



CLEARING PERMIT

Granted under section 51E of the Environmental Protection Act 1986

Purpose Permit number:	CPS 6409/2
Permit Holder:	Satterley Property Group Pty Ltd
Duration of Permit:	11 April 2015 – 11 April 2020

ADVICE NOTE:

The funds referred to in condition 7 of this permit are intended for contributing towards the purchase of 3.15 hectares of native vegetation with similar values to the vegetation to be cleared.

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 constructing a beach access node.

2. Land on which clearing is to be done

Lot 15450 on Deposited Plan 40341, Jindalee

Lot 3052 on Deposited Plan 47953, Jindalee

3. Authorised activity

The Permit Holder shall not clear more than 2.1 hectares of native vegetation within the area hatched yellow on attached Plan 6409/2.

4. Application

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

PART II – MANAGEMENT CONDITIONS

5. 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:

- avoid the clearing of native vegetation;
- minimise the amount of native vegetation to be cleared; and
- reduce the impact of clearing on any environmental value.

6. 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) ensure that no *dieback* or *weed*-affected soil, *mulch*, *fill* or other material is brought into the area to be cleared; and
- (c) restrict the movement of machines and other vehicles to the limits of the areas to be cleared.

7. Monetary contributions to a fund maintained for the purpose of establishing or maintaining vegetation (offset)

Prior to undertaking any clearing authorised under this permit and no later than 11 April 2016, the Permit Holder shall provide documentary evidence to the CEO that funding of \$45,259 has been transferred to the Department of Environment Regulation for the purpose of establishing or maintaining vegetation.

DEFINITIONS

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

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

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 any plant -

- (a) that is a declared pest under section 22 of the *Biosecurity and Agriculture Management Act 2007*; or
- (b) published in a Department of Parks and Wildlife Regional Weed Rankings Summary, regardless of ranking; or
- (c) not indigenous to the area concerned.



M Warnock
SENIOR MANAGER
CLEARING REGULATION

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

21 May 2015

Plan 6409/2



Legend

- Areas approved to clear
- Iga
- Roads
- Cadastral
- Virtual Mosaic
-



1:18,000

MSA 94
Geocentric Datum of Australia 1994

M Warnock Date 21/5/15
M Warnock

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



GOVERNMENT OF
WESTERN AUSTRALIA



1. Application details

1.1. Permit application details

Permit application No.: 6409/2
Permit type: Purpose Permit

1.2. Proponent details

Proponent's name: Satterley Property Group Pty Ltd

1.3. Property details

Property: LOT 3052 ON PLAN 47953, JINDALEE
LOT 15450 ON PLAN 40341, JINDALEE
Local Government Authority: City of Wanneroo
DER Region: Greater Swan
DPaW District: Swan Coastal
Localities: Jindalee

1.4. Application

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

1.5. Decision on application

Decision on Permit: Grant
Application:
Decision Date: 21 May 2015

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 Quindalup (Qw): Coastal dune complex consisting mainly of two alliances - the strand and fore-dune alliance and the mobile and stable dune alliance. Local variations include the low closed forest of <i>Melaleuca lanceolata</i> (Rottnest Teatree) - <i>Callitris preissii</i> (Rottnest Island Pine) and the closed scrub of <i>Acacia rostellifera</i> (Summer-scented Wattle) (Hedde et al., 1980).	The application is to clear 2.1 hectares of native vegetation for the purpose of constructing a beach access node.	Good; Structure significantly altered by multiple disturbance; retains basic structure/ability to regenerate (Keighery, 1994). To Degraded; Structure severely disturbed; regeneration to good condition requires intensive management (Keighery, 1994)	The amended application is to increase the clearing size by 1.12 hectares to 2.1 hectares for the purpose of constructing a beach access node. The condition of the vegetation under application was determined by a site inspection undertaken by Department of Environment Regulation staff (DER, 2015).

3. Assessment of application against clearing principles

Comments

This amendment has been made to increase the clearing size by 1.12 hectares for the purpose of constructing a beach access node.

The previous assessment against the clearing principles was based on a proposed clearing area of 0.98 hectares within a larger 2.1 hectare envelope. Therefore, the assessment has not changed and the findings from the previous assessment are still relevant and can be found in Clearing Permit Decision Report CPS 6409/1.

To account for an additional 1.12 hectares of native vegetation to be cleared within Bush Forever site No.397, the Department of Environment Regulation has approved the applicant's proposed offset which comprises contributing funds towards the purchase of 3.15 hectares of remnant vegetation to be secured in conservation estate.

Methodology

Planning instruments and other relevant matters.

Comments The assessment against Planning and Other Matters has not changed and can be found in Decision Report CPS 6409/1.

No submissions have been received.

Methodology

4. References

- City of Wanneroo (2015a) Consent to access Reserves 48306 and 20561 (DER Ref: A856048).
- City of Wanneroo (2015b) Planning advice for Clearing Permit Application CPS 6409/1 (DER Ref: A856349).
- Commonwealth of Australia (2001) National Objectives and Targets for Biodiversity Conservation 2001-2005, Canberra.
- DEC (2012a) Chuditch (*Dasyurus geoffroi*). Department of Environment and Conservation, Perth, Western Australia.
- DEC (2012b) National Recovery Plan for the Woylie *Bettongia penicillata ogilbyi*. Department of Environment and Conservation, Perth, Western Australia.
- DEC (2012) Threatened and Priority Flora List for Western Australia. WA Department of Environment and Conservation, Perth
- Department of Planning (2015) Advice for Clearing Permit Application CPS 6409/1 (DER Ref: A867736).
- DER (2015) Site Inspection Report for Clearing Permit Application CPS 6409/1. Site inspection undertaken 5 February 2015. Department of Environment Regulation, Western Australia (DER Ref: A880032).
- DPaW (2007-) NatureMap: Mapping Western Australia's Biodiversity. Department of Parks and Wildlife. URL: <http://naturemap.dpaw.wa.gov.au/> (Accessed 23/01/2015).
- Government of Western Australia (2013) 2013 Statewide Vegetation Statistics incorporating the CAR Reserve Analysis (Full Report). Current as of June 2013. WA Department of Parks and Wildlife, Perth.
- Hedde, 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, Beltenay 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.
- Strategen (2015) Reply to Department of Environment Regulation letter of 20 February 2015. Received by the Department of Environment Regulation on 25 February 2015 (DER Ref: A874672).
- WAPC (2014) Approval to Commence Development, 18 November 2014. Western Australian Planning Commission (DER Ref: A866488).
- Western Australian Herbarium (1998-) FloraBase - The Western Australian Flora. Department of Parks and Wildlife. <http://florabase.dpaw.wa.gov.au/> (Accessed 23/01/2015).