



CLEARING PERMIT

Granted under section 51E of the Environmental Protection Act 1986

Purpose Permit number:	CPS 6731/3
Permit Holder:	Western Australian Land Authority T/A Landcorp
Duration of Permit:	20 February 2016 – 20 February 2021

ADVICE NOTE:

The funds referred to in condition 7 of this permit are intended for contributing towards the purchase of 2.34 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 an access road, car park, beach access track and lookout area.

2. Land on which clearing is to be done

Lot 9601 on Deposited Plan 409771, Alkimos
Lot 1000 on Deposited Plan 409771, Alkimos

3. Authorised activity

The Permit Holder shall not clear more than 2.085 hectares of native vegetation within the area cross-hatched yellow on attached Plan 6731/3.

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 30 March 2018, the Permit Holder shall provide documentary evidence to the CEO that funding of \$33,621 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.

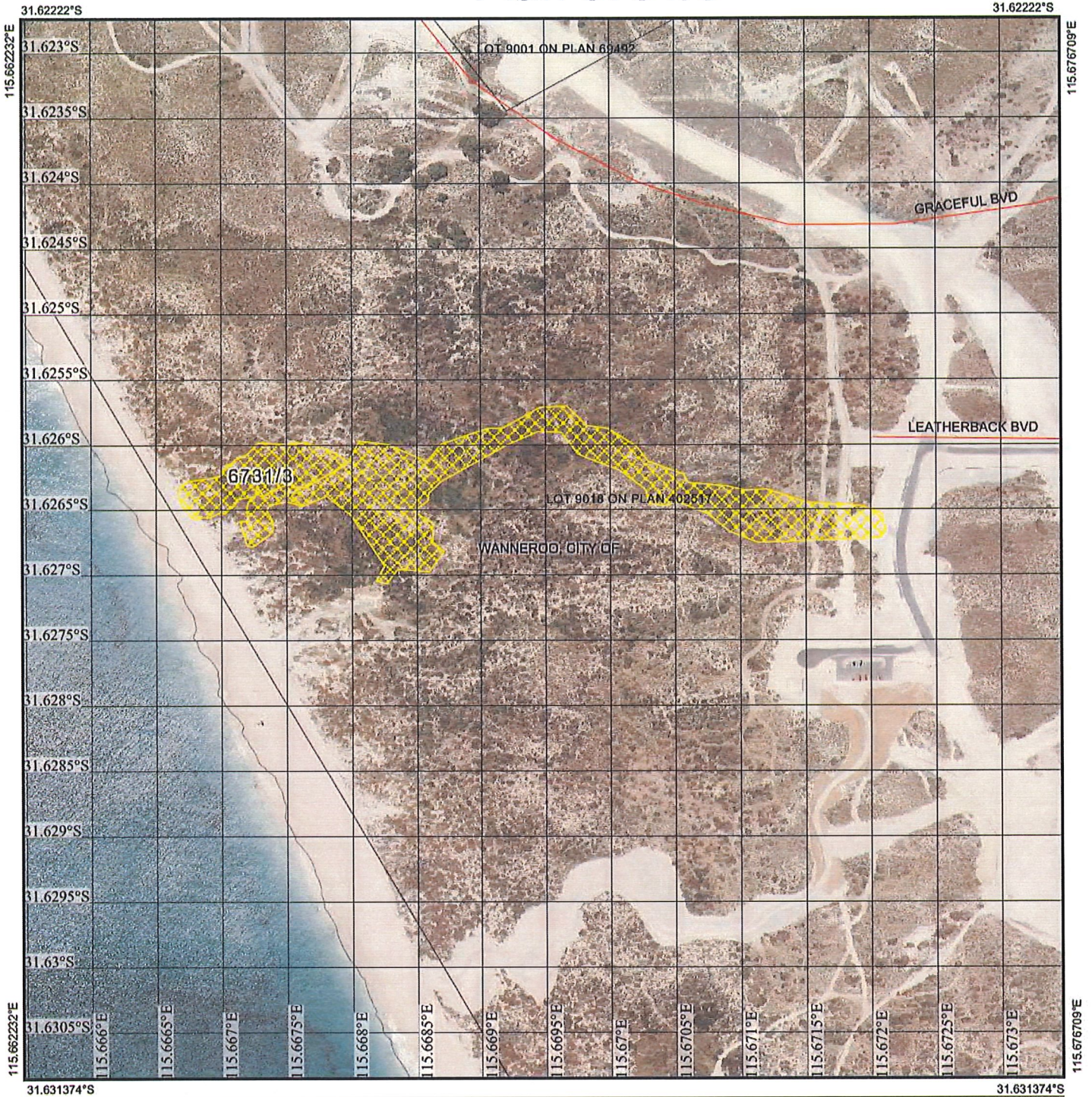


DR ANNE MATHEWS
SENIOR MANAGER
CLEARING REGULATION






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

6 April 2017

Plan 6731/3



Legend

-  Roads
-  Imagery
-  Clearing Instruments Activities
-  Local Government Authority
-  Cadastre



1:4,000
 (Approximate when reproduced at A4)
 GDA 94 (Lat/Long)
 Geocentric Datum of Australia 1994

Anne Mathias Date *6/4/2017*

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



GOVERNMENT OF WESTERN AUSTRALIA
 WA Crown Copyright 2016



1. Application details

1.1. Permit application details

Permit application No.: 6731/3
Permit type: Purpose Permit

1.2. Applicant details

Applicant's name: Western Australian Land Authority T/A Landcorp

1.3. Property details

Property: Lot 9601 on Deposited Plan 409771, Alkimos
Lot 1000 on Deposited Plan 409771, Alkimos
Local Government Authority: City of Wanneroo
DER Region: Greater Swan
DPaW District: Swan Coastal
Localities: Alkimos

1.4. Application

Clearing Area (ha)	No. Trees	Method of Clearing	For the purpose of:
2.085		Mechanical Removal	Constructing an access road, car park, beach access track and lookout area

1.5. Decision on application

Decision on Permit Application: Granted
Decision Date: 6 April 2017
Reason for Decision: The applicant has applied to amend Clearing Permit CPS 6731/2 by increasing the clearing footprint and clearing authorised by 0.105 hectares.

The application to amend Clearing Permit CPS 6731/2 was assessed against the clearing principles, planning instruments and other matters in accordance with section 51O of the *Environmental Protection Act 1986*. The Delegated Officer determined that the proposed clearing would result in the loss of 1.56 hectares of Bush Forever Site 397 and is at variance to clearing principle (h).

The Western Australian Planning Commission has granted development approval for the development of an access road, car park, beach access track and lookout within the application area. This factor has been taken into consideration in the decision to grant a clearing permit.

To mitigate the significant environment impact identified above, and in accordance with the WA Environmental Offset Policy, Environmental Offsets Guidelines and other relevant policies and guidelines, prior to undertaking any clearing, the Permit Holder is to provide documentary evidence that funds for contribution towards the purchase of 2.34 hectares of remnant vegetation (to be secured in conservation estate), have been transferred to the Department of Environment Regulation.

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 1007: Mosaic: Shrublands; <i>Acacia lasiocarpa</i> and <i>Melaleuca acerosa</i> heath / Shrublands; <i>Acacia rostellifera</i> and <i>Acacia cyclops</i> thicket (Shepherd et al., 2001).	The proposed clearing of 2.085 hectares within Lot 9601 on Deposited Plan 409771 and Lot 1000 on Deposited Plan 409771, Alkimos, is for the purpose of constructing an access road, car park, beach access track and lookout area.	Very Good; Vegetation structure altered; obvious signs of disturbance (Keighery, 1994); To: Good; Structure significantly altered by multiple disturbance; retains basic structure/ability to regenerate (Keighery, 1994).	Vegetation condition was determined from supporting documentation provided with the application (RPS, 2015).
Heddle vegetation complex: Quindalup Complex: Coastal dune complex – low closed forest and closed scrub (Hedde et al., 1980).			

The majority of the vegetation under application consists of *Allocasuarina lehmanniana* closed heath and *Spyridium globulosum*, *Melaleuca systema*, *Lomandra maritima* low open heath. There are also small areas of *Spyridium globulosum*, *Scaevola crassifolia* shrubland, *Allocasuarina lehmanniana*, *Melaleuca systema* closed heath and *Melaleuca systema* and *Lomandra maritima* low open heath (RPS, 2015).

3. Assessment of application against clearing principles

Comments The applicant has applied to amend Clearing Permit CPS 6731/2 by increasing the area authorised to be cleared by 0.105 hectares. The amendment is to facilitate a change to the lookout location and associated access path.

The proposed clearing within Bush Forever site 397 has increased from 1.48 hectares to 1.56 hectares. A review of the available information identified that the assessment against the clearing principles has not changed since the assessment of the original application CPS 6731/1, and can be found within the Decision Report for Clearing Permit CPS 6731/1.

Noting the impact to Bush Forever site 397 the proposed clearing is at variance to principle (h), and is not likely to be at variance to the remaining clearing principles.

Planning instruments and other relevant matters.

Comments The clearing permit application was advertised in *The West Australian* newspaper on 21 November 2016 for a 21 day submission period. No public submissions were received.

Clearing permit CPS 6731/1 contained a condition requiring a monetary contribution of \$31,897 to a fund maintained for the purpose of establishing or maintaining vegetation to offset the clearing of 1.48 hectares within Bush Forever site 397. The monetary contribution of \$31,897 was paid on 17 May 2016.

Clearing permit CPS 6731/1 was amended on 4 August 2016 to change the alignment of the permit area (CPS 6731/2). No increase in clearing was proposed. Clearing permit condition 7, which required the monetary contribution to offset the clearing, was removed from the permit given that the condition had been satisfied on 17 May 2016.

A clearing permit condition requiring a monetary contribution of \$33,621 to a fund maintained for the purpose of establishing or maintaining vegetation has been placed on the permit to offset the clearing of 1.56 hectares within Bush Forever site 397. It is acknowledged that of this amount, \$31,897 has been paid.

The Western Australian Planning Commission granted development approval for the development associated with the amended clearing permit on 8 March 2017.

4. References

- Heddl, 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.
- RPS (2015) Supporting documentation for clearing application CPS 6731/1 – Landcorp – Lot 9022 on Deposited Plan 405189 Alkimos. RPS (DER REF: A961592).
- RPS (2016) Purpose Permit Clearing Application: Alkimos Beach Foreshore Look Out and Pathway - Lot 9022 Alkimos. RPS (DER REF: A1187466).
- 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.