



CLEARING PERMIT

Granted under section 51E of the Environmental Protection Act 1986

PERMIT DETAILS

Area Permit Number: CPS 6906/1
File Number: DER2016/000076-1
Duration of Permit: From 7 May 2016 to 7 May 2018

ADVICE NOTE

Monetary contributions to a fund maintained for the purpose of establishing or maintaining native vegetation (offset).

As part of approval 2008/4601 under the *Environment Protection and Biodiversity Conservation Act 1999* the proponent provided a total of \$614, 111 to the former Department of Environment and Conservation on 23 April 2010 for the purchase of 459 hectares of land containing Carnaby's cockatoo (*Calyptorhynchus latirostris*) foraging habitat north of Gingin and 477 hectares of Carnaby's cockatoo (*Calyptorhynchus latirostris*) foraging habitat east of Badgingarra.

PERMIT HOLDER

Northern Corridor Developments Ltd

LAND ON WHICH CLEARING IS TO BE DONE

Lot 9036 on Deposited Plan 406821, Alkimos

AUTHORISED ACTIVITY

The Permit Holder shall not clear more than 2.18 hectares of native vegetation within the area hatched yellow on attached Plan 6906/1.

CONDITIONS

1. 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) shall only move soils in *dry conditions*;
 - (c) ensure that no *dieback* or *weed*-affected soil, *mulch*, *fill* or other material is brought into the area to be cleared; and
 - (d) restrict the movement of machines and other vehicles to the limits of the areas to be cleared.

Definitions

The following meanings are given to terms used in this Permit:

dieback means the effect of *Phytophthora* species on native vegetation;

dry conditions means when soils (not dust) do not freely adhere to rubber tyres, tracks, vehicle chassis or wheel arches;

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.



James Widenbar
MANAGER
CLEARING REGULATION

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

7 April 2016

Plan 6906/1



Legend

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



1:2,500

(Approximate when reproduced at A4)

GDA 94 (Lat/Long)

Geocentric Datum of Australia 1994

James Widenbar Date *7/14/2016*
 James Widenbar

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



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 WESTERN AUSTRALIA
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1. Application details

1.1. Permit application details

Permit application No.: 6906/1
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

1.4. Application

Clearing Area (ha)	No. Trees	Method of Clearing	For the purpose of:
2.18		Mechanical Removal	Stockpile/bulk earthworks

1.5. Decision on application

Decision on Permit Application: Granted
Decision Date: 07 April 2016
Reasons for Decision: The clearing 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 at variance to Principle (b) and is not likely to be at variance to any of the remaining clearing principles.

Through assessment it has been determined that the clearing will lead to the loss of 2.18 hectares of native vegetation that contains Carnaby's cockatoo foraging habitat.

To mitigate the significant environment impacts identified above and as part of approval 2008/4601 under the Environment Protection and Biodiversity Conservation Act 1999, the proponent provided a total of \$614, 111 to the former Department of Environment and Conservation on 23 April 2010 for the purchase of 459 hectares of land containing Carnaby's cockatoo (*Calyptorhynchus latirostris*) foraging habitat north of Gingin and 477 hectares of Carnaby's cockatoo (*Calyptorhynchus latirostris*) foraging habitat east of Badgingarra.

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
Mapped Beard vegetation association 949 is described as low woodland; banksia (Shepherd et al. 2001).	Clearing 2.18 hectares of native vegetation within Lot 9036 on Deposited Plan 406821, Alkimos, for the purpose of bulk earthworks.	Excellent; Vegetation structure intact; disturbance affecting individual species, weeds non-aggressive (Keighery 1994).	The vegetation under application is comprised of a <i>Banksia attenuata</i> / <i>Banksia menziesii</i> low woodland (ATA Environmental 2004).
Mapped Heddle vegetation complex Cottesloe Complex - Central and South is described as a mosaic of woodland of <i>E. gomphocephala</i> and open forest of <i>E. gomphocephala</i> - <i>E. marginata</i> - <i>E. calophylla</i> ; closed heath on the Limestone outcrops (Heddle et al. 1980).		To Degraded; Structure severely disturbed; regeneration to good condition requires intensive management (Keighery 1994).	The condition and description of the vegetation was determined by a flora and vegetation survey (ATA Environmental 2004) and aerial imagery.

3. Assessment of application against clearing principles

Comments The application is to clear up to 2.18 hectares of native vegetation within Lot 9036 on Deposited Plan 406821, Alkimos, for the purpose of bulk earthworks.

The application area is mapped as a *Banksia attenuata/Banksia menziesii* low woodland (ATA Environmental 2004). The vegetation under application ranges from excellent (Keighery 1994) to degraded (Keighery 1994) condition.

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 2.18 hectares of vegetation 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 PECs identified are priority three communities and are well represented within the local area (10 kilometre radius). Impacts to the two inferred PECs 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 45 per cent native vegetation. The area under application is mapped as Beard vegetation association 949 and Heddle vegetation complex Cottlesloe complex central and south which retain approximately 57 per cent and 33 per cent of their respective pre-European extents (Government of Western Australia 2014; Parks and Wildlife 2015).

The application area contains banksia species which are suitable foraging habitat for Carnaby's cockatoo (*Calyptorhynchus latirostris*), listed as rare or likely to become extinct under the *Wildlife Conservation Act 1950*. Carnaby's cockatoo forage on the seeds, nuts and flowers of a large variety of plants including proteaceous and eucalyptus species, allocasuarina, *Corymbia calophylla*, and a range of introduced species (Valentine and Stock 2008). Therefore, the vegetation under application is likely to provide habitat for conservation significant fauna.

The proposed clearing will increase the risk of weeds and dieback spreading into adjacent vegetated areas. Weed and dieback management practices will help to mitigate the impact of spreading weeds and dieback.

Given the size of the area proposed to be cleared and the remaining vegetation within the local area, the application area is not likely to be comprised of a high level of biodiversity, impact on nearby conservation areas, cause or exacerbate land degradation or flooding, or impact on water quality.

Given the above, the proposed clearing is at variance to Principle (b) and is not likely to be at variance to any of the remaining clearing principles.

The impacts identified above have been offset through the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999*. The offset approved by the former Department of the Environment, Water, Heritage and the Arts (now Department of the Environment) required the proponent to contribute funds to the former Department of Environment and Conservation (DEC) for the purchase of 936 hectares of vegetation which included Carnaby's cockatoo foraging habitat. The offset was based upon the clearing of 157 hectares of Carnaby's cockatoo foraging habitat which included the 2.18 hectares of native vegetation the subject of this application. The proponent has finalised the offset and the 936 hectare remnant was purchased by the former DEC for conservation purposes.

Methodology References:
ATA Environmental (2004)
Government of Western Australia (2014)
Keighery (1994)
Parks and Wildlife (2015)
Valentine and Stock (2008)

GIS Databases
- Heddle Vegetation Complexes
- Hydrography, linear
- Hydrography, hierachy
- NLWRA, Current Extent of Native Vegetation
- Pre-European vegetation
- SAC bio datasets accessed March 2016
- Virtual Mosaic

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 was notified of the proposed clearing and advised that it had no comment (DoW 2016).

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 2016).

In November 2008 the Local Structure Plan (LSP) for the former Lot 3 Romeo Rd, Alkimos (which includes the area under application) was referred to the former Department of the Environment, Water, Heritage and the Arts (DEWHA) (now Department of the Environment) due to Carnaby's cockatoo being recorded on site during a fauna survey. DEWHA assessed the impact of the proposed development on this species and granted approval (EPBC 2008/4601) with conditions on 11 September 2009 with a subsequent correction notice made on 9 November 2009 and a variation on 29 September 2011 (DEWHA 2009). The approval was for the clearing of 157 hectares of significant habitat for Carnaby's cockatoo (*Calyptorhynchus latirostris*) within the Trinity Estate urban development proposal (total footprint of 226.0397 hectares) and required that an offset be provided. This offset requirement included:

- Providing funds to acquire 459 hectares of Carnaby's cockatoo foraging habitat north of Gingin;
- Providing funds to acquire 477 hectares of Carnaby's cockatoo foraging habitat east of Badgingarra; and
- Retaining as part of reserves, 5.52 hectares of Carnaby's cockatoo foraging habitat within public open space.

This offset has since been finalised whereby funds were provided by Northern Corridor Developments Ltd to the former Department of Environment and Conservation for the purchase of the abovementioned land parcels for conservation.

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

Methodology References:
City of Wanneroo (2016)
DEWHA (2009)
DoW (2016)

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 (2016) City of Wanneroo Planning Approval for Lot 9036 on Deposited Plan 406821, Alkimos - Northern Corridor Developments Ltd (DER REF: A1067512).
- Department of Environment, Water, Heritage and the Arts (2009) Copy of Approval from the then Department of Environment, Water, Heritage and the Arts of the Local Structure Plan for Lot 3 Romeo Rd, Alkimos (DER REF: A895725).
- Department of Water (2016) Comments received in relation to Clearing Permit Application CPS 6906/1 - Northern Corridor Developments Ltd (DER REF: A1046754).
- Government of Western Australia (2014) 2014 Statewide Vegetation Statistics incorporating the CAR Reserve Analysis (Full Report). Current as of June 2014. WA Department of Parks and Wildlife, Perth.
- 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.
- Parks and Wildlife (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.
- 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.
- Valentine L. and Stock W. (2008) Food Resources of Carnaby's Black-Cockatoo (*Calyptorhynchus latirostris*) in the Gngangara Sustainability Strategy study area. Unpublished report to the Forests Products Commission. Available from: <http://ro.ecu.edu.au/ecuworks/6147>.