



## CLEARING PERMIT

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

### PERMIT DETAILS

Area Permit Number: CPS 6931/1  
File Number: DER2015/000101-1  
Duration of Permit: From 28 May 2016 to 27 January 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 1002 on Deposited Plan 61236, Alkimos

### AUTHORISED ACTIVITY

The Permit Holder shall not clear more than 4.53 hectares of native vegetation within the area cross 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.
2. **Wind erosion management**

The Permit Holder shall not clear native vegetation unless bulk earth works commence within two months of the clearing being undertaken.

### 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.



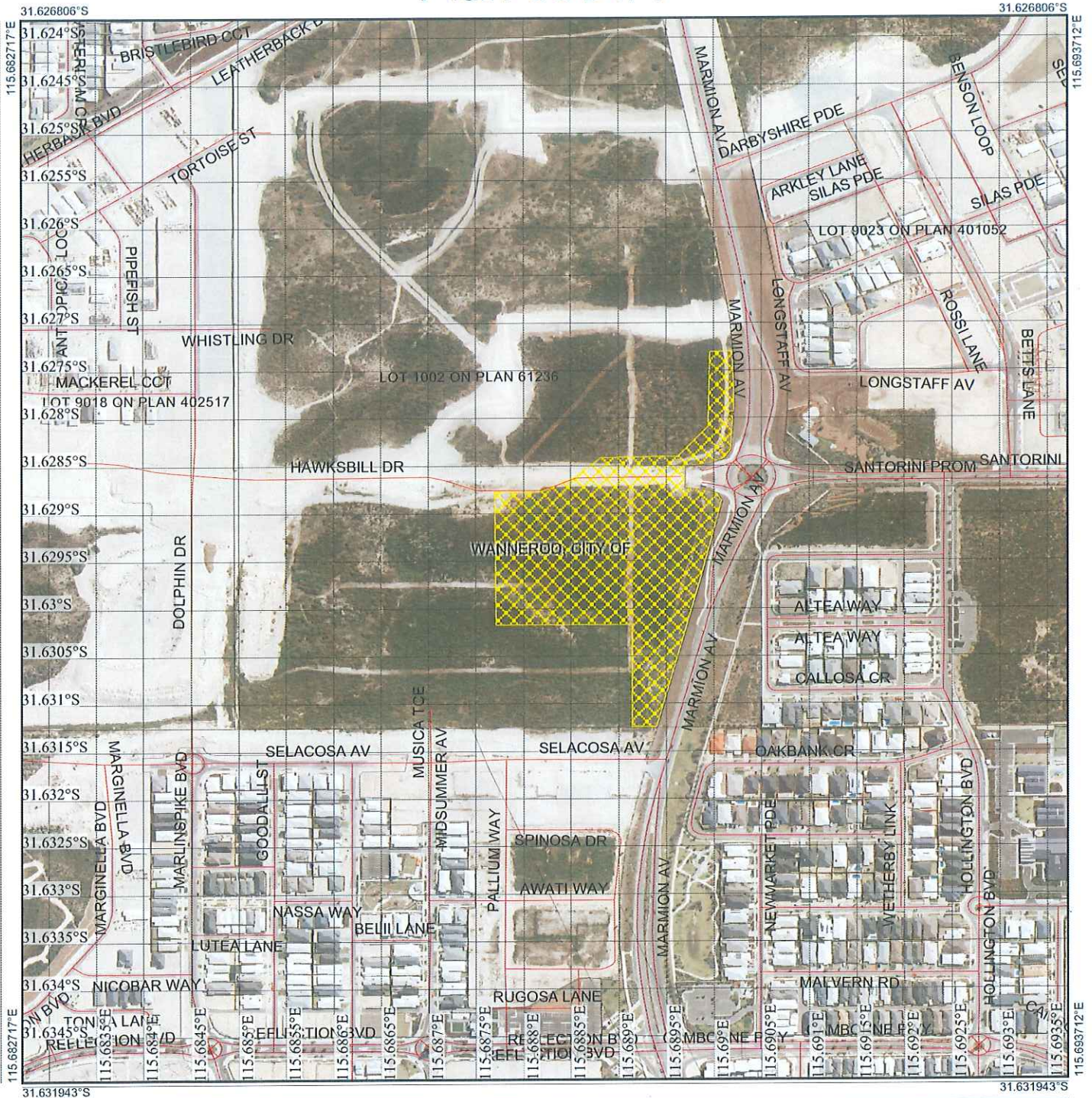
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James Widenbar  
MANAGER  
CLEARING REGULATION

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

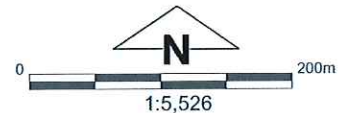
28 April 2016

# Plan 6931/1



## Legend

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



(Approximate when reproduced at A4)

GDA 94 (Lat/Long)

Geocentric Datum of Australia 1994

*James Widenbar* Date *28/4/2016*  
James Widenbar



## 1. Application details

### 1.1. Permit application details

Permit application No.: 6931/1  
Permit type: Area Permit

### 1.2. Applicant details

Applicant's name: Northern Corridor Development Ltd

### 1.3. Property details

Property: LOT 1002 ON PLAN 61236, ALKIMOS  
Local Government Authority: WANNEROO, CITY OF  
DER Region: Greater Swan  
DPaW District: SWAN COASTAL  
Localities: ALKIMOS and JINDALEE

### 1.4. Application

| Clearing Area (ha) | No. Trees | Method of Clearing | For the purpose of:       |
|--------------------|-----------|--------------------|---------------------------|
| 4.53               |           | Mechanical Removal | Stockpile/bulk earthworks |

### 1.5. Decision on application

Decision on Permit Application: Grant  
Decision Date: 28 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), may be at variance to Principle (g) 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 4.53 hectares of native vegetation that contains Carnaby's cockatoo foraging habitat.

To mitigate the significant environment impacts to Carnaby's cockatoo, and as part of approval 2008/4601 under the Environment Protection and Biodiversity Conservation Act 1999, the applicant 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. 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 applicant has finalised the offset and the 936 hectare remnant was purchased by the former DEC for conservation purposes.

Through assessment it has been identified that the clearing may result in appreciable land degradation through wind erosion. Conditioned wind erosion management measures that require bulk earthworks to be undertaken within two months of clearing will help to mitigate the effects of wind erosion on site.

The applicant has received planning approval for the proposed preliminary earthworks from the City of Wanneroo, subject to conditions. This factor, along with other relevant state policies, has been taken into consideration in the decision to grant a clearing permit.

## 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).                               | Northern Corridor Developments proposes to clear 4.53 hectares of native vegetation within Lot 1002 on Deposited Plan 61236, Alkimos, for the purpose of undertaking bulk earthworks. | Excellent; Vegetation structure intact; disturbance affecting individual species, weeds non-aggressive (Keighery 1994). | The vegetation under application is comprised of Banksia sessilis closed shrubland and Banksia attenuata low open woodland over Calothamnus quadrifidus heath. |
| Mapped Heddle vegetation complex Cottesloe Complex - Central and South is described as a mosaic of woodland of E. gomphocephala and |   | To  |  |

open forest of *E. gomphocephala* - *E. marginata* - *E. calophylla*; closed heath on the Limestone outcrops (Heddle et al. 1980).

Completely Degraded:  
No longer intact;  
completely /almost  
completely without  
native species  
(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 applicant proposes to clear 4.53 hectares of native vegetation within Lot 1002 on Deposited Plan 61236, Alkimos, for the purpose of undertaking bulk earthworks associated with the construction of a new sales office location. The proposed clearing is within the larger Trinity Estate housing development area.

The vegetation under application is comprised of *Banksia sessilis* closed shrubland and *Banksia attenuata* low open woodland over *Calothamnus quadrifidus* heath (ATA Environmental 2004). The vegetation under application ranges from excellent to completely degraded (Keighery 1994) condition.

A level 2 vegetation survey has been conducted over the Trinity Estate development area, which encompasses approximately 226 hectares. The vegetation survey, which included the current application area, identified a priority 4 species (ATA Environmental 2004). This species is considered to be widespread throughout the Quindalup dunes in the Alkimos Eglinton Area (ATA Environmental 2004). Priority 4 species are considered to have been adequately surveyed and not in need of special protection, but could be if circumstances change. It is not considered that the proposed clearing of 4.53 hectares, within a housing estate, will impact upon the conservation status of this species.

The vegetation survey identified two inferred priority ecological communities (PEC) that may occur within the application area (ATA Environmental 2004). The PECs are priority three ecological communities and are well represented within the local area (10 kilometre radius), therefore it is not expected that the proposed clearing will impact on the conservation status of these communities. No threatened ecological communities are recorded within or adjacent to the application area and none were recorded during the abovementioned vegetation survey (ATA Environmental 2004).

The national objectives and targets for biodiversity conservation in Australia has a target to prevent clearance of ecological communities with an extent below 30 per cent of that present pre-1750, below which species loss appears to accelerate exponentially at an ecosystem level (Commonwealth of Australia, 2001). 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 Cottesloe complex central and south, which retain approximately 57 and 33 per cent of their pre-European vegetation extents respectively (Government of Western Australia 2014; Parks and Wildlife 2015). Therefore, the application area is not considered to be within an extensively cleared landscape.

A fauna survey of Trinity Estate recorded 39 bird species including Carnaby's cockatoo (*Calyptorhynchus latirostris*) (ATA Environmental, 2008), listed as 'rare or likely to become extinct' under the Wildlife Conservation Act 1950. The vegetation under application includes *Banksia attenuata* low open woodland and *Banksia sessilis* closed shrubland (ATA Environmental 2004). Carnaby's cockatoo feed on the seeds, nuts and flowers of a large variety of plants including *Banksia*, *Dryandra* and *Grevillea* (Valentine and Stock, 2008), therefore suitable foraging habitat for this species is located on site. The northern region of the Swan Coastal Plain is considered a particularly important area for Carnaby's cockatoo foraging throughout the season (Shah, 2006) and it is considered that the vegetation under application provides significant foraging habitat for this species.

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.

There are no wetlands or watercourses mapped within the application area, therefore the proposed clearing is not likely to cause or exacerbate water erosion or flooding, or impact on water quality.

The soils within the area under application are part of the Spearwood Dune System and are comprised of siliceous sands with some brown sands and leached sands (Northcote et al. 1960-68). Sandy soils are highly susceptible to wind erosion and if left exposed for any length of time post clearing, wind erosion has the potential to result in appreciable land degradation. The applicant will be required to undertake bulk earthworks within two months of clearing to help mitigate the effects of wind erosion on site.

The closest conservation area to the application area is Neerabup National Park (the Park) which is located approximately two kilometres east. Given the distance and lack of vegetative connectivity between the application area and the Park, the proposed clearing is not likely to impact on the conservation values of this Park.

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

The impacts to Carnaby's cockatoo identified above have been offset through the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999*. The offset approved by the former Commonwealth Department of the Environment, Water, Heritage and the Arts (now Department of the Environment) required the applicant 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 applicant has finalised the offset and the 936 hectare remnant was purchased by the former DEC for conservation purposes.

#### Methodology

##### References:

ATA Environmental (2004)  
ATA Environmental (2008)  
Commonwealth of Australia (2001)  
Keighery (1994)  
Government of Western Australia (2014)  
Northcote et al (1960-68)  
Parks and Wildlife (2015)  
Shah (2006)  
Valentine and Stock (2008)

##### GIS Databases:

Parks and Wildlife Tenure  
Hydrography, linear  
Hydrography, hierarchy  
Geomorphic Wetlands, Swan Coastal plains

SAC Bio Datasets (Accessed April 2016)

#### Planning instruments and other relevant matters.

##### Comments

The applicant has received planning approval for the proposed preliminary earthworks from the City of Wanneroo, subject to conditions.

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).

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.

There are no Aboriginal Sites of Significance mapped within the application area.

#### Methodology

##### References:

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).

- ATA Environmental (2008) Lot 3 Romeo Road, Alkimos Vertebrate Fauna Assessment, Northern Corridor Developments LTD. Additional Information for Clearing Permit Application CPS 5746/1. DER Ref A659830.
- Commonwealth of Australia (2001) National Objectives and Targets for Biodiversity Conservation 2001-2005, Canberra.
- DEWHA (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).
- DoW (2016) Comments received in relation to Clearing Permit Application CPS 6931/1 - Northern Corridor Developments Ltd Department of Water, Perth, Western Australia (DER REF: A1086603).
- 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.
- Northcote, K. H. with Beckmann G G, Bettenay E., Churchward H. M., van Dijk D. C., Dimmock G. M., Hubble G. D., Isbell R. F., McArthur W. M., Murtha G. G., Nicolls K. D., Paton T. R., Thompson C. H., Webb A. A. and Wright M. J. (1960-68): 'Atlas of Australian Soils, Sheets 1 to 10, with explanatory data'. CSIRO and Melbourne University Press: Melbourne.
- 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.
- Shah, B. (2006) Conservation of Carnaby's Black-Cockatoo on the Swan Coastal Plain, Western Australia. December 2006. Carnaby's Black-Cockatoo Recovery Project. Birds Australia, 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 Gnangara Sustainability Strategy study area. Unpublished report to the Forests Products Commission. Available from: <http://ro.ecu.edu.au/ecuworks/6147>.