



Application for new permit or referral to clear native vegetation

This is the form to submit a referral of proposed clearing or apply for a clearing permit under Part V of the *Environmental Protection Act 1986* (EP Act).

Before you submit this form, please check you have completed all the fields for the form type and fully prepared any required supporting documents (maps etc.). The Department of Water and Environmental Regulation (DWER) or Department of Energy, Mines, Industry Regulation and Safety (DEMIRS) will return/decline any forms that are not correctly completed.

To find out more about the stages of assessment for clearing permit forms, see the [Procedure: Native vegetation clearing permits](#).

Part 1 – Form type

<p>Select your form type.</p> <p>Note: Where appropriate in this form, and unless stated otherwise, the terms ‘application’ and ‘applicant’ also mean ‘referral’ and ‘referrer’ respectively.</p>	<p><input checked="" type="checkbox"/> Referral of proposed clearing (section 51DA of the EP Act)</p> <p><input type="checkbox"/> Application for an area permit (section 51E of the EP Act)</p> <p><input type="checkbox"/> Application for a purpose permit (section 51E of the EP Act)</p>
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<p>Which department are you submitting this form to?</p> <p>If the clearing is for mineral and petroleum activities authorised under the <i>Mining Act 1978</i>, the various petroleum Acts, and/or a State Agreement with areas covered by either mineral or petroleum tenure granted under one of the abovementioned Acts, select ‘Department of Energy, Mines, Industry Regulation and Safety’.</p> <p>For all other clearing activities, select ‘Department of Water and Environmental Regulation’.</p>	<p><input type="checkbox"/> Department of Energy, Mines, Industry Regulation and Safety</p> <p><input checked="" type="checkbox"/> Department of Water and Environmental Regulation</p>
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Part 2 – Applicant details

2.1 Applicant name

<p>For area permits: If granted, the name(s) of (all) landowner(s) will be listed as 'permit holders' on the permit.</p> <p>For purpose permits: If granted, the name(s) of (all) applicant(s) will go on the permit.</p>	<input type="checkbox"/> Applying as an individual – complete the following:	
	Title	<input type="checkbox"/> Mr <input type="checkbox"/> Mrs <input type="checkbox"/> Ms <input type="checkbox"/> Other:
	Name(s)	
	<input type="checkbox"/> Applying as a body corporate or other entity formed at law – complete the following:	
	Name	
	Australian Company Number (ACN)	
<input checked="" type="checkbox"/> Applying as a government entity (e.g. government department, local government authority, or other statutory body)		
Name	DevelopmentWA	

2.2 Applicant contact details

Provide the contact details for the above (primary contact).

Title	
First name	
Last name	
Position	
Company name	
Phone number	
Email address	

2.3 Applicant contact postal details

Provide the postal address for the above individual, body corporate or local government authority (primary contact).

Address line 1	
Address line 2	

Suburb	
State	

2.4 Applicant contact – registered business address

If applying as a company, incorporated body, local government authority or public authority, please also supply the registered business office address.

Address line 1	
Address line 2	
Suburb	
State	
Phone number	

2.5 Electronic correspondence consent

DWER/DEMIRS prefer to send all correspondence via email. We request that you consent to receiving all correspondence relating to instruments and notices under Part V of the EP Act via email. Please indicate your consent in this section of the form.

I consent that all written correspondence between myself (the applicant) and DWER/DEMIRS (as applicable) about the subject of this form will be exclusively via email, using the email address provided above.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
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2.6 Contact details for enquiries

If different from the applicant's contact details, enter the contact details of a person with whom DWER/DEMIRS should liaise with (e.g. a consultant).

Same as applicant's contact details	Yes No
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If 'No' – complete the following:

Title	
Contact name	
Position (if applicable)	
Company name (if applicable)	
Phone number	

Email address	
Business or postal address line 1	
Business or postal address line 2	
Suburb	
State	

Part 3 – Land details

- You must accurately describe the location of the land where your clearing is proposed.
- Provide copies of associated documents registered against the Certificate of Title (limitations, interests, encumbrances or notifications) where the clearing may impact them (i.e. caveats within freehold Lots).
- If you have a large number of properties, please provide the relevant details for each property in a separately attached supporting document.

I have a large number of properties and have given the relevant details in an attached supporting document.	<input type="checkbox"/> Yes – skip to Part 4 <input checked="" type="checkbox"/> No
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If 'No' – complete the following:

Land description Provide the following details, as applicable, for all properties: – volume and folio number – lot or location number(s) – crown lease or reserve number – pastoral lease number – mining tenement number	<ul style="list-style-type: none"> • Gordan Road reserve (Land ID: 3148313), Greenfields. City of Mandurah. • Lakes Road reserve (Land ID: 3148312 and 3779932), Greenfields. City of Mandurah. • Lakes Road reserve (Land ID: 3779933), Greenfields. Shire of Murray. • 791 Lakes Road (Lot on Plan: P419681 1604; Land ID: 30107091), Stake Hill. Shire of Murray. 		
Street address – Line 1			
Street address – Line 2			
Suburb			
State		Postcode	
Local government area(s)	City of Mandurah and Shire of Murray		
Land zoning	Under the Metropolitan Region Scheme, the Gordan Road and Lakes Road reserves are zoned as 'Other regional roads'. 791 Lakes Road is zoned 'Rural'.		

Part 4 – Relationship to landowner

Tell us which of the following options best describes you as the person completing and submitting this form. If you are filling out this form on behalf of the applicant, answer this question as though you are the applicant.

Proof of ownership may include:

- a certificate of title
- a pastoral or mining lease
- public authority that has care, control or management of the land
- other form of lease, land tenure or specific arrangement.

Relationship to landowner (select one of the following options)	Complete the following
<input type="checkbox"/> I am the landowner	<input type="checkbox"/> Attach proof of ownership
<input type="checkbox"/> I am lodging a form on behalf of the landowner (e.g. a consultant)	<input type="checkbox"/> Attach proof of ownership
<input type="checkbox"/> I am acting on the landowner's behalf and will be jointly responsible for the clearing permit (i.e. joint form)	<input type="checkbox"/> Attach proof of ownership <input type="checkbox"/> Attach a letter, in which the landowner authorises you to act on their behalf and acknowledge they will be jointly responsible for the clearing permit
<input type="checkbox"/> I am likely to become the landowner	<input type="checkbox"/> Attach evidence of the pending transfer of ownership, including details of current proprietor on certificate of title, and/or contract of sale ('offer and acceptance')
<input checked="" type="checkbox"/> I will undertake the clearing activities with the landowner's authority and will be the permit holder	<input type="checkbox"/> Attach proof of ownership <input checked="" type="checkbox"/> Attach a letter, in which the landowner authorises you to access and clear native vegetation within the property(ies) as detailed in section 3.1 (if the applicant is not the landowner)
<input type="checkbox"/> I am a person with multiple land parcels within which clearing is proposed	<input type="checkbox"/> Attach proof of ownership and/or <input type="checkbox"/> Attach letters, in which the landowner authorises you to access and clear native vegetation within the properties as detailed in section 3.1 (if the applicant is not the landowner)
<input type="checkbox"/> I will undertake the clearing activities through the exercise of power conferred by different legislation (e.g. the <i>Energy Operators (Powers) Act 1979</i>)	<input type="checkbox"/> Provide relevant legislative details:

Part 5 – Proposed clearing

<p>Select which map type(s) you will attach with your form.</p> <p>Note: DWER/DEMIRS will decline/return forms (as applicable) if you do not provide sufficient information for this question.</p>	<ul style="list-style-type: none"> <input checked="" type="checkbox"/> An ESRI shapefile with the following properties (preferred) <ul style="list-style-type: none"> • Geometry type: polygon shape • Coordinate system: Geocentric Datum of Australia (GDA) 2020 (geographic latitude/longitude) • Datum: GDA 2020 <input checked="" type="checkbox"/> An aerial photograph or map with a north arrow, clearly marking the proposed clearing area <p>Note:</p> <ul style="list-style-type: none"> • An ESRI shapefile must use one of the following filename extensions: .shp, .shx, .dbf, and/or .prj • You must provide an ESRI shapefile if the form requires an assessment under an <i>Environment Protection and Biodiversity Conservation Act 1999</i> (Cth) (EPBC Act) accredited process. See Part 8 of this form for more information.
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5.1 Maps and/or spatial data

5.2 Size

- If you propose to clear a patch(es) of vegetation, enter a hectare value for the total size of the area (mark number of trees as zero). For example, “clearing of 5 hectares”.
- If you propose to clear only individual trees (i.e. the shrubs, grasses, groundcover plants will remain intact), provide the number of trees. For example, “clearing of 10 trees”. If any shrubs, grasses, and/or groundcover plants **may** be damaged in the clearing process, enter the total area only.
- If you propose to clear an area of native vegetation within a larger footprint, enter the hectare value for the total size of the area to be cleared (mark number of trees as zero) and the size of the footprint. For example, 5 hectares of clearing within a 10-hectare footprint. This option is only available for purpose permit applications.
- Enter values for **both** number of trees and the size of the area **only if** you are clearing individual trees in one area **and** a patch of vegetation in a different area.
- Please note the following area conversions/calculations:

1 hectare = 10,000 m ²	Area of circle = 3.14 x radius ²
1 acre = 0.4 hectares/4,000 m ²	Area of a rectangle = length x width
1 tree = 0.01 hectares/100 m ²	Area of a triangle = ½ length x perpendicular height

<p>Total area of clearing proposed (hectares)</p>	<p>Clearing of 0.02 ha of emergent vegetation (Figure A, pages 1 and 6).</p> <p>There are 0.36 ha of planted trees and shrubs mapped within the proposed clearing area (Figure A, pages 1 to 4). Because this vegetation is comprised of planted</p>
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	<p>species, it does not meet the definition of native vegetation under the EP Act.</p> <p>There is 0.02 ha of remnant tuart canopy mapped within the proposed clearing area (Figure A, page 4). The tree canopy will remain intact. Only the degraded understorey of introduced species will be subject to disturbance.</p>
Footprint of clearing (hectares) (purpose permit only)	0.02 ha of emergent vegetation (Figure A, pages 1 and 6)
Number of individual trees to be cleared	1 dead tree (Figure A, page 5)

Note: Calculate the area of a tree based on the area encompassed by the tree's drip line; that being the outermost circumference of the tree's canopy.

5.3 Purpose

<p>Provide the reason for proposed clearing (e.g. road construction, grazing and pasture, hazard reduction, horticulture, timber harvesting etc.).</p> <p>If applicable, provide any additional project overview or explain in detail the activities on the property (e.g. provide context of work proposed and describe how clearing will contribute to overall work activities onsite etc.).</p>	To facilitate the installation of sewer infrastructure to the Peel Business Park.
Specify what the final land use will be after clearing	The sewer infrastructure will primarily be installed within road reserve. It is anticipated that an easement will be created for the sewer infrastructure to facilitate ongoing Water Corporation management.

5.4 Method

Proposed method of clearing (i.e. burning, cutting, draining, flooding, grazing, mechanical clearing/bulldozing or other – specify)	Mechanical clearing
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5.5 Timeframe

Period within which you propose to do the clearing (e.g. 1/7/2022 to 30/8/2024)	<p>Start date: 14 June 2024</p> <p>End date: 13 June 2025</p>
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Note: The clearing referral process is not suitable for any clearing that is expected to take longer than two years.

5.6 Pre-application scoping

Historic clearing of native vegetation in the Swan Coastal Plain and Avon Wheatbelt [Interim Biogeographic Regionalisation for Australia](#) (IBRA) bioregions has been extensive. DWER/DEMIRS strongly recommends a pre-application meeting if you propose to clear native vegetation within these bioregions.

Do you propose to clear native vegetation within the Swan Coastal Plain or Avon Wheatbelt bioregions?	<input type="checkbox"/> Yes – complete section below		
	<input type="checkbox"/> I have had a pre-application meeting with DWER/DEMIRS		
	<table border="1"><tr><td>Insert date of meeting and officer name(s):</td><td></td></tr></table>	Insert date of meeting and officer name(s):	
	Insert date of meeting and officer name(s):		
<input type="checkbox"/> I have contacted DWER/DEMIRS in relation to a pre-application meeting and been advised that a meeting is unnecessary in this case.			
	<table border="1"><tr><td>Insert date of conversation and officer name(s):</td><td></td></tr></table>	Insert date of conversation and officer name(s):	
Insert date of conversation and officer name(s):			
	<input type="checkbox"/> I have not had a pre-application meeting with DWER/DEMIRS. I understand that this may increase the likelihood of requests for further information and/or delays in assessment.		
	<input checked="" type="checkbox"/> No – proceed to next question.		

Part 6 – Mitigation hierarchy

6.1 Avoidance and mitigation

Explain how you have, or will, put avoidance and mitigation measures in place to eliminate, reduce, or otherwise mitigate the need for and scale of the proposed clearing of native vegetation.

Attach supporting documents to substantiate your explanation.

Your explanation should demonstrate you have planned the project so that the least clearing possible is to be undertaken. The following questions may help you frame your explanation:

- Why did you select this location and amount of clearing?
- What alternatives to clearing – e.g. engineering solutions – did you consider? (Attach design drawings where applicable)
- What changes, if any, did you make to the location or amount of clearing to reduce the impacts of the clearing?

Note: If you do not demonstrate adequate efforts to avoid and mitigate clearing, DWER/DEMIRS will ask you to do so during the validation of this application. Offsets will only be considered by DWER/DEMIRS as a last resort, once avoidance and minimisation measures have been clearly demonstrated.

Provide the avoidance details (e.g. retention of vegetation on property)

The Peel Business Park (former Lot 600 Lakes Road, Stake Hill) required the delivery of trunk services infrastructure (sewer, power, and water) between Gordon Road, Parklands, in the City of Mandurah to Paterson Road, Nambeelup, in the Shire of Murray to support future industrial development.

A clearing permit application for the infrastructure alignment was prepared in March 2018. Clearing permit (CPS 8037/1) was subsequently approved by DWER in September 2018. CPS 8037/1 allowed for the clearing of up to 3.015 ha of native vegetation within the approved clearing area. Clearing works were undertaken along Patterson Road between the Peel Business Park and a Western Power substation to facilitate the installation of underground power cabling in 2019 under the CPS 8037/1 approval.

Further negotiation with the Water Corporation to site and construct the sewer and water infrastructure between the Mandurah No. 1 Wastewater Treatment Plant and the Peel Business Park resulted in the need to situate the infrastructure on the eastern side of the Fowler and Fishhawk road reserve. Previous consultation with the Water Corporation had determined the western side of the Fowler and Fishhawk road reserve to be the preferred outcome.

An amendment to clearing permit (CPS 8037/1) application was prepared in February 2020. Clearing permit (CPS 8037/2) was subsequently approved by DWER in August 2020. CPS 8037/2 allowed for the clearing of up to 3.154 ha of native vegetation within the approved clearing area. The spatial area within which native vegetation clearing was undertaken for CPS 8037/2 has been denoted as 'Clearing permit CPS8037/2' in Figure A.

Clearing works were undertaken between Mandurah No. 1 Wastewater Treatment Plant and the Peel Business Park to facilitate the installation of water infrastructure in 2020 under the CPS 8037/1 and CPS 8037/2 approvals. The clearing undertaken under CPS 8037/1 and CPS 8037/2 has been denoted as 'Clearing areas – 2020' in Figure A (*n.b. this is not the full extent of clearing undertaken under CPS 8037/1 and CPS 8037/2*)

A Compliance Report was prepared to May 2021 to assess the environmental performance of the native vegetation clearing works undertaken by DevelopmentWA to facilitate the installation of trunk services infrastructure (power and water) to the Peel Business Park against the record keeping and reporting requirements detailed in Clearing Permit (CPS 8037/2). DevelopmentWA's environmental performance addressed or met the intent of the CPS 8037/1 and CPS 8037/2 clearing permit conditions. Key outcomes from the clearing works included the avoidance of more than half of the native vegetation approved to be cleared under CPS 8037/2.

Development WA has been in ongoing discussions with Water Corporation to finalise the sewer alignment during which time CPS (8037/2) has expired. This clearing referral has been prepared to accommodate the installation of the sewer line along the Water Corporation's final alignment. Most of the native vegetation assessed by previous flora and vegetation surveys (RPS 2018; RPS 2020) undertaken for CPS 8037/1 and CPS 8037/2 has been avoided. The survey area for the Reconnaissance flora and vegetation survey (RPS 2018) is denoted as 'Survey area - 2017' in Figure A. The survey area for the Reconnaissance flora and vegetation survey addendum (RPS 2020) is denoted as 'Additional survey area - 2019' in Figure A. The previous flora and vegetation surveys (RPS 2018; RPS

	<p>2020) have been provided as attachments to this form.</p> <p>There are 0.36 ha of planted trees and shrubs mapped within the proposed clearing area (Figure A, pages 1 to 4). Because this vegetation is comprised of planted species, it does not meet the definition of native vegetation under the EP Act. There is 0.02 ha of remnant tuart canopy mapped within the proposed clearing area (Figure A, page 4). The tree canopy will remain intact. Only the degraded understorey of introduced species will be subject to disturbance. A deviation (90° kink) has been added to the sewer alignment in the eastern most section in Figure A page 4 to avoid one jarrah tree.</p> <p>The application of these approaches has reduced the clearing requirements to be 0.02 ha of emergent vegetation (Figure A, pages 1 and 6) and one dead tree (Figure A, page 5). This vegetation was not previously mapped by the flora and vegetation survey (RPS 2018; RPS 2020) because it has either emerged after the vegetation surveys have been completed (Figure A, page 1 and 6) or it is outside of the previous survey areas (Figure A, pages 5 and 6).</p>
<p>Provide the mitigation details (e.g. management of weed spread, rehabilitation)</p>	<p>The Wormall (civil contractor) Machine Hygiene Inspection Procedure was previous implemented during clearing activities under CPS 8037/2 to ensure all machines and equipment met the required hygiene standard. The Wormall Machine Hygiene Inspection Procedure will be implemented as part of the proposed clearing works.</p> <p>The Wormall Machine Hygiene Inspection Procedure has been provided as an attachment to this form.</p>

6.2 Offsets

<p>Do you want to submit a clearing offset proposal with your form?</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<p>If 'Yes' – please complete and attach Appendix A of the Clearing of native vegetation offsets procedure guideline as a supporting document for your form.</p>	<p><input type="checkbox"/> Appendix A attached</p>

Part 7 – Surveys for assessments (IBSA and IMSA)

<p>Do you want to submit marine or biodiversity surveys in support of your form?</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No – skip to Part 8</p>
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7.1 Biodiversity surveys

If you want to submit any biodiversity surveys to support this form, you must follow the Environmental Protection Authority's (EPA) [Instructions for the preparation of data packages for the Index of Biodiversity Surveys for Assessments](#) (IBSA). If you do not meet the IBSA requirements, DWER/DEMIRS will decline/return your form.

Please provide the IBSA number(s) – or submission number(s) if the IBSA number has not yet been issued – in the space provided. Note that a submission number is not confirmation that a biodiversity survey has been accepted and is not the same as an IBSA number. IBSA numbers are only issued once a survey has been accepted. Once an IBSA number is issued, please