



CLEARING PERMIT

Granted under section 51E of the Environmental Protection Act 1986

Purpose Permit number:	CPS 8094/1
Permit Holder:	Northern Corridor Developments Ltd
Duration of Permit:	13 October 2018 to 13 October 2023

The Permit Holder is authorised to clear native vegetation subject to the following conditions of this Permit.

PART I – CLEARING AUTHORISED

1. Purpose for which clearing may be done

Clearing for the purpose of constructing road batters.

2. Land on which clearing is to be done

Lot 587 on Deposited Plan 69319, Neerabup (Reserve 27575)

3. Area of Clearing

The Permit Holder must not clear more than 0.1 hectares of native vegetation within the area hatched yellow on attached Plan 8094/1.

4. Application

This Permit allows the Permit Holder to authorise persons, including employees, contractors and agents of the Permit Holder, to clear native vegetation for the purposes of this Permit subject to compliance with the conditions of this Permit and approval from the Permit Holder.

Part II – Management Conditions

5. Avoid, minimise and reduce the impacts and extent of 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:

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

6. 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*:

- clean earth-moving machinery of soil and vegetation prior to entering and leaving the area to be cleared;
- ensure that no *dieback* or *weed*-affected soil, *mulch*, *fill* or other material is brought into the area to be cleared; and
- restrict the movement of machines and other vehicles to the limits of the areas to be cleared.

PART III - RECORD KEEPING AND REPORTING

7. Records must be kept

The Permit Holder must maintain the following records in relation to the clearing of native vegetation authorised under this Permit:

- (a) the location where the 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;
- (b) the date that the area was cleared;
- (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 5 of the Permit.
- (e) details of dieback and weed activities undertaken in accordance with condition 6.

8. Reporting

The Permit Holder must provide to the CEO the records required under condition 7 of this Permit, when requested by the CEO.

DEFINITIONS

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

CEO: means the Chief Executive Officer of the Department responsible for the administration of the clearing provisions under the *Environmental Protection Act 1986*;


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

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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Abbie Crawford
MANAGER
NATIVE VEGETATION REGULATION






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

14 September 2018

Plan 8094/1



Legend

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



1:3,770

(Approximate when reproduced at A4)

GDA 94 (Lat/Long)

Geocentric Datum of Australia 1994

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Abbie Crawford Date: 2018.09.14 14:39:42 +08'00'

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



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Clearing Permit Decision Report

1. Application details

1.1. Permit application details

Permit application No.: 8094/1
Permit type: Purpose Permit

1.2. Applicant details

Applicant's name: Northern Corridor Developments Ltd

Application received date: 05 June 2018

1.3. Property details

Property: LOT 587 ON PLAN 69319, NEERABUP
Local Government Authority: WANNEROO, CITY OF
Localities: NOWERGUP

1.4. Application

Clearing Area (ha)	No. Trees	Method of Clearing	Purpose category:
0.1	0	Mechanical Removal	Road construction or upgrades

1.5. Decision on application

Decision on Permit Application: Grant
Decision Date: 13 September 2018

Reasons for Decision: The clearing permit application has been assessed against the clearing principles, planning instruments and other matters in accordance with section 51O of the *Environmental Protection Act 1986* (EP Act). It has been concluded that the proposed clearing may be at variance to principle (h) and is not likely to be at variance to the remaining principles.

The Delegated Officer also considered that that the portion of Reserve 27575 that contained the application area is subject to a Western Australian Planning Commission rezoning and excision process to remove it from the Neerabup National Park and subsequently transferred to Northern Corridor Developments for residential development.

After consideration of the above, the Delegated Officer determined to grant a clearing permit subject to avoid and minimise and weed and dieback management conditions.

2. Site Information

Clearing Description The application is to clear 0.1 hectares of native vegetation within Lot 587 on Plan 69316, Neerabup (Reserve 27575), for the purpose of a road batter for the adjacent Trinity residential estate subdivision road (figure 1).

Vegetation Description The mapped Heddl vegetation complex is Cottesloe Complex-Central And\South which is described as woodland and open forest and closed heath (Heddl et al. 1980).

Vegetation Condition Very Good: Vegetation structure altered; obvious signs of disturbance (Keighery 1994);
To
Degraded: Structure severely disturbed; regeneration to good condition requires intensive management (Keighery, 1994).

Soil type Sand - Pale and olive medium to coarse grained, sub-angular quartz with trace of feldspar, moderately sorted of yellow, residual origin (Coterra Environment, 2018).



Figure 1: Application area hatched in blue

3. Assessment of application against clearing principles

The application is to clear 0.1 hectares of native vegetation within Lot 587 on Plan 69316, Neerabup (Reserve 27575), for the purpose of a road batter for the adjacent Trinity residential estate subdivision road and is unlikely to have any significant environmental impacts.

The clearing footprint is 0.17 hectares in size with 0.1 hectares containing vegetation consisting of *Banksia sessilis* closed scrub. Approximately 0.06 hectares within the northern portion of the application area occurs in a very good (Keighery, 1994) condition, the remainder of the area is in a degraded (Keighery, 1994) condition (Coterra Environment, 2018).

A flora survey undertaken of the application area and adjacent Trinity estate in spring 2004, did not identify any rare or priority flora species, priority ecological communities or threatened ecological communities within the application area (Coterra Environment, 2018).

The application area has been impacted by weed encroachment and edge effects from the adjacent subdivision and has been impacted by clearing for firebreaks and unauthorised access (Coterra Environment, 2018). The application area is adjacent to a large remnant (greater than 550 hectares) of similar vegetation as the application area, in better condition. Given this and the relatively small size of the application area, the proposed clearing is not likely to impact on rare or priority flora habitat, a priority or threatened ecological community or significant fauna habitat and is not likely to be classified as clearing a significant remnant within a highly cleared landscape.

The application area falls within the Neerabup National Park and Bush Forever site 383: Neerabup National Park, Lake Gnowergup Nature Reserve and Adjacent Bushland, Neerabup. The application area falls along the western edge of this conservation area. Given this, clearing the vegetation under application has the potential to increase the spread of weeds and dieback into this conservation area. Weed and dieback management practices are likely to limit this risk.

The application area falls within a north to south ecological linkage associated with Neerabup National Park and the Bush Forever site. Given the location of the application area along the western boundary of the National Park and the long and relatively small area (0.1 hectares) of the proposed clearing, it is not considered likely for the proposed clearing to fragment or impact the effectiveness of this linkage.

As no wetlands or watercourses are mapped within the application area and given its linear nature and that the application area is adjacent to remnant vegetation, the proposed clearing is not likely to impact on riparian vegetation, contribute to or cause land degradation, deteriorate the quality of ground water or surface water and is not likely to cause or exacerbate flooding.

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

Planning instruments and other relevant matters.

The application area falls within Reserve 27575 and is expected to be fragmented from the Neerabup National Park by the Mitchell Freeway alignment which is yet to be constructed.

The Department of Biodiversity Conservation and Attractions (DBCA) has advised that the portion of Reserve 27575 located to the west of the Mitchell Freeway road reserve that contains the area proposed to be cleared, is subject of a Western Australian Planning Commission rezoning and excision process to be removed from the Neerabup National Park and subsequently transferred to Northern Corridor Developments for residential development. The formal process to excise this land from the park has yet to be finalized (DBCA, 2018).

DBCA has approved a Regulation 4 Lawful Authority application to allow clearing for the purpose of roadside batter within Reserve 27575 in accordance with the *Conservation and Land Management Regulations 2002*. In addition, DBCA has provided written permission for Northern Corridor Developments to lodge the clearing application within Reserve 27575.

The clearing permit application was advertised on the DWER website on 14 June 2018 with a 21 day submission period. No public submissions have been received in relation to this application.

Department of Planning, Lands and Heritage (DPLH) (2018) advised that 150 hectares of land east of the Mitchell freeway alignment including the area under application is planned to be excised out of the Neerabup National Park and the Bush Forever designation over this area will be removed in due course and a land exchange between the DPLH and Northern Corridor Developments will ensure.

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

4. References

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.

Coterra Environment (2018) Clearing Permit Application Supplementary Report, Reserve 27575, Alkimos, June 2018. DWER ref A1690519

DBCA (2018) Letter of Authority – Clearing within Reserve 27575, Alkimos. For clearing application CPS 8094/1. Department of Biodiversity, Conservation and Attractions. DWER ref A1690519

DPLH (2018) Bush Forever advice for clearing permit application CPS 8094/1 – Northern Corridor Developments. Department of Planning, Lands and Heritage. DWER ref A1690539

GIS Databases:

- Hydrography, linear
- Hydrography, hierarchy
- DBCA tenure
- Bush Forever
- SAC bio datasets accessed August 2018
- Virtual mosaic
- Aboriginal sites register system