an excellent (Keighery, 1994) condition (Coterra Environment, 2011).		

3. Assessment of application against clearing principles

Comments

This application proposes to clear 5.16 ha of native vegetation is to enable bulk earthworks to be undertaken across the area to facilitate construction of approved subdivision areas. Fill that is being stored within the applied area will be utilised within the approved subdivision zone (Coterra Environment, 2011).

The area under application consists of low *Banksia attenuata* and *Banksia menziesii* woodland with scattered *Nuytsia floribunda*, *Allocasuarina fraseriana* and *Eucalyptus todinata* trees in excellent (Keighery, 1994) condition (Coterra Environment, 2011).

A flora survey conducted in October 2004, identified 180 species including 30 exotic species of flora within Lot 9005 (formally known as lots 1001 and 1002) Romeo Road. The survey did not identify any rare or priority flora species within the area under application (ATA Environmental, 2004).

In addition, 66 fauna species were recorded during the fauna survey (ATA Environmental 2008) including the conservation significant species Carnaby's black cockatoo (*Calyptorhynchus latirostris*).

127 known records of the conservation significant Graceful Sunmoth (GSM) (*Synemon gratiosa*), have been recorded in the local area (DEC, 2007-). It is noted that a GSM survey was conducted from the 4th - 14th March 2010 followed by a Lomandra presence and density survey on 24-25 March 2010.

Given that the area under application is in excellent condition, provides habitat for a number of conservation significant fauna species and contains high floral and faunal diversity, the proposed clearing is considered to be at variance to Principles (a) and (b).

The soils within the area under application are part of the Spearwood Dune System and comprise of siliceous sands with some brown sands and leached sands (Northcote et al. 1960-68), which are considered to have a high risk of wind erosion (Department of Agriculture, 2005). Given the high risk of wind erosion, the proposed clearing may cause short term land degradation and therefore may be at variance to Principle (g).

A dieback and weed condition will reduce impacts of the proposed clearing to adjacent remnant vegetation. An offset has already been provided in relation to clearing Carnaby's black cockatoo habitat within Lot 1001 and Lot 1002, which includes the area under application.

Given the above the proposed clearing is at variance to Principles (a), (b) and may be at variance to Principle (g).

Methodology

References:

- ATA Environmental (2004)
- ATA Environmental (2008)
- Coterra Environment (2011)
- DEC (2007-)
- Department of Agriculture (2005)
- Keighery (1994)
- Northcote et al. (1960-68)

GIS Databases

- Soils, Statewide
- SAC Bio Databases (Accessed 24/10/2011)

Planning Instruments, Native Title, Previous EPA decisions or other matters.

Comments

The area under application is zoned urban under the Perth Metropolitan Regional Scheme and Public Open Space under the Alkimos Structure Plan No. 60 (also known as Lot 1001 Romeo Road) (DEC, 2011).

The City of Wanneroo (2011) advised that the proposed clearing is consistent with Local Structure Plan No. 60. In addition, the City of Wanneroo granted Development Approval on 9 March 2012 (City of Wannaroo, 2011a).

The Department of Water (DoW) has advised that an urban water management plan has been requested for the Lot 9005 subdivision (on 27 September 2011) and any potential impacts on water quality will be addressed in this plan (DoW, 2011).

An Alkimos-Eglinton Metropolitan Region Scheme Amendment No. 1029/33 was assessed by the Environmental Protection Authority (EPA, 2005). The report and recommendations are outlined in EPA Bulletin 1207.

In November 2008 the Local Structure Plan (LSP) for Lots 1002 and 1001 (formerly known as Lot 3) Romeo Rd, Alkimos (which include the area under application) was referred to the Department of Sustainability, Environment, Water, Population and Communities (SEWPaC) (formerly known as the Department of Environment, Water, Heritage and the Arts) by the proponent due to Carnaby's black cockatoo being recorded on site during a fauna survey. SEWPaC assessed the impact of the proposed development on the Carnaby's black cockatoo and granted approval with conditions on the 11 September 2009 (SEWPaC, 2009).

Northern Corridor Developments Ltd has developed an offset proposal for the removal of significant habitat for Carnaby's black cockatoo within an urban development proposal in Alkimos on Lots 1001 and 1002 Romeo Road, which includes this current proposal. This offset proposal includes:

- Providing \$300,000 to acquire 459 ha of Carnaby's black cockatoo foraging habitat north of Gingin;
- Providing \$314,111 to acquire 477 ha of Carnaby's black cockatoo foraging habitat east of Badgingarra; and
- Retaining as part of reserves, 5.52 ha of Carnaby's black cockatoo foraging habitat within public open space.

DEC considers that this offset proposal adequately mitigates this proposed clearing of 5.16 hectares of native vegetation.

On 3 December 2009 the W.A. Planning Commission (WAPC) granted approval subject to conditions of the subdivision within Lot 1001 (immediately east of CPS 3682/1) (Coffey Environments, 2010). W.A. Planning Commission advised that an application was received on 24 December 2009 (No. 141275) for the western side of Lot 1001 (includes area under application) and was approved with conditions on the 9th of April 2010.

Methodology References:
 City of Wanaroo (2011)
 DEC (2011)
 DEHWA (2009)
 DoW (2011)

4. References

- ATA Environmental (2008) Lot 3 Romeo Road, Alkimos Vertebrate Fauna Assessment, Northern Corridor Developments LTD.
 ATA Environmental (2004) Lot 3 Romeo Road, Alkimos Flora and Vegetation Survey, Northern Corridor Developments LTD.
 City of Wanneroo (2011) Advice for CPS 4638/1, Northern Corridor Developments, Lot 9005 on Deposited Plan 69999, Alkimos (DEC REF A448006).
 City of Wanneroo (2011a) Development Approval for Northern Corridor Developments, Lot 9005 on Deposited Plan 69999, Alkimos (DEC REF A487001).
 Coterra Environment (2011) Clearing Permit Application (CPS 4638/1) on behalf of Northern Corridor Developments for Lot 9005 Romeo Rd, Alkimos and additional documents (DEC REF A435653)
 DEC (2011) Land Use Planning Advice for clearing application CPS 4638/1, DEC Swan Coastal District, WA (DEC REF A447471).
 Department of Agriculture (2005) AgMaps Land Manager CD-rom for the Shires of Serpentine-Jarrahdale, Kwinana, Rockingham, Mandurah, Murray, Boddington, Waroona and Harvey. Department of Agriculture, Western Australia. ISSN: 1448-235X.
 DEWHA (2009) Copy of Approval from the Department of Environment, Water, Heritage and the Arts of the Local Structure Plan for Lots 1001 and 1002 Romeo Rd, Alkimos (DEC REF 100704).
 DoW (2011) Advice on clearing application CPS 4368/1 Department of Water, Swan Avon Region, Victoria Park, WA (DEC REF A446376).
 Heddle, E. M., Loneragan, O. W., and Havel, J. J. (1980) Vegetation Complexes of the Darling System, Western Australia. In Department of Conservation and Environment, Atlas of Natural Resources, Darling System, Western Australia.
 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.
 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
BCS	Biodiversity Coordination Section of DEC
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 (now DEC)
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 DEC)