



CLEARING PERMIT

Granted under section 51E of the Environmental Protection Act 1986

Purpose Permit number:	CPS 6504/1
Permit Holder:	Northern Corridor Developments Ltd
Duration of Permit:	18 July 2015 – 18 July 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 earthworks for road construction.

2. Land on which clearing is to be done

Lot 9502 on Deposited Plan 400279, Alkimos.

3. Area of Clearing

The Permit Holder must not clear more than 0.24 hectares of native vegetation within the area hatched yellow on attached Plan 6504/1.

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 black ink, appearing to read "Jane Clarkson".

Jane Clarkson
MANAGER
CLEARING REGULATION

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

18 June 2015

Plan 6504/1

31.619879°S

31.619879°S

115.695738°E

115.695738°E

LOT 9502 ON PLAN 400279

6504/1

HOWDEN PDE

ANJUNA LANE

POTTON RISE

CHEADLE LANE

PAGRA LANE

LEDBURY WAY

TEPITO GR

BUNDEENA BVD

PIAZZA LINK

FAIRGROUNDS PWY

BENDLEY WAY

POTTON ALINDA LANE

PIAZ

115.695738°E

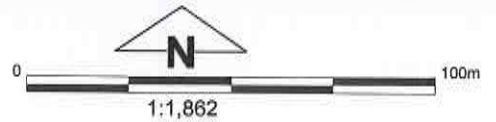
115.695738°E

31.621565°S

31.621565°S


Legend

-  Imagery
-  Clearing Instruments Activities
-  Cadastre



(Approximate when reproduced at A4)
GDA 94 (Lat/Long)

Geocentric Datum of Australia 1994

 Date 18.6.15
Jane Clarkson

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.: 6504/1
Permit type: Purpose Permit

1.2. Proponent details

Proponent's name: Northern Corridor Developments Ltd

1.3. Property details

Property: LOT 9502 ON DEPOSITED PLAN 400279, 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:
0.24		Mechanical Removal	Road construction or upgrades

1.5. Decision on application

Decision on Permit: Granted
Decision Date: 18 June 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 is described as low woodland; banksia (Shepherd et al. 2001).	Clearing of 0.24 hectares of native vegetation within Lot 9502 on Deposited Plan 40029, Alkimos, for the purpose of earthworks for road construction.	Completely Degraded; No longer intact, completely/almost completely without native species (Keighery 1994).	The vegetation condition was determined by aerial imagery (Perth 2034 Dec 2012 Mosaic) and a site inspection conducted over an adjacent area by the Department of Environment Regulation on 18 February 2015 (DER 2015).
Hedde Vegetation Complex: Cottesloe Central and South is described as a mosaic of woodland of Eucalyptus gomphocephala (Tuart) and open forest of Eucalyptus gomphocephala (Tuart) - Eucalyptus marginata (Jarrah) - Corymbia calophylla (Marri); closed heath on the Limestone outcrops (Hedde et al. 1980).		To	
Hedde Vegetation Complex: Quindalup Complex is described as 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 (Rottneest Teatree) - Callitris preissii (Rottneest Island Pine) and the closed scrub of Acacia rostellifera (Summer-scented Wattle) (Hedde et al. 1980).		Very Good; Vegetation structure altered; obvious signs of disturbance (Keighery 1994).	

3. Assessment of application against clearing principles

Comments The application is to clear up to 0.24 hectares of native vegetation within Lot 9502 on Deposited Plan 40029, Alkimos, for the purpose of earthworks for road construction.

The vegetation ranges from very good to completely degraded (Keighery 1994) condition, and the application area is intersected by several vehicle tracks.

A flora and vegetation survey was conducted over the 226 hectare development area and includes the

vegetation adjacent to the application area which is likely to be similar to the vegetation under application. 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. No rare flora species were recorded within the survey area. Given the small size of the application area, the proposed clearing is not likely to impact upon priority or rare flora species.

The vegetation survey identified two inferred Priority Ecological Communities (PEC) within the surveyed area (ATA Environmental 2004). The PEC's identified are priority three communities and are well represented within the local area (10 kilometre radius). If the vegetation represents either community, the proposed clearing will have minimal impacts to the two inferred PEC's. 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 Heddlu 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 (Government of Western Australia 2013, DPaW 2015). 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 ATA Environmental (2004)
Commonwealth of Australia (2001)
DPaW (2015)
Government of Western Australia (2013)
Keighery (1994)
GIS Databases:
- Hydrography, linear
- SAC Bio Datasets

Planning instruments and other relevant matters.

Comments The proposed clearing falls within the Perth Coastal and Gwelup Underground Water Pollution Control Area (Priority 3 Public Drinking Water Course Area). The Department of Water (DoW) advised they have no comment on the proposed clearing (DoW 2015).

The City of Wanneroo (2015) has approved an engineering subdivision plan, which includes the area of the proposed clearing for earthworks. Development Approval has not yet been obtained from the City of Wanneroo.

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

Methodology City of Wanneroo (2015)
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 (2015) Engineering Subdivision Approval, Trinity Stage 31, Alkimos. City of Wanneroo, Western Australia (DER REF: A919281).
- 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 6504/1 - Northern Corridor Developments Ltd (DER REF: A899068).
- DER (2015) Site Inspection Report for Clearing Permit Application CPS 6437/1 – Northern Corridor Developments Ltd. Site inspection undertaken on 18 February 2015.
- DPaW (2015) 2015 South West Forest and Swan Coastal Plain Vegetation Complex Statistics: a report prepared for the Department of Environment Regulation. Current as of March 2015. Department of Parks and Wildlife, Perth, Western Australia.
- 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.
- Heddlu, 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.