



CLEARING PERMIT

Granted under section 51E of the Environmental Protection Act 1986

Purpose Permit number:	CPS 6432/1
Permit Holder:	Northern Corridor Developments Ltd
Duration of Permit:	9 May 2015 – 9 May 2017

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

1. Purpose for which clearing may be done

Clearing for the purpose of constructing a boundary retaining wall.

2. Land on which clearing is to be done

Lot 1002 on Deposited Plan 61236, Alkimos.

3. Area of Clearing

The Permit Holder must not clear more than 1.7 hectares of native vegetation within the area hatched yellow on attached Plan 6432/1.

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.

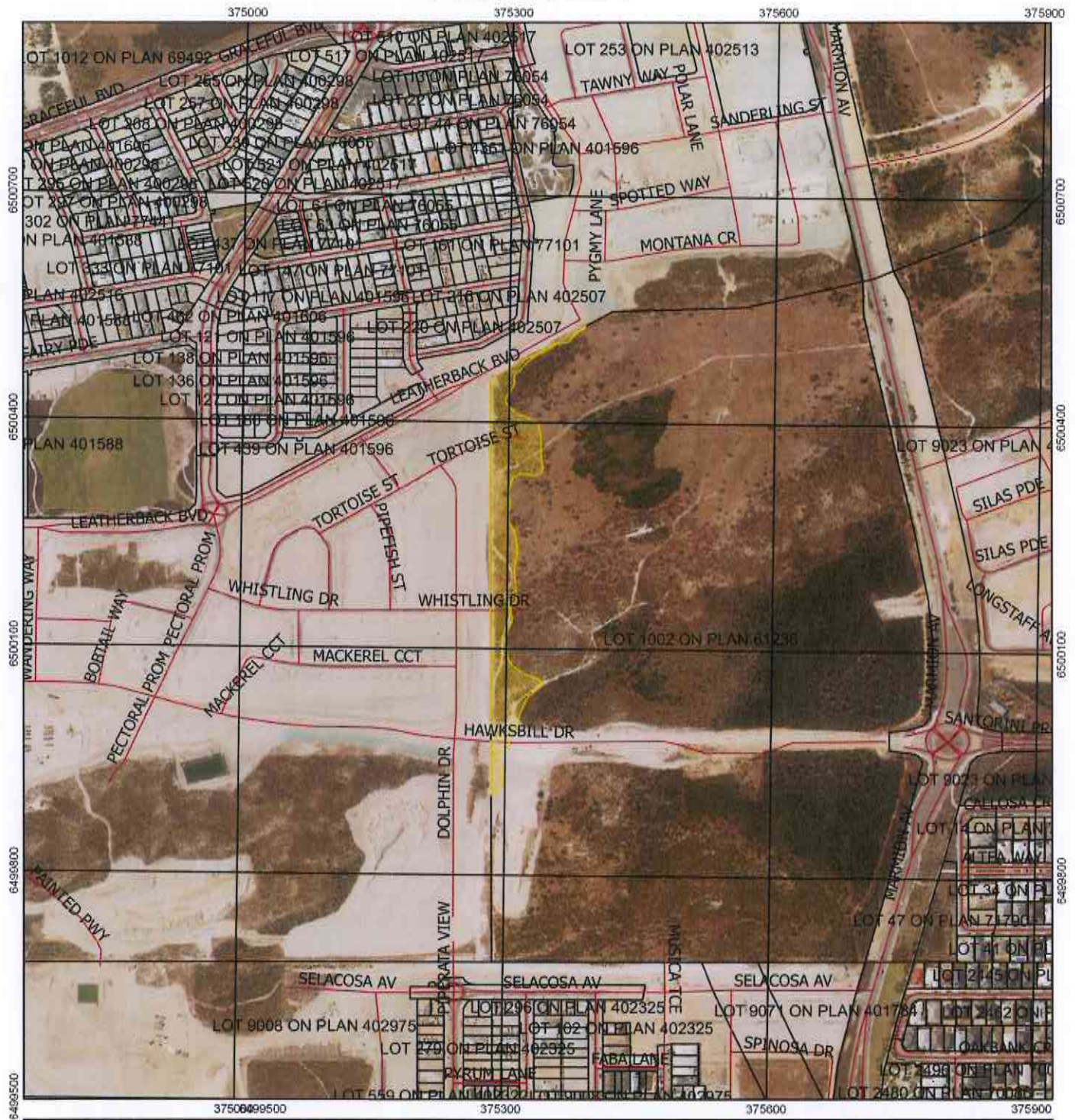
A handwritten signature in cursive script, appearing to read "M Warnock", written over a horizontal line.

M Warnock
SENIOR MANAGER
CLEARING REGULATION


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

9 April 2015

Plan 6432/1



Legend

-  Areas approved to clear
-  Roads
-  Cadastre
-  Virtual Mosaic
- 



1:4.780

MGA 94
Geocentric Datum of Australia 1994

Matt Warnock Date 9/4/15
Matt 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.: 6432/1
Permit type: Purpose Permit

1.2. Proponent details

Proponent's name: Northern Corridor Developments Ltd

1.3. Property details

Property: LOT 1002 ON DEPOSITED PLAN 61236, ALKIMOS
Colloquial name:
Local Government Authority: City of Wanneroo
DER Region: Greater Swan
DPaW District: Swan Coastal
LCDC:
Localities:

1.4. Application

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

1.5. Decision on application

Decision on Permit Application: Granted
Decision Date: 9 April 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
Beard Vegetation Association: 949 - Low woodland; banksia (Shepherd et al. 2001).	Clearing 1.7 hectares of native vegetation within Lot 1002 on Deposited Plan 61236, Alkimos, City of Wanneroo for the purpose of constructing a boundary retaining wall.	Completely Degraded; No longer intact, completely/almost completely without native species (Keighery, 1994).	The proposed clearing occurs in two vegetation units as identified by ATA Environmental (2004). They are MsLM: Melaleuca systena Low Open Shrubland over Lomandra maritime Herbland and AsXp – Acacia saligna/ Xanthorrhoea preissii Open Shrubland.
Beard Vegetation Association: 1007 - Mosaic: Shrublands; Acacia lasiocarpa & Melaleuca acerosa heath / Shrublands; Acacia rostellifera & Acacia cyclops thicket (Shepherd et al. 2001).		To	
Hedde vegetation complex: Cottesloe Complex - Central and South: Mosaic of woodland of E. gomphocephala and open forest of E. gomphocephala - E. marginata - E. calophylla; closed heath on the Limestone outcrops (Hedde et al. 1980).		Good; Structure significantly altered by multiple disturbance; retains basic structure/ability to regenerate (Keighery, 1994).	The vegetation under application ranges from completely degraded to good (Keighery 1994) condition, with the majority of the application area in completely degraded to degraded condition (ATA Environmental 2004).
Hedde vegetation complex: Quindalup Complex: 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 Melaleuca lanceolata (Rottnest Teatree) - Callitris preissii (Rottnest Island Pine) and the closed scrub of Acacia rostellifera (Summer-scented Wattle) (Hedde et al. 1980).			The condition and structure of the vegetation under application was determined from a Clearing Permit Application Supplementary Report (ATA Environmental 2004).

3. Assessment of application against clearing principles

Comments

The application is to clear up to 1.69 hectares of native vegetation within Lot 1002 on Deposited Plan 61236, Alkimos, for the purpose of constructing a boundary retaining wall.

The application area is mapped as two vegetation units; MsLM: *Melaleuca systema* Low Open Shrubland over *Lomandra maritime* Herbland and AsXp – *Acacia saligna*/*Xanthorrhoea preissii* Open Shrubland, as well as previously cleared areas (ATA Environmental 2004).

The vegetation under application ranges from completely degraded to good (Keighery 1994) condition, with the majority of the application area in completely degraded to degraded condition (ATA Environmental 2004).

A flora and vegetation survey conducted over the 226 hectare development area included the application area. A priority four species was recorded within the survey area. This species has been recorded as widespread in Quindalup dunes in the Alkimos Eglinton Area (ATA Environmental 2004). Priority four species are considered to have been adequately surveyed and not in need of special protection, but could be if circumstances change. The proposed clearing of 1.7 hectares of vegetation in predominately degraded condition is unlikely to impact upon the conservation status of this species. No rare flora species were recorded within the survey area.

The vegetation survey identified two inferred Priority Ecological Communities (PEC) that may occur within the application area (ATA Environmental, 2004). The PEC's identified are priority three communities and are well represented within the local area (10 kilometre radius). Impacts to the two inferred PEC's from the proposed clearing will be minimal. No Threatened Ecological Communities were recorded within the survey area.

Given the size and condition of the area proposed to be cleared, the application area is not likely to be comprised of a high level of biodiversity, contain significant habitat for indigenous fauna, impact on nearby conservation areas, cause or exacerbate land degradation or flooding, or impact on water quality. The local area (10 kilometre radius) surrounding the application area retains approximately 50 per cent native vegetation and the Beard Vegetation Associations and Heddle Vegetation Complexes mapped with the application area retain approximately 57, 71, 33 and 63 per cent pre-European vegetation within the Swan Coastal Plain respectively. These mapped vegetation types are all above the nationally recommend threshold level of 30 per cent (Commonwealth of Australia 2001).

Given the above, the proposed clearing is not likely to be at variance to any of the clearing principles.

Methodology

References
ATA Environmental 2004
Commonwealth of Australia 2001
Keighery 1994
GIS Databases
- Hydrography, linear
- SAC Bio Datasets

Planning instruments and other relevant matters.

Comments

The proposed clearing falls within the Perth Coastal Underground Water Pollution Control Area (Priority 3 Public Drinking Water Course Area). The Department of Water (DoW) was notified of the proposed clearing and advised that it had no comment (DoW 2015).

The City of Wanneroo was notified of the proposed clearing and advised that it supports the proposed clearing (City of Wanneroo 2015a). The City of Wanneroo has granted planning approval to the applicant under the provisions of the City of Wanneroo District Planning Scheme No.2 and the Metropolitan Regional Scheme (City of Wanneroo 2015b).

No submissions from the public have been received for the proposed clearing.

Methodology

References:
City of Wanneroo 2015a
City of Wanneroo 2015b
DoW 2015
GIS Databases:
- Public Drinking Water Source Areas

4. References

- ATA Environmental (2004) Lot 3 Romeo Road, Alkimos Flora and Vegetation Survey, Northern Corridor Developments LTD. Information received within Clearing Permit Application CPS6356/1 - Northern Corridor Developments Ltd (DER REF: A829024).
- City of Wanneroo (2015b) City of Wanneroo Planning Approval for Lot 1002 on Deposited Plan 61236, Alkimos - Northern Corridor Developments Ltd (DER REF: A891375).
- City of Wanneroo (2015a) Comments received in relation to Clearing Permit Application CPS 6432/1 - Northern Corridor Developments Ltd (DER REF: A884613).
- Commonwealth of Australia (2001) National Objectives and Targets for Biodiversity Conservation 2001-2005, Canberra.

Department of Water (2015) Comments received in relation to Clearing Permit Application CPS 6432/1 - Northern Corridor Developments Ltd (DER REF: A891503).

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.

Shepherd, D.P., Beeston, G.R. and Hopkins, A.J.M. (2001) Native Vegetation in Western Australia, Extent, Type and Status. Resource Management Technical Report 249. Department of Agriculture, Western Australia.