



1. Application details

1.1. Permit application details

Permit application No.: 6855/1
Permit type: Area Permit

1.2. Applicant details

Applicant's name: Northern Corridor Developments Ltd

1.3. Property details

Property: LOT 9023 ON PLAN 401052, ALKIMOS
Local Government Authority: WANNEROO, CITY OF
DER Region: GREATER SWAN
DPaW District: SWAN COASTAL
Localities: ALKIMOS and BUTLER

1.4. Application

Clearing Area (ha)	No. Trees	Method of Clearing	For the purpose of:
0.09		Mechanical Removal	Road construction or upgrades

1.5. Decision on application

Decision on Permit Application: Refused
Decision Date: 30 June 2016
Reasons for Decision: The clearing permit application has been assessed against the clearing principles, planning instruments and other matters in accordance with s51O of the *Environmental Protection Act 1986*, and it has been concluded that the proposed clearing is not likely to be at variance to any of the clearing principles.

An assessment determined that the proposed clearing is unlikely to have any significant environmental impacts.

On 14 January 2016 and on 18 May 2016, the Delegated Officer invited the applicant to provide a copy of development approval from the City of Wanneroo. No evidence that planning approval has been granted has been received at the time of this decision.

In determining the application, the lack of planning approval is a relevant matter for which the Delegated Officer had regard, in accordance with s51O of the EP Act.

2. Site Information

2.1. Existing environment and information

Vegetation Description	The vegetation under application has been mapped as Beard vegetation association 949 which is described as low woodland; banksia (Shepherd et al. 2001).	Vegetation Condition	Very Good; Vegetation structure altered; obvious signs of disturbance (Keighery 1994).
	The vegetation under application has been mapped as Heddle vegetation complex Cottesloe Complex-Central and South which is described as woodland and open forest and closed heath (Heddle et al. 1980).		To Completely Degraded: No longer intact; completely /almost completely without native species (Keighery 1994).

3. Assessment of application against clearing principles, planning instruments and other relevant matters

Comments Northern Corridor Developments Ltd has applied to clear up to 0.09 hectares of native vegetation for the purpose of constructing a turning head.

Consideration has been given to impacts to biodiversity, significant fauna habitat, rare flora, threatened ecological communities, conservation areas, remnant vegetation values, watercourses, land degradation, surface water quality, groundwater quality, and flooding. The assessment has found that the clearing under application is not likely to be at variance to any of the clearing principles.

The application area occurs within a public drinking water source area. The Department of Water has assessed the proposed clearing as insignificant (DoW 2015).

The City of Wanneroo (2015) advised that they have not received any development application for the construction of a turning head.

DER wrote to the applicant on 14 January 2016 advising that the preliminary assessment had been completed and whilst no significant environmental impacts associated with the proposed clearing were identified, the applicant was required to provide a copy of development approval from the City of Wanneroo. On 18 May 2016, the Delegated Officer invited the applicant to provide a copy of development approval from the City of Wanneroo within 30 days of the date of the letter. No response was received at the time of this decision.

Methodology References:
City of Wanneroo (2015)
DoW (2015)

GIS Databases:
- DPaW Tenure
- Hydrography, linear
- Hydrography, hierarchy
- IBRA Australia
- Groundwater salinity, statewide
- Pre-European Vegetation
- Public Drinking Water Source Areas
- SAC Biodatasets accessed January 2016
- Soils, statewide

4. References

- City of Wanneroo (2015) Advice received in relation to clearing permit application CPS 6855/1. Advice received 16 December 2015. DER REF: A1022075.
- Department of Water (2015) Advice received in relation to clearing permit application CPS 6855/1. Advice received 22 December 2015. DER REF: A1025362.
- 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.