



Appendix A

Clearing permit offset proposal form

Environmental Protection Act 1986

1. Occupier's details	
Date: Clearing permit application number:	CPS [Redacted]
Applicant:	Western Australian Land Authority
Phone numbers:	[Redacted]
Email:	[Redacted]
Contact person or environmental specialist:	
Name:	[Redacted]
Company:	[Redacted]
Phone numbers:	[Redacted]
Email:	[Redacted]
Environmental specialist's qualifications or equivalent, and relevant experience:	[Redacted]
Purpose of clearing:	Industrial development
Land details of the clearing application area:	Part Lot 2001 Pederick Rd Neerabup
Total area of the proposed clearing (hectares):	6.21 ha

2. Proposed on site mitigation (if applicable)	
Area (ha) / number of trees to be planted:	[Redacted]
Other on ground management actions proposed:	[Redacted]
Future tenure and/or zoning: (e.g. a conservation covenant will be placed on the certificate of title after sand mining and rehabilitation is undertaken)	[Redacted]

Estimated future vegetation condition (Keighery scale):	
Proposed commencement date of rehabilitation and revegetation:	
Proposed completion date of rehabilitation and revegetation: (date by which the benefit for the species/vegetation community impacted has been achieved)	
Is a revegetation plan attached?	
Is the spatial data for the location of on site mitigation provided (ESRI shapefile format)?	
Estimated cost of mitigation (on site rehabilitation and revegetation):	

3: Proposed offset site (off site location)	
Land details:	Lot 1 Wannamal Rd West, Mindarra
Area (ha) or number of trees at site prior to offset being undertaken:	49.3 ha
Type of offset: (rehabilitation and revegetation, on ground management or land acquisition)	Land acquisition and on-ground management
Current scheme zoning: (region or local scheme)	Rural
Are there any development approvals? (for example, extractive industry license or <i>Environment Protection and Biodiversity Conservation Act 1999</i> approval)	No
Future tenure and/or zoning: (e.g. proposed to change local council reserve from recreation to conservation purposes)	Nature Reserve for the purpose of conservation of flora and fauna
Current vegetation condition (Keighery scale):	Very Good to Excellent
Future predicted vegetation condition, if rehabilitation and revegetation or other on ground management are being carried out as part of the offset proposal (Keighery scale):	Very Good to Excellent
Proposed commencement date of rehabilitation and revegetation and/or other on ground management:	13 August 2019

Proposed completion date of rehabilitation and revegetation and/or other on ground management: (date by which the benefit for the species/vegetation community impacted has been achieved)	August 2039
Proposed date of land acquisition or method of securing the tenure of the site:	August 2019
Is the environmental survey of the offset site attached?	No
Is a revegetation plan attached (if required)?	NA
Is the spatial data for the location of the offset site provided (ESRI shapefile format)?	Yes
Is the spatial data for the environmental survey of the offset site provided (ESRI shapefile format) (vegetation condition and type, locations of habitat trees)	NA
Estimated cost of the offset:	

4. Information demonstrating that the offset policy principles have been addressed (if you require more space for this section, please attach separate documents)

1.Environmental offsets will only be considered after avoidance and mitigation options have been pursued.
 Please explain how the significant impacts of the project (as identified by DER or DMP in the preliminary assessment report provided to the applicant) have been avoided and/or minimised. You should explain how each of the mitigation hierarchy steps (avoid, minimise, rehabilitate) have been applied to address each significant impact (that is, each clearing principle that is at variance), from the original proposed clearing application area through to the current proposed clearing application area. Offsets are only applied to the significant residual impact that remains after these steps have been taken.

Please see attached clearing application for detail of avoidance and mitigation measures.

2. Environmental offsets will be cost-effective, as well as relevant and proportionate to the significance of the environmental value being impacted.

You should explain how the proposed offset will address each of the impacts described under the biodiversity related clearing principle(s) that the application is at variance to (as outlined in the DER or DMP preliminary assessment report provided to the applicant). Under each principle at variance, you should provide information on each environmental value that may be removed or decline as a result of the clearing and how the offset will provide equivalent or better replacement for these values (e.g. fencing the site, other habitat provided, etc.)

It is preferable that the design of an offset leads to a net gain in size, density and diversity of native vegetation and an overall improvement in the condition of the natural environment and the specific environmental values requiring offsetting. Please include information on how your offset has given consideration to ecosystem function, rarity, connectivity, vegetation condition, habitat quality and the type of ecological community cleared.

The requirement for 'equivalent or better replacement' is the key to successfully addressing this offset principle. For example, if breeding habitat (trees with hollows) for Carnaby's cockatoo is cleared then it is not appropriate to propose feeding habitat as an offset.

You may also provide information detailing expertise and demonstrated success in rehabilitation of the same vegetation type.

The Offsets calculator has been used to calculate the offset requirements for significant residual impacts. At the time of purchase DBCA reported the vegetation to be in Very Good to Excellent condition.

3. Environmental offsets will be based on sound environmental information and knowledge.

Describe how the environmental specialist has been involved in the design of the offset proposal and how and when an environmental specialist will be involved in the implementation and monitoring of the offset.

An environmental specialist means a person who is engaged by the permit holder for the purpose of providing environmental advice, who holds a tertiary qualification in environmental science or equivalent, and has experience relevant to the type of environmental advice that is required under the clearing permit and offset proposal.

You must describe the methodology for determining the components of an offset proposal. For example, this may include the identification of a suitable site based on landform, soil, proximity, species composition and relationship to the environmental values impacted.

If your offset includes rehabilitation and revegetation, please provide evidence of how the completion criteria were determined as appropriate and evidence of your ability to successfully meet those criteria. (Note. You may refer to the revegetation plan rather than repeat information)

The advanced offset package was facilitated by Department of Parks and Wildlife (now DBCA) in 2019, based on the advice of Departmental experts.

4. Environmental offsets will be applied within a framework of adaptive management.

Adaptive management involves defining the problem, establishing goals, implementing the action (including monitoring plans), evaluating the results and adapting in response to new information. For environmental offsets, this principle primarily relates to rehabilitation and revegetation or on ground management of native vegetation.

An adaptive management approach requires that contingency measures are in place to respond if monitoring determines an offset is not on track to meet completion criteria.

You should briefly describe the following (detailed information should be provided in the revegetation plan):

- Objectives
- Brief description of how the offset will be implemented (including timeframes)
- Monitoring techniques and timeframes
- Contingencies (e.g. monitoring results may trigger infill planting to ensure rehabilitation is successful).

Vegetation quality will be maintained at the offset site.

This has been achieved through installation of gates and fencing (completed) and maintenance of fencing and firebreaks (on-going).

5. Environmental offsets will be focused on longer term strategic outcomes.

Before an offset can be approved, you must ensure that any other licences or approvals that are required have been obtained, and provide evidence of these. Examples include a letter of support from the landowner of an offset acquisition, a copy of the applicant's licence to collect seed or a licence to relocate fauna.

Explain what management processes will be implemented to ensure that there is an environmental benefit achieved over the longer term. You must be able to demonstrate that the tenure of the offset is secure and provides a long term conservation benefit for the environmental value/s impacted by the clearing. For example, an offset may be based on the types of actions proposed in a species recovery plan but additional to work already undertaken by the Department of Parks and Wildlife or land manager and not part of normal responsibilities.

The advanced offset land parcels that include Lot 503 Wannamal Rd West Mindarra were identified by, and are now held in freehold by, DBCA. DevelopmentWA understands that DBCA intends to vest these land parcels in the Conservation Commission.

The land parcels were purchased as part of a DBCA initiative to establish a 'significant conservation corridor for Carnaby's Black Cockatoos' extending from the Boonanarring Nature Reserve to the Moore River.

5. Ongoing commitments and consultation	
<p>Monitoring commitment (including costs): (Note: you may refer to the revegetation plan here, if applicable, rather than repeat information.)</p>	<p>DevelopmentWA will undertake monitoring to ensure that vegetation quality within the offset site is maintained.</p>
<p>Management commitment (including costs): (Note: you may refer to the revegetation plan here, if applicable, rather than repeat information.)</p>	<p>Ongoing management of access and fire risk.</p>
<p>Agencies or other organisations consulted and submissions received:</p>	<p>DBCA was been involved in the identification and facilitation of purchase of the site and undertakes on-going management activities.</p>

6. Other	
<p>Please note that contaminated site/s classified under the <i>Contaminated Sites Act 2003</i> (past refuse disposal facilities, maintenance yards) are not considered to be suitable offset sites</p>	<p><input checked="" type="checkbox"/> Noted</p>
<p>You must ensure all laws are complied with (e.g. <i>Native Title Act 1993</i>) and that necessary approvals are obtained (e.g. from landowner/s on which the offset will occur in the event that the subject land is not vested with the applicant) prior to submission.</p>	<p><input checked="" type="checkbox"/> Noted</p>
<p>The agreed offset proposal document and revegetation plan may be published on the WA Environmental Offsets Register.</p>	<p><input checked="" type="checkbox"/> Noted</p>