



COTERRA  
ENVIRONMENT



Clearing Permit Application  
Supplementary Report

Agora Village - Stage 27 Batter Clearing

Revision 0, June 2018

CALIBRE | COMMITMENT | COLLABORATION

# Clearing Permit Application Supplementary Report

Reserve 27575, Alkimos

Revision 0, June 2018

This report was prepared by:

Coterra Pty Ltd trading as COTERRA ENVIRONMENT  
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**Report Version:** Revision 0  
**Date:** June, 2018

This report was prepared for:

Northern Corridor Developments Ltd  
C/- LWP Property Group  
Level 2, 1060 Hay Street  
West Perth WA 6005

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## 1.0 PERMIT APPLICATION DETAILS

### 1.1 Proposal Details

Northern Corridor Developments Ltd (NCD) propose to clear an area of native vegetation within Reserve 27575, Alkimos (Figure 1) for the purpose of providing a batter for the adjacent Trinity residential estate subdivision road.

The clearing footprint is approximately 0.17ha in size, with 0.1ha containing vegetation. The clearing is proposed to be undertaken by mechanical means.

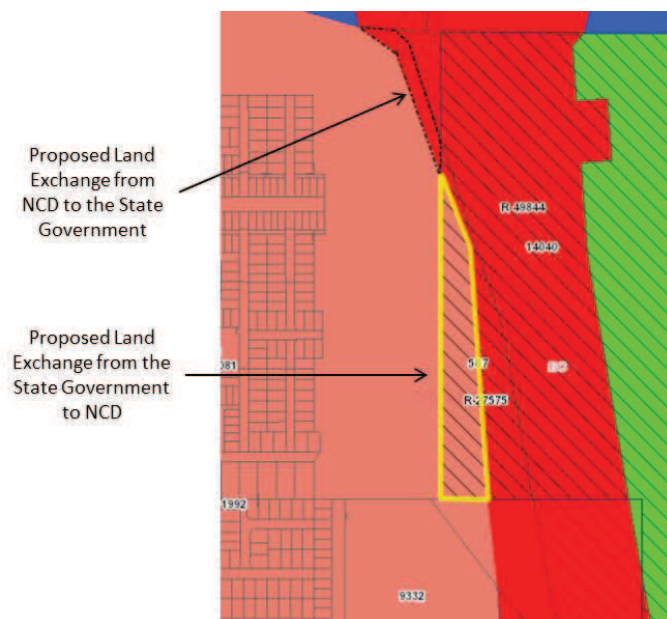
This report is submitted with a 'Purpose Permit' application to provide further information on the environmental values of the site.

### 1.2 Reserve 27575

Reserve 27575 is located to the immediate east of the Trinity Estate, Alkimos. It is mapped as part of Bush Forever Site 383. This land originally formed part of the Neerabup National Park, but is now fragmented from the conservation estate by the Mitchell Freeway alignment (to be constructed). On this basis the Department of Biodiversity, Conservation and Attractions (DBCA) do not desire to retain this land into the future.

The Department of Planning, Lands and Heritage (DPLH) have undertaken discussions with NCD, who are represented by LWP Property Group, in relation to a potential future land swap where Reserve 27575 would be transferred to NCD and a portion of the existing Trinity site would be transferred to the government to form part of the future freeway alignment. A cash adjustment would also form part of this transaction.

The location of the potential future land swap area is outlined on Plate 1.



**Plate 1: Potential Future Land Swap Areas**

### 1.3 Adjacent Development Background

The Trinity Estate development (originally Lot 3 Romeo Road, Alkimos) is a 226ha landholding situated approximately 40km north of the Perth CBD. Trinity is located within the north-western corridor of Perth, Western Australia within the City of Wanneroo, one of the fastest growing municipalities in Western Australia. Strong economic growth, coupled with appropriate urban zoning and substantial commitments to developing infrastructure to support urban development have occurred in this location.

### 1.4 Related Approvals

#### 1.4.1 Zoning and Structure Plans – Trinity Estate

Trinity Estate has been predominantly zoned for urban development under both the Metropolitan Region Scheme (MRS) and the City of Wanneroo Town Planning Scheme No. 2.

The site has been identified for urban development in the following historical planning documents:

- Butler-Jindalee District Structure Plan (DSP)
- Lots 1001 and 1002 Marmion Avenue Agreed Structure Plan (ASP)

Both structure plans were supported by the City of Wanneroo, with advice from the regional office of the (then) Department of Environment and Conservation (DEC). Copies of the DSP and ASP are provided in Appendix A.

#### 1.4.2 Subdivision Approval 15132

A subdivision approval is in place for Stage 27, which is located immediately adjacent to Reserve 27575, and contains the road which requires batter construction. A copy of this subdivision approval (WAPC Ref: 15132) is provided in Appendix B.

#### 1.4.3 Regulation 4 Lawful Authority Application

Following consultation with Michael Roberts (Planning Officer, Swan Coastal District) of the Department of Biodiversity, Conservation and Attractions (DBCA) a Regulation 4 Lawful Authority application was submitted to DBCA to fulfil the legal requirements identified within the *Conservation and Land Management Regulations 2002* necessary to allow clearing to be undertaken.

A copy of the Regulation 4 approval is included in Appendix C.

#### 1.4.4 Permission to Lodge the Clearing Application

As the vesting authority of Reserve 27575, DBCA have provided written permission to lodge this clearing application. A copy of this advice is also provided in Appendix C.

## 1.5 Trinity Estate Vegetation Description

In 2004, ATA Environmental Ltd undertook a Level 2 vegetation survey of the remnant vegetation present across the former Lot 3 Romeo Road, Alkimos. The eastern portion of the Trinity Estate is within the Spearwood Dune system with vegetation representative of the Cottesloe – Central and South vegetation complex, as described by Heddle *et al* (1980).

The vegetation unit descriptions for the area immediately adjacent to the proposed clearing extent are:

- Ds - *Dryandra sessilis* (Parrot Bush) Closed Scrub (Note: *Dryandra sessilis* is now known as *Banksia sessilis*) (Floristic Community Types (FCT 24)).
- BaBm - *Banksia attenuata* / *Banksia menziesii* Low Woodland (FCT 28).

The vegetation condition within the adjacent area varied from Very Good to Completely Degraded.

No Declared Rare Flora were found on the site when surveyed in spring 2004 (ATA Environmental, 2004). A Priority 4 species *Conostylis pauciflora* ssp. *euryhipis* was found along the ridge top of the parabolic dune which occurs mostly within the Western Village but also extends east of Marmion Avenue.

## 1.6 Clearing Area Vegetation

An inspection of the clearing area was undertaken on 1<sup>st</sup> May 2018. This found that the vegetation present primarily comprised *Dryandra sessilis* (Parrot Bush) Closed Scrub with an area which would have formerly comprised *Banksia attenuata* / *Banksia menziesii* Low Woodland along the lot boundary. Along the fence line the thin strip of vegetation was in poor condition with some areas to the north (*Dryandra sessilis* Closed Shrub) of the clearing area in better condition.

A photograph of the vegetation is provided below.



**Plate 1: Clearing Area Vegetation (*Dryandra sessilis* Closed Shrub)**

## 2.0 ASSESSMENT AGAINST CLEARING PRINCIPLES

### 2.1 Native vegetation should not be cleared if it comprises a high level of biological diversity

The corridor of vegetation to be cleared is narrow and holds limited diversity due to its width and edge effects from the west. The small amount of vegetation to be cleared under this application has been highly disturbed by unauthorised access to the reserve along tracks and firebreaks and encroachment of weeds, dust and debris.

The vegetation adjacent to the clearing area is in better condition and appears to have higher species diversity.

### 2.2 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

A comprehensive Level 2 fauna survey of the Trinity Estate (Lot 3 Romeo Road, Alkimos) was completed by Coffey Environments as part of the LSP works. One species of conservation significance (Carnaby's Black Cockatoo), listed under both the *Environment Protection and Biodiversity Conservation Act 1999* and *Wildlife Conservation Act 1950*, was recorded during the Level 2 survey. The proposed clearing area is assumed to hold similar value for fauna.

The small area of clearing proposed under this application does not meet the significant impact thresholds identified for black cockatoos by the Federal Department of the Environment.

Trinity Estate provides design initiatives, mitigation and offsets related to impacts on black cockatoos through the *Environment Protection and Biodiversity Conservation Act 1999* approval (EBPC Act Ref 2008/4601).

### 2.3 Native vegetation should not be cleared if it includes, or is necessary for the continued existence of, rare flora

No Declared Rare Flora were found on the adjacent site when surveyed in spring 2004 (ATA Environmental, 2004).

### 2.4 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

The vegetation to be cleared is likely to represent FCT 24 and FCT 28. None of these Floristic Community Types are identified as a Threatened Ecological Community at a State level. FCT 28 is identified as part of the Banksia Woodland TEC by the Department of the Environment and Energy.

FCT 28 is not identified by the State government as a Priority Ecological Community. The Floristic Survey of the southern Swan Coastal Plain publication (Gibson et al.,



1994) noted this community to be well reserved and to have a low risk conservation status.

## **2.5 Native vegetation should not be cleared if it is significant as a remnant of native vegetation in an area that has been extensively cleared**

The Cottesloe Complex – Central and South is noted to have 5,971ha remaining in the City of Wanneroo which equates to approximately 45% of the original extent of the complex. The area of this complex under formal protection is identified to be 3,133ha (24%) (CoW, 2011).

The Cottesloe Complex – Central and South complex is well reserved within nearby Bush Forever Site No. 383 which includes Neerabup National Park (1736.1 ha) (Govt of WA, 2000).

As discussed above (see Section 1.2), DBCA do not identify this area as a significant patch of vegetation which requires retention.

## **2.6 Native vegetation should not be cleared if it is growing in, or in association with, and environment associated with a watercourse or a wetland**

There are no watercourses or DBCA geomorphic wetlands mapped within or adjoining the proposed clearing area. The closest wetlands are Carabooda Lake and Nowergup Lake, respectively located approximately 3 and 4km east of the site.

## **2.7 Native vegetation should not be cleared if the clearing of the vegetation is likely to cause appreciable land degradation**

The clearing area may contain the following soil types (Gozzard, 1982):

- S<sub>7</sub> Sand – pale and olive yellow, medium to coarse grained, sub-angular quartz with trace of feldspar, moderately sorted of residual origin.

The site increases gradually from a northerly to southerly direction with ground levels between 30mAHD and 48mAHD. The S<sub>7</sub> unit has medium to high permeability and low-medium slope stability (Gozzard, 1982).

The site is intended to be utilised as a road batter which will require earthworks to stabilise the batter. As such stabilisation of the soils will occur through this process.

Furthermore, the land to the east will ultimately be developed as the Mitchell Freeway.

## **2.8 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 areas**

The site currently forms part of a reserve vested with the Department of Conservation and Land Management. As described above (see Section 1.2) DBCA do not wish to



retain this site, given its separation from the remainder of the conservation reserve by the Mitchell Freeway alignment (to be constructed).

The closest conservation reserve is Neerabup National Park which is separated from the site by the future Mitchell Freeway alignment.

## **2.9 Native vegetation should not be cleared if the clearing of the vegetation is likely to cause deterioration in the quality of the surface or underground water**

There are no natural surface water features (wetlands or watercourses) within or in close proximity to the proposed clearing area. The closest wetlands are Carabooda Lake and Nowergup Lake and which are respectively located approximately 3 and 4km to the east. As such there are no potential impacts to natural surface water features.

According to the Perth Groundwater Map, regional maximum groundwater contours for the proposed clearing area are at approximately 2.0m AHD, which corresponds to groundwater occurring at approximately 35 metres below ground level (mbgl) (DWER, 2018).

## **2.10 Native vegetation should not be cleared if clearing the vegetation is likely to cause, or exacerbate, the incidence or intensity of flooding**

The site is mapped as containing S<sub>7</sub> soil unit which has medium to high drainage infiltration capacity (Gozzard, 1982). Given the soil characteristics, elevation of the site, and separation to groundwater, the proposed clearing will not result in flooding of the site or surrounds.

### 3.0 CONCLUSION

The proposed clearing area contains approximately 0.1 ha of vegetation which is part of the Cottesloe Complex - Central and South (Hedde *et al* (1980).

DBCA and DPLH have supported the clearing of this vegetation to allow construction of a batter required for a subdivision road within the Trinity Estate.

Based on the information contained in this report it is concluded that there is no significant impediment to clearing as proposed.



## 4.0 REFERENCES

ATA Environmental (2004) Lot 3 Romeo Road, Alkimos Flora and Vegetation Survey. Unpublished report prepared for Northern Corridor Development Ltd.

Chappell, Lambert and Everett (2005) Butler Jindalee District Structure Plan.

City of Wanneroo (2011) Local Biodiversity Strategy 2011-2016. City of Wanneroo, Perth.

Department of Water (2018). Perth Groundwater Atlas.  
<http://www.water.wa.gov.au/idelve/gwa/>.

Environmental Protection Authority (2008). Environmental Guidance for Planning and Development. Guidance Statement No. 33. EPA, Perth.

Gozzard, J.R. (1982) Yanchep Sheet 2034 IV, Perth Metropolitan Region, Environmental Geology Series, Geological Survey of Western Australia.

Gibson, N., Keighery, B.J., Keighery, G.J., Burbidge, A.H. and Lyons, M.N. (1994). *A Floristic survey of the southern Swan Coastal Plain*. Unpublished Report for the Australian Heritage Commission prepared by Department of Conservation and Land Management and the Conservation Council of Western Australia (Inc.).

Government of Western Australia (2000) Bush Forever. WAPC, Perth

Hedde, E.M. Loneragan, O.W, Havel, JJ (1980) Vegetation Complexes of the Darling System Western Australia, In. Atlas of Natural Resources, Darling System, Western Australia. Department of Conservation and Environment, Perth

LWP Property Group (2010) Lots 1001 and 1002 Marmion Avenue Local Structure Plan.





**LEGEND**

- Site Boundary
- Cadastre
- Proposed Cadastre
- Proposed Clearing Area (0.17 ha)

N

0 10 20 40 60 80 m

Scale: 1:1,500 @ A3  
GDA 1994 MGA Zone 50

ENVIRONMAPS | Land use maps  
 www.vironmaps.com.au

Source: Cadastre - Landgate, 2017  
 Proposed Cadastre - GHD, 12.03.18  
 Orthophoto - NearMaps, 11.02.18

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Northern Corridor Developments Ltd  
 TRINITY STAGE 27B CLEARING EXTENT  
 TRINITY ESTATE, ALKIMOS

**PROPOSED CLEARING AREA**

**Figure 1**

C:\GIS\Browsers\ENVP\1007q\_Termy Stage 27B Clearing Extent\Figures\WP\Trinity\_F01\_Proposed Clearing Area\_180221.mxd

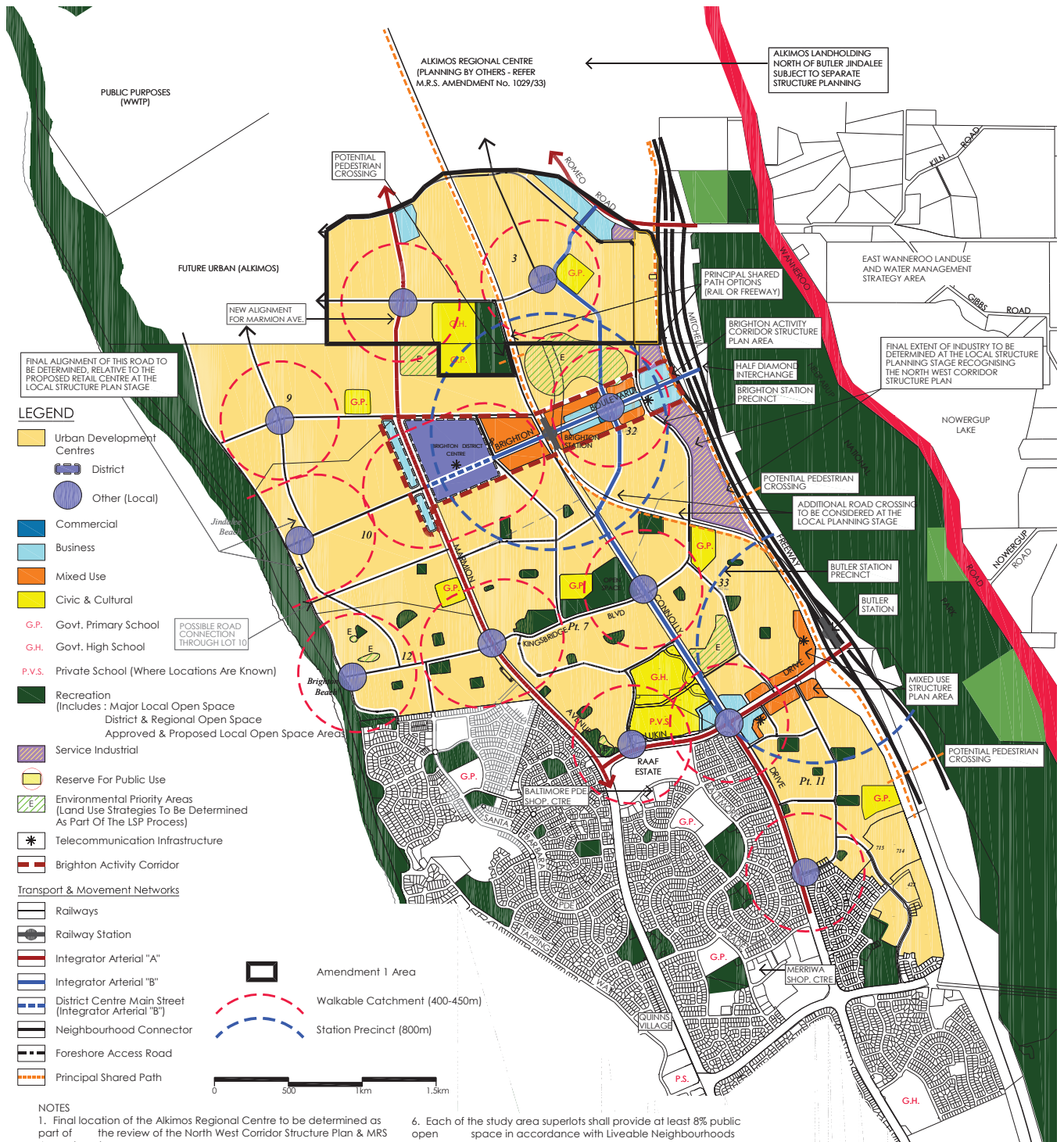




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## APPENDIX A – STRUCTURE PLANS

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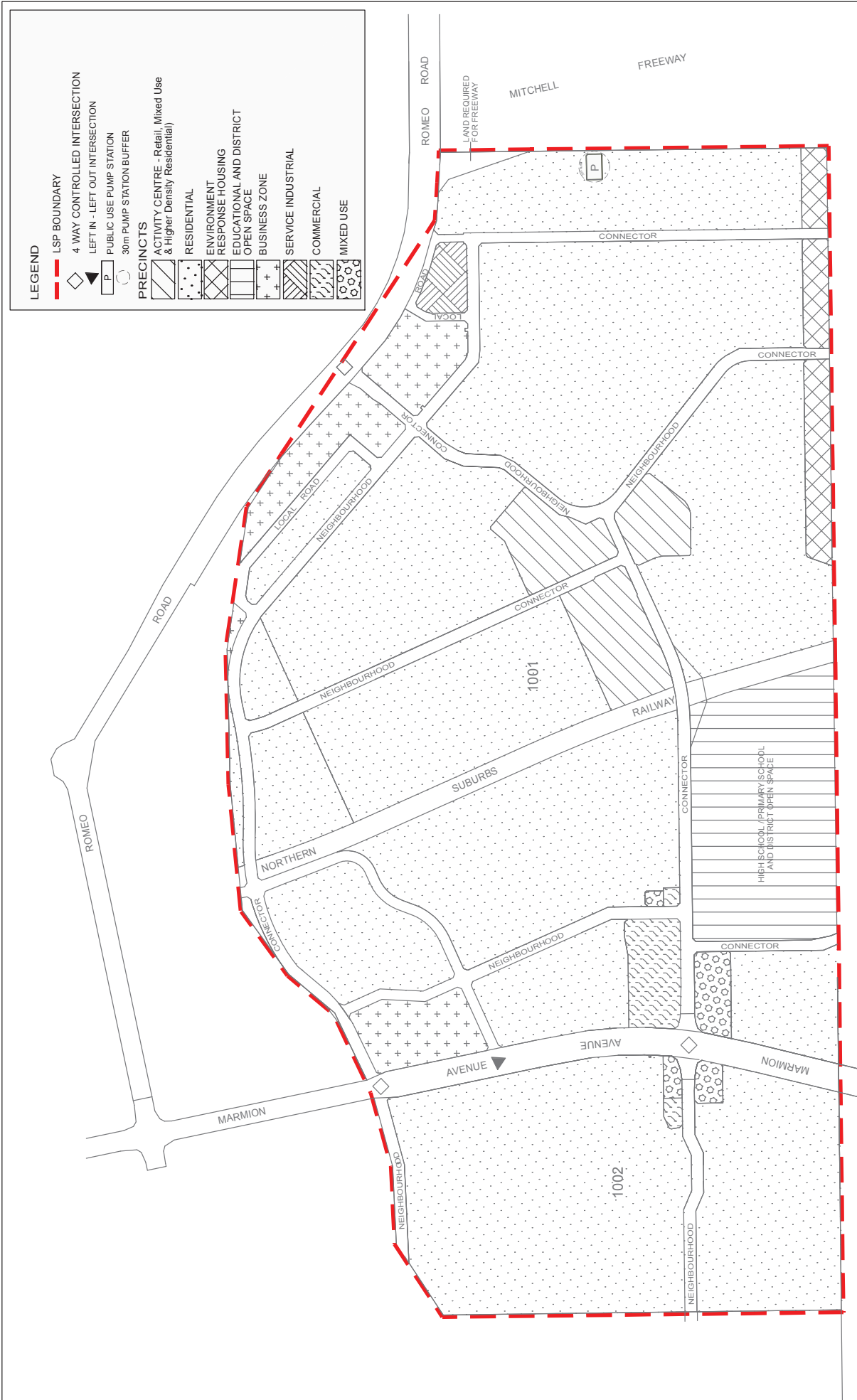


**NOTES**

- Final location of the Alkimos Regional Centre to be determined as part of the review of the North West Corridor Structure Plan & MRS Amendment.
- The final locations and configurations of the government schools depicted on this Structure Plan will occur at the local structure planning stage through landowner consultation with the Department of Education and Training and the Department for Planning & Infrastructure. Locations depicted are notional and approximate to reflect catchment requirements.
- Further study will be required to identify appropriate pedestrian/cycle crossing locations once final levels along the rail are known.
- All Centre retail floorspace allocations to be determined through reference to the Metropolitan Centres Policy, the City Of Wanneroo Retail Strategy and the Shrapnel Urban Planning Retail Assessment included within the District Structure Plan report.
- Concerning public open space this Structure Plan depicts:
  - Regional Open Space
  - The nominated District Open Space site
  - Major local open space areas
  - Other local open spaces either approved or proposed as part

- Each of the study area superlots shall provide at least 8% public open space in accordance with Liveable Neighbourhoods with the distribution to be determined at the local structure plan and subdivision phases. Land set aside for District Public Open Space will count towards the 8% requirement.
- The Structure Plan nominates a Brighton Activity Corridor, extending from the Mitchell Freeway to Marmion Avenue, encompassing the Station and District Centre Precinct. This area will require a separate amendment to the Butler Ridgewood local structure plan which pursues an adaptable and flexible urban framework to facilitate higher residential densities and mixed use development once the railway and other major transit infrastructure is in place.
- The structure plan nominates a Mixed Use Area extending from the future Butler Station, along Lukin Drive to Connolly Drive. This area will require a separate amendment to the Butler Ridgewood local structure plan to establish the extent of mixed use development, residential densities and built form provisions to ensure appropriate development in close proximity to the station.

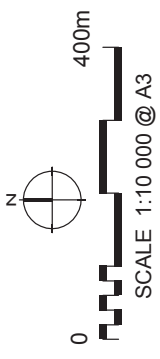
THE ORIGINAL BJDSP WAS PREPARED BY CHAPPELL & LAMBERT (2005) THIS BASE PLAN HAS BEEN PROVIDED BY CLE TOWN PLANNING & DESIGN AND HAS BEEN MODIFIED BY GRAY & LEWIS LANDUSE PLANNERS TO ILLUSTRATE AMENDMENT 1



**LEGEND**

- LSP BOUNDARY
  - 4 WAY CONTROLLED INTERSECTION
  - LEFT IN - LEFT OUT INTERSECTION
  - PUBLIC USE PUMP STATION
  - 30m PUMP STATION BUFFER
- PRECINCTS**
- ACTIVITY CENTRE - Retail, Mixed Use & Higher Density Residential)
  - RESIDENTIAL
  - ENVIRONMENT RESPONSE HOUSING
  - EDUCATIONAL AND DISTRICT OPEN SPACE
  - BUSINESS ZONE
  - SERVICE INDUSTRIAL
  - COMMERCIAL
  - MIXED USE

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**PLAN 2 - AGREED STRUCTURE PLAN**

23rd JUNE 2016  
 THE DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS COMMISSIONED AND IN ACCORDANCE WITH THE TERMS OF ENGAGEMENT FOR THE COMMISSION. UNAUTHORISED USE OF THIS DOCUMENT IN ANY FORM WHATSOEVER IS PROHIBITED.

## **APPENDIX B – WAPC SUBDIVISION APPROVAL 15132**

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Your Ref :  
Enquiries : Samuel Sweetman (Ph 6551 9722)

Gray & Lewis Land Use Planners  
Suite 5, 2 Hardy Street  
SOUTH PERTH WA 6151

## Approval Subject To Condition(s) Freehold (Green Title) Subdivision (Amended Plan)

**Application No** : 151352

### ***Planning and Development Act 2005***

Applicant	:	Gray & Lewis Land Use Planners Suite 5, 2 Hardy Street SOUTH PERTH WA 6151
Owner	:	Northern Corridor Developments Ltd P O Box 41 WEST PERTH WA 6872
Application Receipt	:	27 January 2015

Lot Number	:	9027
Diagram / Plan	:	Deposited Plan 402535
Location	:	
C/T Volume/Folio	:	2853/495
Street Address	:	Santorini Promenade, Alkimos
Local Government	:	City of Wanneroo

The Western Australian Planning Commission has considered the application referred to and is prepared to endorse a deposited plan in accordance with the amended plan date-stamped **27 January 2015** once the condition(s) set out have been fulfilled.

This decision is valid for **four years** from the date of this advice, which includes the lodgement of the deposited plan within this period.

The deposited plan for this approval and all required written advice confirming that the requirement(s) outlined in the condition(s) have been fulfilled must be submitted by **07 December 2019** or this approval no longer will remain valid.



### **Reconsideration - 28 days**

Under section 151(1) of the *Planning and Development Act 2005*, the applicant/owner may, within 28 days from the date of this decision, make a written request to the WAPC to reconsider any condition(s) imposed in its decision. One of the matters to which the WAPC will have regard in reconsideration of its decision is whether there is compelling evidence by way of additional information or justification from the applicant/owner to warrant a reconsideration of the decision. A request for reconsideration is to be submitted to the WAPC on a Form 3A with appropriate fees. An application for reconsideration may be submitted to the WAPC prior to submission of an application for review. Form 3A and a schedule of fees are available on the WAPC website: <http://www.planning.wa.gov.au>

### **Right to apply for a review - 28 days**

Should the applicant/owner be aggrieved by this decision, there is a right to apply for a review under Part 14 of the *Planning and Development Act 2005*. The application for review must be submitted in accordance with part 2 of the *State Administrative Tribunal Rules 2004* and should be lodged within 28 days of the date of this decision to: the State Administrative Tribunal, 12 St Georges Terrace, Perth, WA 6000. It is recommended that you contact the tribunal for further details: telephone 9219 3111 or go to its website: <http://www.sat.justice.wa.gov.au>

### **Deposited plan**

The deposited plan is to be submitted to the Western Australian Land Information Authority (Landgate) for certification. Once certified, Landgate will forward it to the WAPC. In addition, the applicant/owner is responsible for submission of a Form 1C with appropriate fees to the WAPC requesting endorsement of the deposited plan. A copy of the deposited plan with confirmation of submission to Landgate is to be submitted with all required written advice confirming compliance with any condition(s) from the nominated agency/authority or local government. Form 1C and a schedule of fees are available on the WAPC website: <http://www.planning.wa.gov.au>

### **Condition(s)**

The WAPC is prepared to endorse a deposited plan in accordance with the plan submitted once the condition(s) set out have been fulfilled.

The condition(s) of this approval are to be fulfilled to the satisfaction of the WAPC.

The condition(s) must be fulfilled before submission of a copy of the deposited plan for endorsement.

The agency/authority or local government noted in brackets at the end of the condition(s) identify the body responsible for providing written advice confirming that the WAPC's requirement(s) outlined in the condition(s) have been fulfilled. The written advice of the agency/authority or local government is to be obtained by the applicant/owner.



When the written advice of each identified agency/authority or local government has been obtained, it should be submitted to the WAPC with a Form 1C and appropriate fees and a copy of the deposited plan.

If there is no agency/authority or local government noted in brackets at the end of the condition(s), a written request for confirmation that the requirement(s) outlined in the condition(s) have been fulfilled should be submitted to the WAPC, prior to lodgement of the deposited plan for endorsement.

Prior to the commencement of any subdivision works or the implementation of any condition(s) in any other way, the applicant/owner is to liaise with the nominated agency/authority or local government on the requirement(s) it considers necessary to fulfil the condition(s).

The applicant/owner is to make reasonable enquiry to the nominated agency/authority or local government to obtain confirmation that the requirement(s) of the condition(s) have been fulfilled. This may include the provision of supplementary information. In the event that the nominated agency/authority or local government will not provide its written confirmation following reasonable enquiry, the applicant/owner then may approach the WAPC for confirmation that the condition(s) have been fulfilled.

In approaching the WAPC, the applicant/owner is to provide all necessary information, including proof of reasonable enquiry to the nominated agency/authority or local government.

The condition(s) of this approval, with the accompanying advice, are:

CONDITION(S):

1. The plan of subdivision is to be modified in accordance with the plan date stamped 27 November 2015 (attached) to:
  - a) include a road reserve between the proposed service industrial zone and adjoining residential zone as required in accordance with modifications to Alkimos Agreed Structure Plan No.60 Amendment 3; and
  - b) include a 30m buffer from the centre of the waste water pump station in accordance with Amendment 3.

to the satisfaction of the Western Australian Planning Commission.

(Local Government).

2. Engineering drawings and specifications are to be submitted, approved, and works undertaken in accordance with the approved engineering drawings, specifications and approved plan of subdivision, for grading and/or stabilisation of the site to ensure that:
  - a) lots can accommodate their intended use; and
  - b) finished ground levels at the boundaries of the lot(s) the subject of this approval match or otherwise coordinate with the existing and/or proposed finished ground levels of the land abutting.

(Local Government)

3. Prior to the commencement of subdivisional works, an urban water management plan is to be prepared and approved, in consultation with the Department of Water, consistent with any approved Local Water Management Strategy.

(Local Government)

4. Engineering drawings and specifications are to be submitted and approved, and works undertaken in accordance with the approved engineering drawings and specifications and approved plan of subdivision, for the filling and/or draining of the land, including ensuring that stormwater is contained on-site, or appropriately treated and connected to the local drainage system. Engineering drawings and specifications are to be in accordance with an approved Urban Water Management Plan (UWMP) for the site, or where no UWMP exists, to the satisfaction of the Western Australian Planning Commission.

(Local Government)

5. Prior to the commencement of subdivisional works, the landowner/applicant is to provide a pre-works geotechnical report certifying that the land is physically capable of development or advising how the land is to be remediated and compacted to ensure it is capable of development; and

In the event that remediation works are required, the landowner/applicant is to provide a post geotechnical report certifying that all subdivisional works have been carried out in accordance with the pre-works geotechnical report.

(Local Government)

6. Drainage easements and reserves as may be required by the local government for drainage infrastructure being shown on the diagram or plan of survey (deposited plan) as such, granted free of cost, and vested in that local government under Sections 152 and 167 of the *Planning and Development Act 2005*.

(Local Government)

7. A fire management plan being prepared, approved and relevant provisions implemented during subdivisional works, in accordance with the WAPC's *Guideline Planning for Bushfire Protection Edition 2, May 2010 (in particular Appendix 3)* to the specifications of the local government and/or the Department of Fire and Emergency Services.

(Local Government)

8. A notification, pursuant to section 70A of the *Transfer of Land Act 1893* is to be placed on the certificate(s) of title of the proposed lot(s). Notice of this notification is to be included on the diagram or plan of survey (deposited plan). The notification is to state as follows:  
  
*'The lot(s) is/are subject to a fire management plan.'* (Local Government)
9. Local Development Plans being prepared and approved for lots shown on the plan dated 27 November 2015 (attached) that address the following:
  - a) quiet house design requirements for lots as detailed in the Transportation Noise Assessment prepared by Lloyd George, dated 21 April 2015; and
  - b) interface and surveillance of lots adjoining public open space, specifically building orientation and setbacks to the satisfaction of the Western Australian Planning Commission.  
  
(Local Government)
10. The landowner/applicant shall make arrangements to ensure that prospective purchasers of lots subject of a Local Development Plan are advised in writing that Local Development Plan provisions apply (Local Government).
11. The proposed reserve(s) shown on the approved plan of subdivision being shown on the diagram or plan of survey (deposited plan) as reserve(s) for recreation and drainage vested in the Crown under Section 152 of the *Planning and Development Act 2005*, such land to be ceded free of cost and without any payment of compensation by the Crown. (Local Government)
12. Arrangements being made for the proposed public open space to be developed by the landowner/applicant to a minimum standard and maintained for two summers through the implementation of an approved landscape plan providing for the development and maintenance of the proposed public open space in accordance with the requirements of Liveable Neighbourhoods and to the specifications of the local government. (Local Government)
13. Uniform fencing being constructed along the boundaries of all of the proposed lots abutting Public Open Space. (Local Government)
14. Engineering drawings and specifications are to be submitted, approved, and subdivisional works undertaken in accordance with the approved plan of subdivision, engineering drawings and specifications, to ensure that those lots not fronting an existing road are provided with frontage to a constructed road(s) connected by a constructed road(s) to the local road system and such road(s) are constructed and drained at the landowner/applicant's cost.



As an alternative, and subject to the agreement of the Local Government the Western Australian Planning Commission (WAPC) is prepared to accept the landowner/applicant paying to the local government the cost of such road works as estimated by the local government and the local government providing formal assurance to the WAPC confirming that the works will be completed within a reasonable period as agreed by the WAPC. (Local Government)

15. All local streets within the subdivision being truncated in accordance with the Western Australian Planning Commission's *Liveable Neighbourhoods* policy. (Local Government)
16. Engineering drawings and specifications are to be submitted and approved, and subdivisional works undertaken in accordance with the approved plan of subdivision, engineering drawings and specifications to ensure that:
  - a) roads that have been designed to connect with existing or proposed roads abutting the subject land are coordinated so the road reserve location and width connect seamlessly and/or
  - b) embayment parking is provided within the/abutting the proposed Public Open Spaceto the satisfaction of the Western Australian Planning Commission.  
(Local Government)
17. A 3 metre high and a 2.4 metre high continuous noise barrier being provided at the locations as shown on the plan date stamped 27 November 2015 (attached) in accordance with the Transportation Noise Assessment report prepared by Lloyd George Acoustics, dated 21 April 2015 to the satisfaction of the Western Australian Planning Commission. (Main Roads Western Australia)
18. A notification, pursuant to Section 70A of the *Transfer of Land Act 1893* is to be placed on the certificate(s) of title of the proposed lot(s) as shown on the plan date stamped 27 November 2015 (attached). Notice of this notification is to be included on the diagram or plan of survey (deposited plan). The notification is to state as follows:  
  
*'The lot/s is/are situated in the vicinity of a transport corridor and is currently affected, or may in the future be affected by transport noise.'*  
(Local Government)
19. Engineering drawings and specifications are to be submitted, approved, and subdivisional works undertaken in accordance with the approved plan of subdivision, engineering drawings and specifications, for the provision of shared paths through and connecting to the application area in accordance with the approved Lots 1001 and 1002 Marmion Avenue Local Structure Plan No.60. The approved shared paths are to be constructed by the landowner/applicant.  
(Local Government)

20. Pursuant to Section 150 of the *Planning and Development Act 2005* and Division 3 of the *Planning and Development Regulations 2009* a covenant preventing vehicular access onto Mitchell Freeway and Romeo Road being lodged on the certificate(s) of title of the proposed lot(s) at the full expense of the landowner/applicant. The covenant is to prevent access, to the benefit of Main Roads Western Australia and the local government, in accordance with the plan dated 27 November 2015 (attached) and the covenant is to specify:  
  
"*No vehicular access is permitted from the Mitchell Freeway reserve and the Romeo Road reserve.*" (Main Roads Western Australia)
21. The land required for the construction of the future Romeo Road and Mitchell Freeway as shown on the plan numbered 1.5576 (attached) is to be set aside as a separate lot for acquisition pending future road requirements.  
(Western Australian Planning Commission)
22. Arrangements being made to the satisfaction of the Western Australian Planning Commission and to the specification of Western Power for the provision of an underground electricity supply to the lot(s) shown on the approved plan of subdivision.  
(Western Power)
23. The transfer of land as a Crown reserve free of cost to Western Power for the provision of electricity supply infrastructure.  
(Western Power)
24. Arrangements being made with the Water Corporation so that provision of a suitable water supply service will be available to the lots shown on the approved plan of subdivision.  
(Water Corporation)
25. Arrangements being made with the Water Corporation so that provision of a sewerage service will be available to the lots shown on the approved plan of subdivision.  
(Water Corporation)
26. The provision of easements for existing or planned future water, sewerage and/or drainage infrastructure as may be required by the Water Corporation being granted free of cost to that body.  
(Water Corporation)

ADVICE:

1. The Residential Design Code Plan date stamped 27 November 2015 has been approved by the WAPC and shall now form part of the Alkimos Agreed Structure Plan No.60. In accordance with the provisions with the provisions of the Alkimos Agreed Structure Plan No.6, any variations to the Residential Design Code Plan will require further approval from the WAPC.



2. With regard to Condition 11, provisions of section 153 of the *Planning and Development Act 2005* provide that arrangements can be made, subject to further approval of the Western Australian Planning Commission, for a cash-in-lieu contribution by the landowner/applicant to the local government.
3. With regard to Condition 12, the development is to include full earthworks, basic reticulation, grassing of key areas, and pathways that form part of the overall pedestrian and/or cycle network.
4. The applicant/landowner is advised that with respect to the Mitchell Freeway road reserve:
  - a) No earthworks are to encroach onto the road reserve.
  - b) No stormwater drainage is to be discharged onto road reserve.
  - c) The applicant shall make good any damage to the existing verge vegetation within the Mitchell Freeway road reservation, at the full expense of the applicant.
5. The Department of Fire and Emergency Services (DFES) advises that historical research has revealed that during the past 100 years, former elements of the Australian Defence Forces may have conducted training and/or operational activities within or close to the area of the proposed subdivision. It is possible that as a result of these activities, the subject area may contain unexploded ordnance (UXO). Whilst it is considered that the possible risk from UXO on the land subject to this approval is minimal, an absolute guarantee that the area is free from UXO cannot be given. Should, during subdivisional works, or at any other time, a form or suspected form of UXO be located, DFES has advised that the following process should be initiated:
  - a) do not disturb the site of the known or suspected UXO;
  - b) without disturbing the immediate vicinity, clearly mark the site of the UXO;
  - c) notify Police of the circumstances/situation as quickly as possible; and
  - d) maintain a presence near the site until advised to the contrary by a member of the WA Police Service or Defence Forces.

Further advice on this issue may be obtained by contacting the Unexploded Ordnance Unit, Department of Fire and Emergency Services.
6. In regard to Condition 22, Western Power provides only one underground point of electricity supply per freehold lot.





7. In regard to Conditions 24 and 25, the landowner/applicant shall make arrangements with the Water Corporation for the provision of the necessary services. On receipt of a request from the landowner/applicant, a Land Development Agreement under Section 83 of the *Water Services Act 2012* will be prepared by the Water Corporation to document the specific requirements for the proposed subdivision.

A handwritten signature in black ink, appearing to read "Kerrine Blenkinsop".

Kerrine Blenkinsop  
Secretary  
Western Australian Planning Commission  
7 December 2015













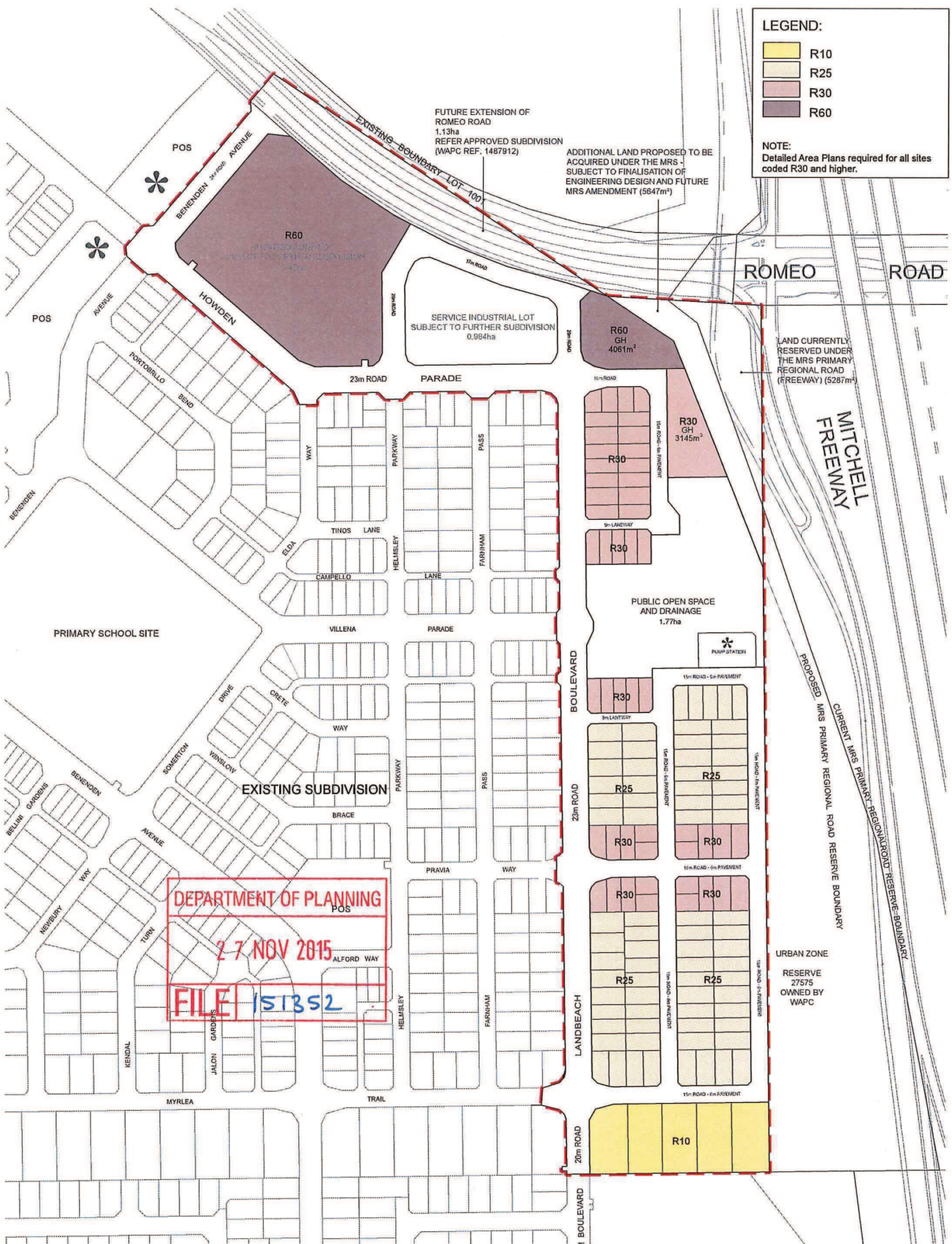
DATE: 06.11.2015

THIS DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS COMPILED AND IN ACCORDANCE WITH THE TERMS OF ENGAGEMENT FOR THE COMPLETION AND/OR USE OF THIS DOCUMENT IN ANY FORM WHATSOEVER PROVIDED.

**NOISE BARRIER**  
**DAP-POS (Con 9)**

**RESTRICTED VEHICLE ACCESS Condition 20**  
**DAP-NOISE + NOTIFICATION (Condition 9, 18)**





CODING PLAN  
PT LOT 9027 SANTORINI PROMENADE /  
ROMEO ROAD, ALKIMOS

DATE: 6th NOVEMBER 2015

THE DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS COMMISSIONED AND IN ACCORDANCE WITH THE TERMS OF ENGAGEMENT FOR THE COMMISSION. UNAUTHORISED USE OF THIS DOCUMENT IN ANY FORM WHATSOEVER IS PROHIBITED.



COTERRA  
ENVIRONMENT

## **APPENDIX C - LETTER OF AUTHORITY**

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Department of Biodiversity,  
Conservation and Attractions



Your ref: LWPTRI07q  
Our ref: PRS 42603  
Enquiries: Michael Roberts  
Phone: 9303 7755  
Email: Michael.Roberts@dbca.wa.gov.au

Clearing Regulation Branch  
Department of Water and Environmental Regulation  
Locked Bag 33  
Cloisters Square  
PERTH WA 6850

Dear Sir/Madam

**LETTER OF AUTHORITY – CLEARING WITHIN RESERVE 27575, ALKIMOS**

I confirm that the Department of Biodiversity, Conservation and Attractions (DBCA) provides authority for Northern Corridor Developments Ltd to submit a clearing application for a 0.17ha clearing footprint within Reserve 27575, Alkimos. The department notes that the portion of this reserve located to the west of the Mitchell Freeway road reserve within Alkimos is the subject of a Western Australian Planning Commission (WAPC) rezoning and excision process to remove this land from Neerabup National Park and subsequently transfer this land to Northern Corridor Developments for residential development. The formal process to excise this land from the park has yet to be finalised and accordingly the department remains the land manager of this land. In this instance the department has no objection to the lodgement of a clearing application to permit the clearing associated with a small amount of roadside batter spilling into the park.

Please contact Michael Roberts at Parks and Wildlife Service's Swan Coastal District on 9303 7755 or by email at michael.roberts@dbca.wa.gov.au if you have any queries regarding this advice.

Yours faithfully

Mark Cugley  
DISTRICT MANAGER

21 May 2018





Department of Biodiversity,  
Conservation and Attractions



### REGULATION 4 LAWFUL AUTHORITY

#### A LAWFUL AUTHORITY APPLICABLE TO REGULATION 4 OF THE CONSERVATION AND LAND MANAGEMENT REGULATIONS 2002

Pursuant to the provisions of regulation 4(1) of the Conservation and Land Management Regulations 2002 (the Regulations) this notice (the Authority) gives “lawful authority” to the person named thereon (the authority holder) to undertake or perform the activity described under “Purpose” (below), that would otherwise be unlawful under the regulations cited in this authority.

#### AUTHORITY HOLDER DETAILS

**Name:** NORTHERN CORRIDOR DEVELOPMENTS LTD (C/O LWP PROPERTY GROUP)

**Address:** Level 2, 1060 Hay Street, West Perth, Western Australia, Australia

**Phone:** 9297 9900

**Purpose:** Under Regulations 35 and 35A (1) of the Conservation and Land Management Regulations 2002 this permit authorises the licensee/authority holder to clear vegetation associated with the development of a roadside batter on the applicant’s land spilling into Reserve 27575.

**Application:**

The following areas of CALM Land shall be “approved CALM land” for the purposes of this Authority, between the dates specified: -

**Neerabup National Park (R27575)**

between:

**21/05/2018 and 21/05/2019 or sooner if revoked.**

*Mark Cugley*

**Mark Cugley  
District Manager**

DATE OF ISSUE 21/05/2018

# COTERRA ENVIRONMENT

Level 3, 25 Prowse Street  
West Perth WA 6005

T (08) 9381 5513

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