



CLEARING PERMIT

Granted under section 51E of the Environmental Protection Act 1986

Purpose Permit number:	CPS 5656/1
Permit Holder:	Beston Parks Land Co Pty Ltd
Duration of Permit:	31 August 2013 – 31 August 2018

The Permit Holder is authorised to clear native vegetation subject to the following conditions of this Permit.

PART I – CLEARING AUTHORISED

1. Purpose for which clearing may be done

Clearing for the purpose of developing a caravan park site.

2. Land on which clearing is to be done

Lot 555 on Deposited Plan 181876, Onslow

Lot 556 on Deposited Plan 181876, Onslow

3. Area of Clearing

The Permit Holder must not clear more than 2.39 hectares of native vegetation within the area hatched yellow on attached Plan 5656/1.

4. 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.

5. Land Access

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

PART II – ASSESSMENT SEQUENCE AND MANAGEMENT PROCEDURES

6. Period in which clearing is authorised

The Permit Holder shall not clear native vegetation unless developing the land within three months of the authorised clearing being undertaken.

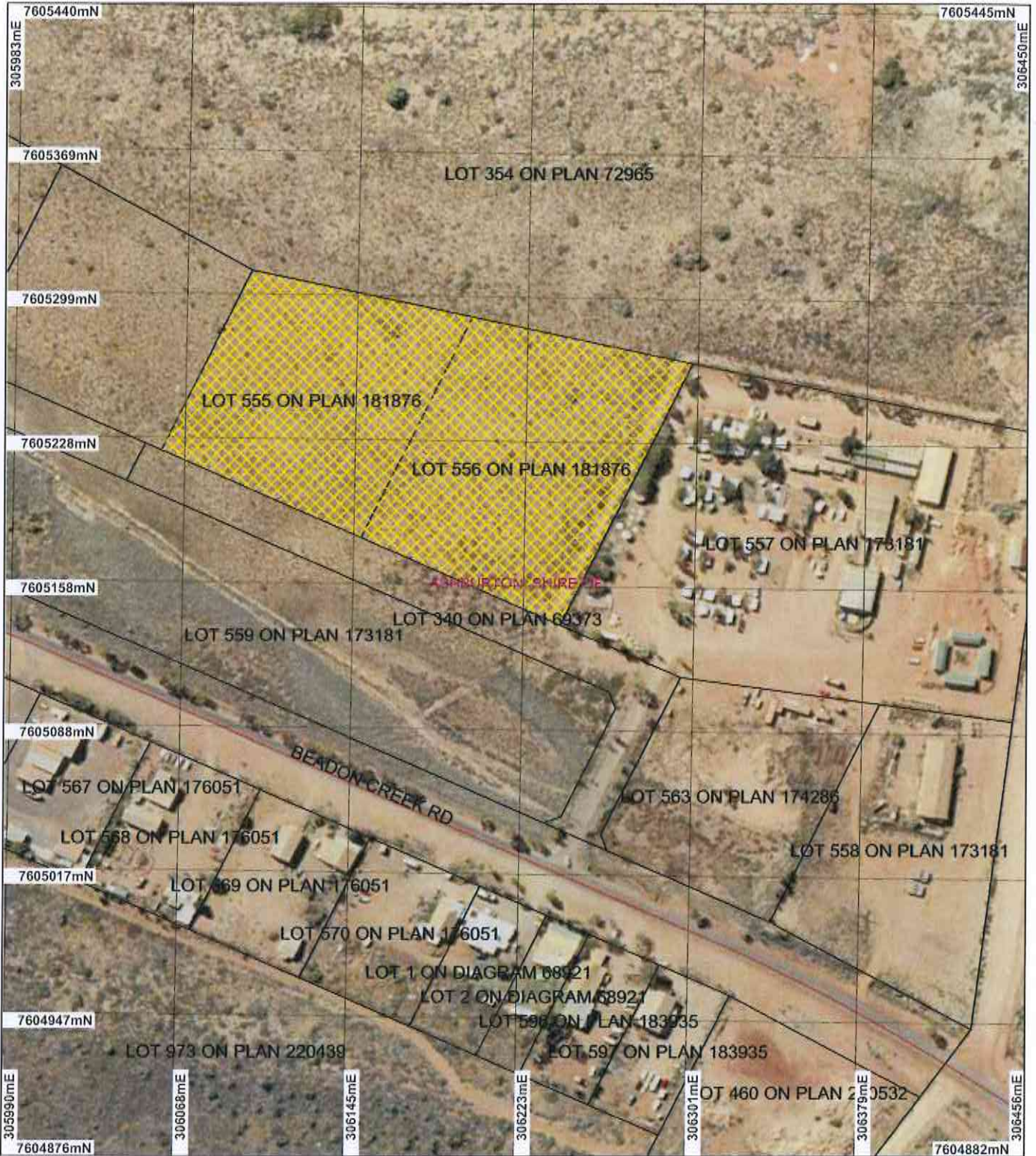
A handwritten signature in cursive script, appearing to read "M Warnock".

M Warnock
MANAGER
NATIVE VEGETATION CONSERVATION BRANCH

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

1 August 2013

Plan 5656/1



LEGEND

- Road Centrelines
- Cadastre
- Local Government Authorities_1
- Clearing Instruments
- Areas Approved to Clear

Pilbara Coastline Exmouth
Cape Preston 50cm
Orthomosaic - Landgate
2004



Scale 1:2501
(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 1/8/13
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.



Government of Western Australia
Department of Environment Regulation

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* Project Data. This data has not been quality assured. Please contact map author for details.



Clearing Permit Decision Report

Government of Western Australia
Department of Environment Regulation

1. Application details

1.1. Permit application details

Permit application No.: 5656/1
Permit type: Purpose Permit

1.2. Proponent details

Proponent's name: Beston Parks Land Co Pty Ltd

1.3. Property details

Property: LOT 556 ON PLAN 181876 (ONSLOW 6710)
LOT 555 ON PLAN 181876 (ONSLOW 6710)

Local Government Area:

Colloquial name:

1.4. Application

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

1.5. Decision on application

Decision on Permit Application: Grant
Decision Date: 1 August 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
Mapped Beard vegetation association 676 is described as Succulent steppe; samphire. (Shepherd et al. 2001).	The application is to clear 2.39 hectares of native vegetation within lots 555 and 556 on plan 181876, Onslow, for the purpose of developing a Caravan Park Site.	Good: Structure significantly altered by multiple disturbance; retains basic structure/ability to regenerate (Keighery 1994)	The application area falls adjacent to existing disturbances within the Onslow town site. The clearing description and vegetation condition were ascertained through aerial imagery (Pilbara Coastline Exmouth Cape Preston 50cm Orthomosaic - Landgate 2004).

3. Assessment of application against clearing principles

Comments

The application is to clear up to 2.39 hectares of native vegetation for the purpose of developing a caravan park site and is unlikely to have any significant environmental impacts. The application area falls within the Onslow town site, adjacent to existing disturbances. The mapped vegetation types are well represented in the local area with over 98 percent pre-European vegetation remaining.

There are no declared rare flora species or threatened ecological communities in the vicinity of the project. The vegetation to be cleared is well represented in the local area (10 kilometre radius), and therefore the application would not have a detrimental impact on fauna. No conservation reserves are present within the local area.

Although the application area falls within 300 metres of Beadon Creek estuary mouth, given the land use between, the mapped vegetation type and as no watercourses are mapped within the application area, it is not likely to contain riparian vegetation, impact on water quality or exacerbate flooding.

Given the mapped soil type has been described as saline loams with shelly sands (Northcote et al 1960 - 1968) and the close proximity to the coast, the proposed clearing may cause some short term land degradation in the form of wind erosion. Utilising the land for the purpose for which it was cleared within three months of clearing will assist in mitigating this risk.

The assessment of the application identified that the clearing may be at variance to clearing principle (g) and is not likely to be at variance to the remaining clearing principles.

Methodology References:
Northcote et al (1960 - 1968)

GIS Data sets:
- SAC Biodata sets (accessed July 2013)
- Hydrography linear
- DEC Tenure
- Pre-European vegetation
- Soils Statewide

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

Comments

The application is to clear up to 2.39 hectares of native vegetation for the purpose of developing a caravan park site. The land under application is currently being transferred from the Shire of Ashburton to the applicant, transfer documents have been signed and funds transferred however, a new certificate of title is yet to be issued.

The Shire of Ashburton resolved to accept the offer by Beston Parks Land Co Pty Ltd to purchase lots 555 and 556 on deposited plan 181876 at the ordinary meeting held on the 12 December 2012. The shire advised by telephone on the 31 July 2013 that they have no objections to the clearing application.

The Town Planning scheme zone for the application area is 'tourism'.

No aboriginal sites of significance are present within the application area and no submissions from the public have been received.

Methodology GIS Datasets:
- Aboriginal sites of significance

4. References

- 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., 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)