



## CLEARING PERMIT

*Granted under section 51E of the Environmental Protection Act 1986*

<b>Purpose Permit number:</b>	CPS 6433/1
<b>Permit Holder:</b>	Northern Corridor Developments Ltd
<b>Duration of Permit:</b>	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 installing sewer infrastructure.
- 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 1.93 hectares of native vegetation within the area hatched yellow on attached Plan 6433/1.
- 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.

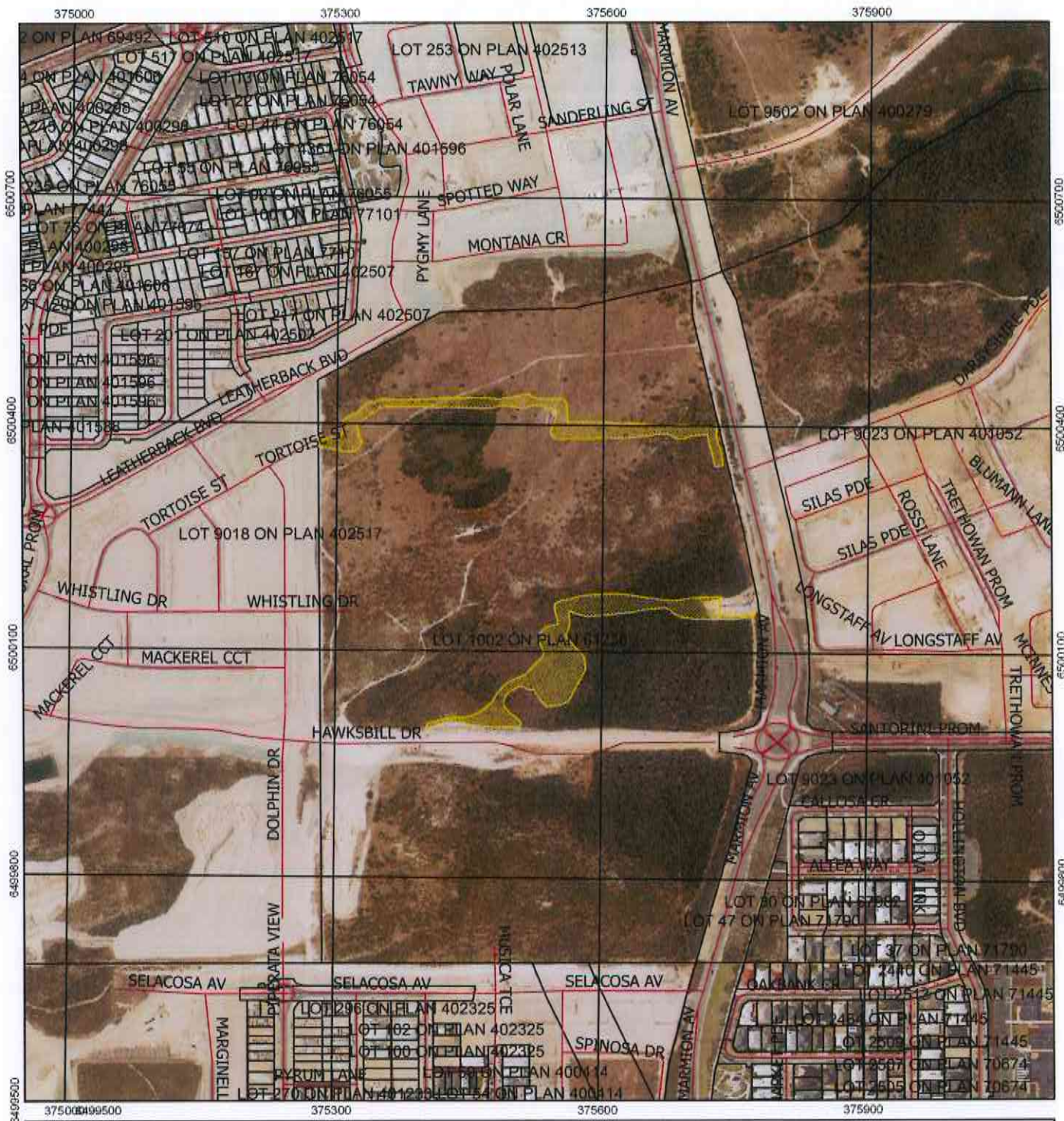
A handwritten signature in cursive script, appearing to read "M Warnock", written over a horizontal line.

M Warnock  
SENIOR MANAGER  
CLEARING REGULATION

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

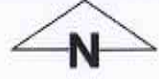
9 April 2015

# Plan 6433/1



### Legend

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



1:4.780

MGA 94  
Geocentric Datum of Australia 1994

*Matthew 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.: 6433/1  
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: WANNEROO, CITY OF  
Authority:  
DER Region: GREATER SWAN  
DPaW District: SWAN COASTAL  
LCDC:  
Localities: ALKIMOS

### 1.4. Application

Clearing Area (ha)	No. Trees	Method of Clearing	For the purpose of:
1.93		Mechanical Removal	Water/gas/cable/pipeline/power installation

### 1.5. Decision on application

Decision on Permit: Granted  
Application:  
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 1.93 hectares of native vegetation within Lot 1002 on Deposited Plan 61236, Alkimos, City of Wanneroo for the purpose of installing sewer infrastructure.	Completely Degraded; No longer intact, completely/almost completely without native species (Keighery, 1994).	The proposed clearing occurs in four vegetation units as identified by ATA Environmental (2004). They are MsLM: Melaleuca systema Low Open Shrubland over Lomandra maritime Herbland, AsXp – Acacia saligna/ Xanthorrhoea preissii Open Shrubland, Ds – Dryandra sessilis (Parrot Bush) Closed Scrub and AcMs – Acacia cochlearis/Melaleuca systema Low 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).	
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 vegetation under application ranges from completely degraded to good (Keighery 1994) condition (ATA Environmental 2004 and DER 2015).
			The condition and structure of the vegetation under application was determined from a Clearing Permit Application Supplementary Report (ATA Environmental 2004) and a site inspection conducted by Department of Environment Officers on 18 February 2015 (DER 2015).

### 3. Assessment of application against clearing principles

#### Comments

The application is to clear up to 1.93 hectares of native vegetation within Lot 1002 on Deposited Plan 61236, Alkimos, for the purpose of installing sewer infrastructure. The original application to clear up to 1.95 hectares of native vegetation was amended to 1.93 hectares, as the applicant advised that a 300m<sup>2</sup> area will be cleared under an exemption, approximately 200m<sup>2</sup> of which occurred in the original application area footprint.

The application area is mapped as four vegetation units; MsLM: *Melaleuca systema* Low Open Shrubland over *Lomandra maritime* Herbland, AsXp – *Acacia saligna*/ *Xanthorrhoea preissii* Open Shrubland, Ds – *Dryandra sessilis* (Parrot Bush) Closed Scrub and AcMs – *Acacia cochlearis*/*Melaleuca systema* Low Shrubland, as well as previously cleared areas (ATA Environmental 2004).

The vegetation under application ranges from completely degraded to good (Keighery 1994) condition (ATA Environmental 2004 and DER 2015). The majority of the area consists of scattered *Xanthorrhoea preissii* over weeds and is in a completely degraded condition (DER 2015). A small area (approximately 0.33 hectares) in the south eastern portion of the property was in a good condition (Keighery 1994) and consists predominately of *Banksia sessilis*.

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.

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. The clearing footprint contains *Banksia* species which are suitable foraging habitat for Carnaby's cockatoo and therefore the vegetation under application may provide habitat for conservation significant fauna. However, given the predominantly completely degraded (Keighery 1994) condition of the vegetation and the amount of vegetation remaining within the local area, the vegetation under application is not likely to be significant habitat for fauna.

Given the size of the area proposed to be cleared, its degraded condition and the remaining vegetation within the local area, 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.

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

#### Methodology

References:  
ATA Environmental 2004  
DER 2015  
Keighery 1994  
GIS Databases  
- Hydrography, linear  
- SAC Bio Datasets

## Planning instruments and other relevant matters.

### Comments

The original application to clear up to 1.95 hectares of native vegetation was amended to 1.93 hectares, as the applicant advised that a 300m<sup>2</sup> area will be cleared under an exemption, approximately 200m<sup>2</sup> of which occurred in the original application area footprint.

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 CPS 6356/1 - 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: A883613).
- City of Wanneroo (2015a) Comments received in relation to Clearing Permit Application CPS 6433/1 - Northern Corridor Developments Ltd (DER REF: A884610).
- Department of Water (2015) Comments received in relation to Clearing Permit Application CPS 6433/1 - Northern Corridor Developments Ltd (DER REF: A891875).
- DER (2015) Site Inspection Report for CPS 6433/1 – Conducted 18 February 2015. Department of Environment Regulation (DER REF: A892692).
- 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.