



CLEARING PERMIT

Granted under section 51E of the Environmental Protection Act 1986

PERMIT DETAILS

Area Permit Number: 7897/1
File Number: DER2017/002130-1
Duration of Permit: From 1 May 2018 to 1 May 2020

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* Northern Corridor Developments Ltd (previous landowner) 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

Department of Education

LAND ON WHICH CLEARING IS TO BE DONE

Lot 2018 on Deposited Plan 410670, Alkimos

AUTHORISED ACTIVITY

The Permit Holder shall not clear more than 7.81 hectares of native vegetation within the area hatched yellow on attached Plan 7897/1.

CONDITIONS

1. 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:

- (a) avoid the clearing of native vegetation;
- (b) minimise the amount of native vegetation to be cleared; and
- (c) reduce the impact of clearing on any environmental value.

2. 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.

3. Wind erosion management

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

4. Records must be kept

The Permit Holder must maintain the following records in relation to clearing:

- (a) the location where clearing occurred, recorded using a Global Positioning System (GPS) unit set to Geocentric Datum Australia 1994 (GDA94), expressing the geographical coordinates in Eastings and Northings or decimal degrees;
- (b) the date(s) that clearing occurred;
- (c) the size of the area cleared (in hectares);
- (d) actions taken to avoid, minimise and reduce the impacts and extent of clearing in accordance with condition 1 of this Permit; and
- (e) actions taken to minimise the risk of the introduction and spread of *weeds* and *dieback* in accordance with condition 2 of this Permit.

5. Reporting

The Permit Holder must provide to the CEO the records required under condition 4 of this Permit, when requested by the CEO.

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

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.



Jane Clarkson
MANAGER
CLEARING REGULATION

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

9 April 2018

Plan 7897/1



Legend

- Areas approved to clear
- Roads
- Local Government Authority
- WANow_Imagery
- Cadastre

0 1000 2000 m

MGA 94
Geocentric Datum of Australia 1954

J. Clarkson Date: 9.4.18
J Clarkson
Officer with delegated authority under Section 20
of the Environmental Protection Act 1986

GOVERNMENT OF
WESTERN AUSTRALIA



Clearing Permit Decision Report

1. Application details

1.1. Permit application details

Permit application No.: 7897/1
Permit type: Area Permit

1.2. Applicant details

Applicant's name: Department of Education
Application received date: 04 December 2017

1.3. Property details

Property: Lot 2018 on Deposited Plan 410670, Alkimos
Local Government Authority: City of Wanneroo

1.4. Application

Clearing Area (ha)	No. Trees	Method of Clearing	Purpose category:
7.81		Mechanical Removal	Building or structure

1.5. Decision on application

Decision on Permit Application: Grant

Decision Date: 9 April 2018

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 Principles (a), (b) and (e), 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 7.81 hectares of native vegetation that contains Carnaby's cockatoo foraging habitat and *Banksia* Woodlands of the Swan Coastal Plain threatened ecological community (TEC).

To mitigate the significant environment impacts to Carnaby's cockatoo and the TEC, and as part of approval 2008/4601 under the *Environment Protection and Biodiversity Conservation Act 1999*, the previous landowner Northern Corridor Developments Ltd provided a total of \$614,111 to the former Department of Environment and Conservation (DEC) 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 7.81 hectares of native vegetation the subject of this application. The previous landowner 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 works to be undertaken within three months of clearing will help to mitigate the effects of wind erosion on site.

The applicant has received planning approval for the proposed construction of the high school, subject to conditions.

2. Site Information

Clearing Description The application is to clear 7.81 hectares of native vegetation within Lot 2018 on Deposited Plan 410670, Alkimos, for the purpose of constructing a school (figure 1).

Vegetation Description The vegetation within the application area is a mixture of *Banksia attenuata* and *Banksia menziesii* low woodland and mixed *Banksia sessilis* open shrubland and is representative of intact *Banksia woodland* in the northern metropolitan area (ELA 2017a and 2017b).

A flora and vegetation assessment of the application area by Eco Logical Australia (ELA) resulted in delineation of two vegetation communities (ELA 2017a and 2017b):

BaBmLW (2.7 hectares): *Banksia attenuata* and *Banksia menziesii* low woodland over *Xanthorrhoea preissii*, *Hibbertia hypericoides* subsp. *hypericoides* and *Leucopogon polymorphus* open low heath over *Mesomelaena pseudostygia* very open sedgeland and **Briza maxima* and **Ehrharta calycina* very open grassland over *Burchardia congesta*, *Waitzia suaveolens* var. *suaveolens* and *Podotheca graphalioides* very open herbland; and

BsXpHTOS (5.1 hectares): *Banksia sessilis* var. *cygnorum*, *Xanthorrhoea preissii* and *Hakea trifurcata* tall open scrub over *Acacia pulchella* var. *glaberrima*, *Calothamnus quadrifidus*, *Acacia pulchella* var. *glaberrima* and *Hibbertia hypericoides* open low heath *Mesomelaena pseudostygia* and *Desmocladius fasciculatus* very open sedgeland and **Briza maxima* and *Microlaena stipoides* very open grassland over *Podotheca chrysantha*, *Acanthocarpus preissii* and *Waitzia suaveolens* var. *suaveolens* very open herbland.

Vegetation Condition

Excellent; Vegetation structure intact; disturbance affecting individual species, weeds non-aggressive (Keighery, 1994).

To

Completely Degraded: No longer intact; completely/almost completely without native species (Keighery, 1994)



Figure 1: Application Area

3. Assessment of application against clearing principles

(a) Native vegetation should not be cleared if it comprises a high level of biological diversity.

Proposed clearing is at variance to this Principle

A total of 105 taxa of terrestrial vascular flora representing 89 genera and 38 families have been recorded within the application area, including 27 weed species (ELA, 2017c). A total of 36.9% of the application area is in good to excellent (Keighery, 1994) condition, 10.3% is in good (Keighery, 1994) condition, 46.2% in degraded or completely degraded (Keighery, 1994) condition and the remaining 6.6% is existing tracks and infrastructure (ELA, 2017c).

According to available databases, three rare flora species and 18 priority flora species have been recorded within the local area (10 kilometre radius). A level 2 flora and vegetation survey undertaken within the application area in November and December 2016 did not identify any rare or priority flora within the application area (ELA, 2017a and ELA, 2017b).

As discussed under Principle (b), the application area contains vegetation that provides suitable foraging habitat for threatened fauna, including Carnaby's cockatoo (*Calyptorhynchus latirostris*). The clearing of 7.81 hectares of native vegetation will have an impact upon significant habitat for this species.

As discussed under principle (d), the vegetation community BaBmLW comprises of 2.7 hectares of the application area and is considered to be representative of the 'Banksia Woodlands of the Swan Coastal Plain' threatened ecological community (TEC) (ELA, 2017a and ELA, 2017b), which is federally listed as endangered under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) and listed as a Priority 3 priority ecological community (PEC) under the *Wildlife Conservation Act 1950* (WC Act).

The vegetation community BsXpHTOS is representative of the state listed Priority 3 PEC, 'Northern Spearwood shrublands and woodlands' This vegetation community also has the potential to represent the abovementioned TEC however a flora and vegetation assessment determined that given the absence of key diagnostic *Banksia* species (ELA, 2017a and ELA, 2017b).

The application area is located adjacent to remnant native vegetation. The proposed clearing may indirectly impact this vegetation through the spread of weeds and dieback. Weed and dieback management practices will help mitigate this risk.

Given the above, the application area comprises of vegetation in a good to excellent (Keighery, 1994) condition, comprises significant habitat for fauna, a TEC and PEC. Therefore the application area is considered to comprise a high biological diversity.

The proposed clearing is at variance to this Principle.

(b) Native vegetation should not be cleared if it comprises the whole or a part of, or is necessary for the maintenance of, a significant habitat for fauna indigenous to Western Australia.

Proposed clearing is at variance to this Principle

According to available databases 11 fauna species listed as rare or likely to become extinct under the *Wildlife Conservation Act 1950* have been recorded within the local area (10 kilometre radius) being: Australian lesser noddy (*Anous tenuirostris* subsp. *melanops*), woylie (*Bettongia penicillata* subsp. *ogilbyi*), curlew sandpiper (*Calidris ferruginea*), great knot (*Calidris tenuirostris*), Carnaby's cockatoo, chuditch (*Dasyurus geoffroii*), western barred bandicoot (*Perameles bougainville* subsp. *bougainville*), black-flanked rock-wallaby (*Petrogale lateralis* subsp. *lateralis*), flesh-footed shearwater (*Puffinus carneipes*) northern brushtail possum (*Trichosurus vulpecula* subsp. *arnhemensis*) and carter's freshwater mussel (*Westralunio carteri*) (Department of Biodiversity, Conservation and Attractions [DBCA], 2007-).

Carnaby's cockatoo is listed as endangered under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). Black cockatoos breed in large hollow-bearing trees, generally within woodlands or forests or former woodland or forest now present as isolated trees, including hollows in live or dead trees of karri, marri, wandoo, tuart, salmon gum, jarrah, flooded gum, York gum, powderbark, bullich and blackbutt. Criteria for black cockatoo breeding habitat include trees having a diameter at breast height (DBH) of more than 50 centimetres (Commonwealth of Australia, 2012). Suitable breeding habitat was not identified within the application area (ELA, 2017a and 2017b).

Black cockatoos have a preference for feeding habitat that includes jarrah and marri woodlands and forest heathland and woodland dominated by proteaceous plant species such as *Banksia* sp., *Hakea* sp. and *Grevillea* sp. (Commonwealth of Australia, 2012). The records of feeding activity for Carnaby's cockatoo on the Swan Coastal Plain reveal that *Banksia* species account for nearly 50 per cent of the diet for this species. *Banksia* species are therefore considered an essential native food source for Carnaby's cockatoo (Shah, 2006). Approximately 87 per cent of the application area represents suitable foraging habitat for the black cockatoos (ELA, 2017c). Black Cockatoo foraging evidence was observed within the application area (ELA, 2017a and 2017b). Noting that the application area is dominated by *Banksia* woodland, it is considered to provide suitable foraging habitat for Carnaby's cockatoo.

The recovery plan for Carnaby's cockatoo defines breeding habitat as including nesting sites, and the foraging habitat and water sources within foraging distance of nesting sites (Department of Parks and Wildlife, 2013). These areas are considered to be habitat critical to the survival for Carnaby's cockatoo (Department of Parks and Wildlife, 2013). The loss or degradation of feeding habitat within 12 kilometres of nesting sites is considered to pose the greatest risk to Carnaby's cockatoo (Saunders and Ingram, 1998; Department of Parks and Wildlife, 2013). The application area is mapped within a known breeding area, and is therefore 'breeding habitat' and considered to represent significant foraging habitat for Carnaby's cockatoo.

The Australian lesser noddy, curlew sandpiper, great knot and flesh-footed shearwater are waterbirds and therefore significant habitat for these species or the carter's freshwater mussel is not likely to be present within the application area.

A level 1 fauna survey did not identify the presence of woylie, chudith, black-flanked rock-wallaby, western barred bandicoot or northern brushtail possum within the application area (ELA, 2017a and 2017b). The application area is not considered to comprise of significant habitat for these species.

A level 1 fauna survey identified one additional fauna species, rainbow bee-eater (*Merops ornatus*), within the application area. The habitat for this species is considered widespread and well represented and the proposed clearing is not likely to impact upon significant habitat for this species.

Given the above, the application comprises of significant foraging habitat for the conservation significant Carnaby's cockatoo.

Therefore the proposed clearing is at variance to this Principle

(c) Native vegetation should not be cleared if it includes, or is necessary for the continued existence of, rare flora.

Proposed clearing is not likely to be at variance to this Principle

According to available databases, three rare flora species have been recorded within the local area (10 kilometre radius). The species being recorded approximately 4.2 kilometres south east of the application area.

This species has been found on sand to sandy loam amongst limestone outcropping or ridges (Western Australian Herbarium, 1998-). Suitable habitat for this species is not likely to be located within the application area.

A flora and vegetation assessment undertaken within the application area by undertaken Eco Logical Australia (ELA) did not identify any rare flora species within the application area (ELA, 2017a and 2017b).

Given the above the application area is not likely to include or be necessary for the continued existence of rare flora.

The proposed clearing is not likely to be at variance to this Principle.

(d) Native vegetation should not be cleared if it comprises the whole or a part of, or is necessary for the maintenance of a threatened ecological community.

Proposed clearing is at variance to this Principle

According to available databases, no TECs have been recorded within the application area. The closest recorded TEC is 'Limestone ridges' which has been recorded approximately 2.3 kilometres from the application area. A flora and vegetation assessment of the application area undertaken by Eco Logical Australia (ELA) did not identify any vegetation representative of the Limestone ridges TEC (ELA 2017a and 2017b).

The Banksia Woodlands of the Swan Coastal Plain which has been recorded approximately 6.4 kilometres east of the application area.

The principal structural features of the ecological community are:

- A distinctive upper sclerophyllous layer of low trees (occasionally large shrubs more than 2 m tall), typically dominated or co-dominated by one or more of the *Banksia* species.
- An emergent tree layer of medium or tall (>10 m) height *Eucalyptus* or *Allocasuarina* species may sometimes be present above the *Banksia* canopy.
- An understory that is often highly species-rich consists of:
 - A layer of sclerophyllous shrubs of various heights; and
 - A herbaceous ground layer of cord rushes, sedges and perennial and ephemeral forbs, that sometimes includes grasses. The development of a ground layer may vary depending on the density of the shrub layer and disturbance history (Department of the Environment and Energy [DotEE], 2016).

A flora and vegetation assessment of the application area by Eco Logical Australia (ELA) identified that vegetation community 'BaBmLW' was representative of the Banksia Woodlands of the Swan Coastal Plain TEC (ELA, 2017a and 2017b).

The flora and vegetation assessment noted that vegetation community 'BsXpHtTOS' has the potential to also represent the TEC. However, give the absence of key diagnostic *Banksia* species, the portion of this vegetation community within the application area is not considered to represent this TEC (ELA, 2017a and 2017b).

The proposed clearing will impact upon approximately 2.7 hectares of the Banksia Woodlands of the Swan Coastal Plain TEC. ELA advised that the TEC within the application area is considered to be a separate patch to nearby surrounding areas of the ecological community such as Neerabup National Park. As such, it may enable the movement of fauna and/or plant material between patches and therefore contribute to the overall function of the ecological community across the landscape (ELA, 2017a).

Given the above the application comprises a TEC and therefore is at variance to this Principle.

(e) Native vegetation should not be cleared if it is significant as a remnant of native vegetation in an area that has been extensively cleared.

Proposed clearing is not likely to be at variance to this Principle

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) retains approximately 46 per cent native vegetation. The application area is located within the Swan Coastal Plain IBRA bioregion and within the City of Wanneroo which retain approximately 39 per cent and 44 per cent of their pre-European vegetation extents respectively (Government of Western Australia, 2018a).

The application area is mapped as Beard vegetation association 949 and Heddle complex 'Cottesloe Complex-Central and South' of which retain 57 and 32 per cent of their pre-European vegetation extents within the Swan Coastal Plain IBRA bioregion respectively (Government of Western Australia, 2018a; Government of Western Australia, 2018b).

The application area comprises a high biological diversity, contains significant habitat for fauna, a TEC and a PEC and therefore the native vegetation is considered to be a significant remnant. However, given the vegetation representations outlined above, the proposed clearing is not considered to be located within an extensively cleared area.

Given the above, the proposed clearing is not likely to be at variance to this Principle.

	Pre-European (ha)	Current Extent (ha)	Remaining (%)	Extent in Parks and Wildlife Managed Lands (%)
IBRA Bioregion				
Swan Coastal Plain	1,501,222	578,997	39	38
Local government authority				
City of Wanneroo	67,517	29,755	44	54
Beard Vegetation Association in Bioregion*				
949	209,983	120,150	57	56
Heddle Complex Associations in Bioregion**				
Cottesloe Complex-Central and South	45,300	14,571	32	15

(f) Native vegetation should not be cleared if it is growing in, or in association with, an environment associated with a watercourse or wetland.

Proposed clearing is not likely to be at variance to this Principle

According to available database, no watercourses or wetlands have been mapped within the application area. The closest mapped wetland is 'Carabooda Lake' located approximately 2.4 kilometres east of the application area.

A flora and vegetation assessment of the application area did not identify any riparian vegetation within the application area (ELA 2017a and 2017b).

Given the distance to this wetland the application area is not likely to be growing in association with a wetland or watercourse.

Given the above, the proposed clearing is not likely variance to this Principle.

(g) Native vegetation should not be cleared if the clearing of the vegetation is likely to cause appreciable land degradation.

Proposed clearing is may be at variance to this Principle

The application area has been mapped within the following Department of Primary Industry and Regional Development (DPIRD) land sub systems (map units):

- Karrakatta shallow soils: Low hills and ridges. Bare limestone or shallow siliceous or calcareous sand over limestone. Dense low shrub dominated by *Dryandra sessilis*, *Melaleuca huegellii* and species of *Grevillea*.; and
- Karrakatta Sand Yellow Phase: Low hilly to gently undulating terrain. Yellow sand over limestone at 1-2 m. *Banksia* spp. woodland with scattered emergent *E. gomphocephala* and *E. marginata* and a dense shrub layer.

Risk categories	- Karrakatta shallow soils Phase	- Karrakatta Sand Yellow Phase
Wind erosion	30-50% of map unit has a high to extreme wind erosion risk	>70% of map unit has a high to extreme wind erosion risk
Water erosion	3-10% of map unit has a high to extreme water erosion risk	3-10% of map unit has a high to extreme water erosion risk
Salinity	30-50% of map unit has a moderate to high salinity risk or is presently saline	30-50% of map unit has a moderate to high salinity risk or is presently saline

Subsurface Acidification	10-30% of map unit has a high subsurface acidification risk or is presently acid	10-30% of map unit has a high subsurface acidification risk or is presently acid
Flood risk	<3% of the map unit has a moderate to high flood risk	<3% of the map unit has a moderate to high flood risk
Water logging	<3% of map unit has a moderate to very high waterlogging risk	<3% of map unit has a moderate to very high waterlogging risk
Phosphorus export risk	3-10% of map unit has a high to extreme phosphorus export risk	3-10% of map unit has a high to extreme phosphorus export risk

The proposed clearing is not likely to directly impact upon any watercourses and therefore, the proposed clearing is not likely to cause water erosion.

Given the above, the soils within the application area may be prone to wind erosion. The applicant has advised that that potential impacts of clearing and construction such as land degradation from erosion and sedimentation will be managed by undertaking the standard avoidance and mitigation measures applicable to construction activities, such as the installation of wind fencing around the perimeter of the site (ELA, 2017c). The applicant has also advised that the timeframe between clearing and construction activities is relatively short (ELA, 2017c), therefore impacts of wind erosion will be minimal and short term and the proposed clearing is not likely to cause appreciable land degradation in the form of wind erosion. Wind erosion management actions will require the applicant to undertake works within three months of clearing to help mitigate the effects of wind erosion on site.

Given the above, the proposed clearing may be at variance to this Principle.

(h) Native vegetation should not be cleared if the clearing of the vegetation is likely to have an impact on the environmental values of any adjacent or nearby conservation area.

Proposed clearing is not likely to be at variance to this Principle

According to available databases the closest nature reserve is Neerabup National Park located approximately 1.2 kilometres east of the application area.

Given the distance to this conservation area, the proposed clearing is not likely to directly impact upon the environmental values of this conservation area.

No ecological linkages area likely to be severed as a result of the proposed clearing and therefore the proposed clearing is not likely to have a significant impact upon fauna movement between nature reserves and remnant native vegetation within the local area.

The proposed clearing is not likely to be at variance to this Principle.

(i) Native vegetation should not be cleared if the clearing of the vegetation is likely to cause deterioration in the quality of surface or underground water.

Proposed clearing is not likely to be at variance to this Principle

According to available database, no watercourses or wetlands have been mapped within the application area. The closest mapped wetland is 'Carabooda Lake' located approximately 2.4 kilometres east of the application area.

Given the distance to the abovementioned wetland, the proposed clearing is not likely to cause deterioration in the quality of surface water as a result of runoff or sedimentation.

Groundwater salinity is mapped between 500 – 1000 milligrams per litre total dissolved solids, which is considered to be 'marginal'. Given the low salinity levels proposed clearing is not likely cause deterioration in the quality of underground water.

Given the above, the proposed clearing is not likely to be at variance to this Principle.

(j) Native vegetation should not be cleared if clearing the vegetation is likely to cause, or exacerbate, the incidence or intensity of flooding.

Proposed clearing is not likely to be at variance to this Principle

The land sub systems covering the application area have been mapped as 'less than three per cent of the map unit has a moderate to high flood risk', which is the lowest risk category (DPIRD, 2017).

Noting the size of and soil types present within the application area and the purpose of the proposed clearing, it is considered that the proposed clearing is unlikely to cause or exacerbate the incidence or intensity of flooding.

Given the above, the proposed clearing is not likely to be at variance to this Principle.

Planning instruments and other relevant matters.

On 13 December 2017, In accordance with regulation 8 of the *Planning and Development (Development Assessment Panels) Regulations 2011*, the application DA2017/1279 for planning approval for an education establishment – Butler North Secondary School (Stage 1) was granted for Lot 2018 (101) Santorini Promenade, Alkimos (DAP, 2017)

The Butler Jindalee District Structure Plan was prepared for the broader Butler, Ridgewood, Alkimos and Jindalee area in 2005, and included Lots within Butler, Ridgewood, Alkimos and Jindalee. Under this District Structure Plan (as amended 22 January 2016), the application area is identified for a Government High School.

The Local Structure Plan for Lots 1001 & 1002 Marmion Avenue, Alkimos (LWP 2009) was originally adopted by resolution of Western Australian Planning Commission (WAPC) on 13 November 2009 and by resolution of the Council of the City of Wanneroo on 27 January 2010. This Local Structure Plan covered a 226 ha area, originally known as Lot 3 Romeo Road Alkimos, which now encompasses Lot 2018.

The Local Structure Plan was referred to the former Department of the Environment, Water, Heritage and the Arts (DEWHA) under the EPBC Act in November 2008. On 18 December 2008, the project was deemed to be a controlled action under the controlling provision listed threatened species and communities (section 18 and 18A), and the level of assessment was set at preliminary documentation on 9 January 2009. Supplementary information was provided to DEWHA on 15 April, 3 June and 14 August 2009. The action was approved subject to conditions (EPBC 2008/4601) on 29 September 2009 (approval effective until 11 September 2034). These conditions included offsets for Carnaby's cockatoo. The approval conditions were varied in September 2011 (Conditions 4, 5 and 7) and on 2 August 2016 (updating of the figure in Attachment A of the conditions).

The City of Wanneroo has advised that the application area is zoned Urban in the Western Australian Planning Commissions Metropolitan Region Scheme; Urban Development in the City of Wanneroo District Planning Scheme No.2 and Public Use (High School) in the Lots 1001 and 1002 Marmion Avenue, Alkimos Approved Structure Plan No. 60 (ASP 60). In ASP 60 the subject land is earmarked for the development of a High School (City of Wanneroo, 2018). The Metro North West Joint Development Application Panel considered a report by the Department of Planning, Lands and Heritage on the proposed development of Butler North Secondary School on the subject land by the Department of Education and resolved to approve the application. One of the advice notes of the approval was in regard to the clearing of protected flora and fauna species and habitat. As a referral agency the City of Wanneroo had supported this development application (City of Wanneroo, 2018).

The City of Wanneroo advised that from a planning point of view, the City has no objection to the proposed clearing of 7.81 hectares of native vegetation within Lot 2018 Santorini Promenade, Alkimos (City of Wanneroo, 2018)

No Aboriginal sites of significance have been mapped within the application area.

The clearing permit application was advertised on the DWER website on 15 December 2017 with a 21 day submission period. No public submissions have been received in relation to this application.

4. Suitability of Proposed Offset

As discussed in *Planning instruments and other relevant matters* above, the local structure plan which now encompasses Lot 2018, was referred to DEWHA under the EPBC Act in November 2008. On 29 September 2009 the action was approved subject to conditions.

The approval was for the clearing of 157 hectares of significant habitat for Carnaby's cockatoo within the Trinity Estate urban development proposal (total footprint of 226 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.

This offset has been considered appropriate to counterbalance the residual impacts identified in the assessment above.

5. References

- Commonwealth of Australia (2001) National Objectives and Targets for Biodiversity Conservation 2001-2005, Canberra.
- Commonwealth of Australia (2012). EPBC Act referral guidelines for three threatened black cockatoo species. Department of Sustainability, Environment, Water, Populations and Communities, Canberra
- City of Wanneroo (2018) Advice for Clearing Permit Application CPS 7897/1. Western Australia. (DWER Ref: A1595237).
- Eco Logical Australia (ELA) (2017a). Butler North Secondary School Flora and Fauna Survey. Prepared for Taylor Robinson Architects.
- Eco Logical Australia (ELA) (2017b). Flora and Fauna Survey for the proposed Butler North District Open Space Project. Prepared for City of Wanneroo.
- Eco Logical Australia (ELA) (2017c). Butler North Secondary School Native Vegetation Clearing Permit Application. Prepared for Taylor Robinson Architect.
- Development Assessment Panel (DAP) (2017) Metro North-West JDAP - Western Australian Planning Commission - DAP Application - DA2017/1279 – Determination (DWER Ref: A1648428).
- Department of Biodiversity, Conservation and Attractions (BDCA) (2007-) NatureMap: Mapping Western Australia's Biodiversity. Department of Parks and Wildlife. URL: <http://naturemap.dpaw.wa.gov.au/>. Accessed August 2017
- Department of Parks and Wildlife (2013). Carnaby's cockatoo (*Calyptorhynchus latirostris*) Recovery Plan. Department of Parks and Wildlife, Perth, Western Australia.
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