



6 March 2026

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To Whom it May Concern,

RE – Portion of Payne Road, Chapman Hill - Clearing Permit Application

Please find herein information pertaining to a clearing permit application on behalf of the City of Busselton (the applicant) for roadside vegetation on Payne Road, Chapman Hill (SLK 8.27) (herein referred to as the subject site) (refer to **Figure 1**).

Background

The City of Busselton (the City) continually monitors crashes on its road network, particularly on rural roads, where the operating speeds are typically higher with crashes having a higher severity outcome. This monitoring ensures that the City is in a better position to address concerns where higher than expected crash rates occur, particularly in regards to Killed and Serious injury (KSI) crashes. The City applies for Federal or State Blackspot funding to assist in determining and implementing appropriate counter measures to maximise road safety for the community.

The City has received funding for the reconstruction and widening of Payne Road (SLK4.18 to 12.02) which is to be delivered over five financial years (2024/25 to 2028/29). The 2024/25 component has been complete, with the remaining works scheduled for delivery through to the 2028/29 financial year. This portion of road has been identified as high risk area. Works involved require the clearing of vegetation in the verge to cater for widened shoulders and drainage infrastructure between SLK4.18 to 10.73.

The third stage of reconstruction and widening, the basis for this application, has been identified and is demarcated in **Figure 1**.

To enable the progression of the project, a clearing permit pursuant to the *Environmental Protection Act 1987* is required. A description and photograph of the trees subject to clearing to enable progression of the project is provided below.

A total of four juvenile *Corymbia calophylla* trees are the subject of this application. No native understorey vegetation will be impacted as a component of the works. A summary of the trees subject to clearing is provided as follows:

- Trees 1 -4 require removal to extend an existing culvert;
- All trees have a diameter at breast height (DBH) < 50 cm;
- None of the trees contain any obvious hollows.



Plate 1. Tree 1 (T1)- A juvenile *Corymbia calophylla* tree with a DBH <50 cm.

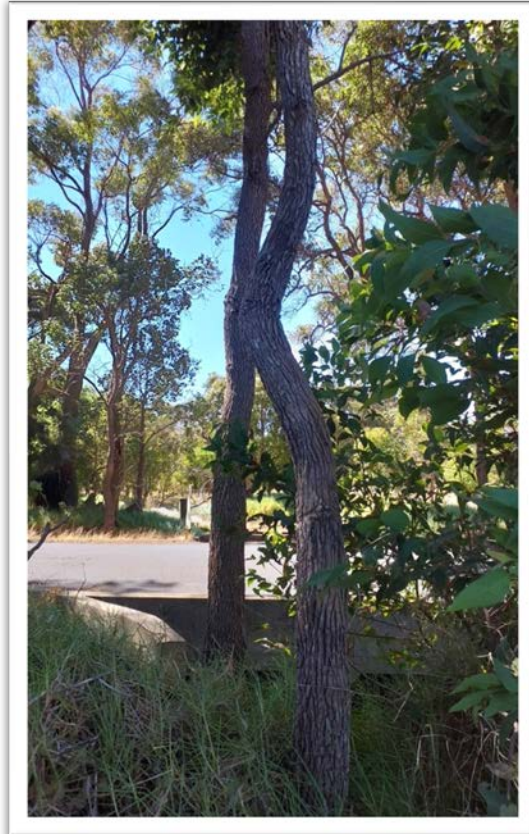


Plate 2. Tree 2 (T2) – A juvenile *Corymbia calophylla* tree with a DBH <50 cm.



Plate 3. Tree 3 (T3) – A juvenile *Corymbia calophylla* tree with a DBH <50cm.



Plate 4. Tree 4 (T4) - A juvenile *Corymbia calophylla* tree with a DBH <50 cm.

Avoidance and Mitigation Measures

To extend the existing culvert, four juvenile trees are required to be cleared. The trees are regrowth juvenile vegetation and are considered to be in an early stage of development. The removal of these trees will facilitate the culvert extension works while resulting in a minimal loss of established vegetation structure. Given their juvenile regrowth status and the disturbed nature of the surrounding area, the clearing of these trees is not expected to result in significant ecological impacts.

To avoid any direct or indirect impacts to other vegetation within or adjacent to these trees, the applicant has committed to the following mitigation measures:

- Prior to clearing commencing, the four trees will be clearly demarcated with flagging tape;
- No vehicular access or parking within vegetated areas in the reserve; and
- No stockpiling of cleared vegetation or storage of equipment within the reserve.

The applicant has also committed to planting the following tubestock within cleared portions of the road reserve (refer to **Figure 1**):

- Eight *Corymbia calophylla* trees.

Impact Assessment

Any clearing of native vegetation requires a permit in accordance with Part V of the *Environmental Protection Act 1986* (EP Act), except where an exemption applies under Schedule 6 of the Act or is prescribed by regulation in the *Environmental Protection (Clearing Native Vegetation) Regulations 2004*.

The clearing of native vegetation for the purpose of the road upgrades works is subject to a clearing application. Clearing applications are assessed against the Ten Clearing Principles outlined in Schedule 5 of the EP Act. These principles aim to ensure that all potential impacts resulting from the removal of native vegetation can be assessed in an integrated manner.

An examination of the Ten Clearing Principles based upon a site visit and desktop information is provided below.

Table 1: Assessment against the Ten Clearing Principles.

Principle	Assessment	Conclusion
<p>a.) Native vegetation should not be cleared if it comprises a high level of biological diversity</p>	<p>Vegetation mapping (Heddl <i>et al.</i> 1980) indicates that the original vegetation complexes within the clearing area would have included:</p> <ul style="list-style-type: none"> Abba Complex - is dominated by an open-forest of marri, jarrah, banksia and a woodland of marri with the presence of the occasional mountain gum adjacent to the Whicher Scarp. Common plant species include <i>Nuytsia floribunda</i>, <i>Kingia australis</i>, <i>Persoonia longifolia</i> and <i>Banksia grandis</i>. The low-lying areas along the creeks and on the flood plains support a woodland of <i>E. rudis</i>, <i>Melaleuca</i> spp., with common species including <i>M. preissiana</i>, <i>M. raphiophylla</i>, <i>Regelia ciliata</i>, <i>Hypocalymma angustifolia</i>, <i>Pericalymma ellipticum</i>, <i>Hakea varia</i>, <i>Acacia saligna</i>, <i>Astartea scoparia</i>, <i>A. leptophylla</i>, <i>Viminaria juncea</i> and sedges of the <i>Chaetanthus</i>, <i>Schoenus</i>, <i>Hypolaena</i> and <i>Anarthria</i> genera. <p>Vegetation Complex statistics for the Swan Coastal Plain indicate the vegetation extent remaining of the Abba Complex to be 6.6%. (Webb <i>et al.</i> 2016).</p> <p>The clearing area is considered to be in a Completely Degraded (Keighery 1994) condition due to a history of anthropogenic impacts which has resulted in an altered vegetation structure (i.e. absence of under and mid-storey). The clearing area contains limited floristic characteristics associated with the abovementioned vegetation complex and therefore is not considered representative of the Abba complex. Notwithstanding, the removal of 4 trees will have a negligible impact on the vegetation extent remaining of the Abba Complex at a local and regional scale.</p> <p>The condition of the subject site and history of anthropogenic disturbances denotes that the subject site would not contain any Priority or Threatened Ecological communities (PEC or TECs), or flora of conservation significance.</p> <p>As discussed under Principle (b), the removal of four juvenile trees will marginally reduce the local extent of foraging habitat, however the impact is unlikely to be significant for fauna species of conservation significance.</p>	<p>Based on the extent of disturbance within the subject site, and the limited clearing footprint, the subject site is not likely to comprise high biodiversity. The proposed clearing is not at variance to this Principle.</p>

Principle	Assessment	Conclusion
	<p>The clearing will result in the removal of 4 native trees. The removal of these trees is not considered likely to significantly impact on the biological diversity of the area.</p> <p>The proposal is not at variance to this Principle.</p>	
<p>b.) Native vegetation should not be cleared if it comprises the whole or part of, or is necessary for the maintenance of, a significant habitat for fauna indigenous to Western Australia.</p>	<p>A search of the Department of Biodiversity, Conservation and Attraction’s (DBCA’s) threatened fauna database and the <i>Environment Protection and Biodiversity Conservation Act 1999</i> (EPBC Act) protected matters database indicates the following fauna is likely to be present within a 1 km radius of the subject site:</p> <ul style="list-style-type: none"> • <i>Calyptorhynchus baudinii</i> (Baudin’s Cockatoo); • <i>Calyptorhynchus latirostris</i> (Carnaby’s Cockatoo); • <i>Calyptorhynchus banksia naso</i> (Forest Red-tailed Black Cockatoo) • <i>Ctenotus ora</i> (Coastal Plains Skink); • <i>Dasyurus geoffroii</i> (Chuditch, Western Quoll); • <i>Isoodon fusciventer</i> (Quenda, southwestern brown bandicoot); • <i>Phascogale tapoatafa subsp. wambenger</i> (South-western Brush-tailed Phascogale); and • <i>Pseudocheirus occidentalis</i> (Western Ringtail Possum (WRP). <p>Migratory and wetland fauna have not been included in this list as the required habitat is not present within the subject site and therefore the proposed clearing is unlikely to impact these species.</p> <p>In the <i>EPBC Act referral guidelines for three threatened black cockatoo species</i> (2022), the Commonwealth DCCEEW identify flora species as potential breeding and foraging habitat for the three threatened species of black cockatoo. The proposed works will result in the removal of 4 trees with DBH less than 50 cm and with no obvious hollows which is attributed to their young age. Accordingly, the trees do not currently provide suitable breeding habitat for black cockatoos. As a conservative estimate, the removal of 4 juvenile trees constitutes the removal of approximately 200 m² of potential foraging habitat for black cockatoos. The City propose to plant 8 marri trees to offset the clearing.</p>	<p>Removal of vegetation within the subject site is not considered to be at variance to this Principle.</p>

Principle	Assessment	Conclusion
	<p>The proposed clearing will not result in any impacts to WRP habitat. Subject to the DBCA's <i>Western Ringtail Possum Habitat Suitability</i> mapping, the vegetation subject to clearing is mapped as high suitability WRP habitat. However, a fauna survey (Natural Area Consulting Services 2024) did not record any WRP or evidence of their presence within the subject site. Therefore, the proposed clearing is considered unlikely to impact the WRP population.</p> <p>The highly disturbed environment of the subject site and very small clearing footprint is unlikely to present a significant impact to any fauna species of conservation significance.</p> <p>Given the young age of vegetation subject to clearing, it is not considered to provide significant habitat for conservation significant fauna recorded within the local area.</p>	
<p>c.) Native vegetation should not be cleared if it includes, or is necessary for the continued existence of, rare flora.</p>	<p>The DBCA's threatened (Declared Rare and Priority) flora databases and the EPBC Act protected matters database indicates the following conservation significant flora is likely to be present within a 10 km radius of the subject site:</p> <ul style="list-style-type: none"> • <i>Caladenia busselliana</i>; • <i>Caladenia caesarea subsp. maritima</i>; • <i>Caladenia huegelii</i>; • <i>Caladenia viridescens</i>; • <i>Drakaea elastica</i>; • <i>Drakaea micrantha</i>; and • <i>Eucalyptus x phylacis</i>. • <i>Grevillea brachystylis subsp. grandis</i>; • <i>Verticordia plumosa var. ananeotes</i>. <p>The flora and vegetation survey (Plantecology 2024) did not record any conservation significant flora in proximity to the proposed trees subject to clearing. Accordingly, no impacts to flora of conservation significance are anticipated.</p>	<p>Removal of the vegetation within the subject site is not considered to be at variance with this Principle as vegetation impacts are limited to 4 trees and no flora of conservation significance will be impacted.</p>
<p>d.) Native vegetation should not be cleared if it comprises the whole or a part of, or is</p>	<p>The DBCA defines an ecological community as "a naturally occurring assemblage that occurs in a particular type of habitat" (PWS 2015). A TEC is one that has declined in area or was originally limited in distribution. Uncommon ecological communities that do not</p>	<p>Clearing of the 4 trees is not considered to be at variance to this Principle as vegetation consistent with the mapped</p>

Principle	Assessment	Conclusion
<p>necessary for the maintenance of a threatened ecological community.</p>	<p>strictly meet TEC defined criteria, or are inadequately defined, are listed by the DBCA as a PEC.</p> <p>As well as protection under State legislation, selected ecological communities are also afforded statutory protection at a Federal level pursuant to the EPBC Act. The EPBC Act provides for the protection of TECs, which are listed under section 181 of the Act, and are defined as “Critically Endangered”, “Endangered” or “Vulnerable” under Section 182.</p> <p>A search of the DBCA’s and EPBC databases found three TEC’s endorsed under State and Commonwealth legislation recorded within proximity to the subject site. This included the ‘Banksia Dominated Woodlands of the Swan Coastal Plain IBRA Region’ ecological community, the ‘Tuart (<i>Eucalyptus gomphocephala</i>) Woodlands and Forests of the ‘Swan Coastal Plain ecology community’ and the ‘Empodisma peatlands of southwestern Australia’.</p> <p>The flora and vegetation survey (Plantecology 2024) determined that the vegetation subject to clearing was not associated with any TECs or PECs, mostly attributed to the completed degraded vegetation condition. On this basis, the subject site is not likely to comprise or be necessary for the maintenance of a TEC and therefore the proposed clearing is not at variance to this Principle.</p>	<p>TEC/PEC is not present within the clearing area.</p>
<p>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.</p>	<p>Vegetation within the clearing area has previously been cleared and subjected to a history of anthropogenic disturbances. Historically, the vegetation would have been representative of the Abba complex. The clearing area does not contain the floristic composition or structure consistent with this vegetation complex. Accordingly, the clearing of 4 trees in a completely degraded area will not impact on the extent of the Abba complex.</p> <p>Furthermore, the subject site does not comprise high biological diversity, is not likely to impact upon significant habitat for fauna indigenous to Western Australia, priority or threatened flora and is not likely to comprise a PEC or TEC. On this basis the subject site is not considered to be a significant remnant within an extensively cleared landscape.</p> <p>The proposed clearing is not at variance to this Principle.</p>	<p>The clearing is not considered to be at variance to this Principle as the vegetation is not considered significant as a remnant of native vegetation.</p>

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f.) Native vegetation should not be cleared if it is growing in, or in association with an environment associated with a watercourse or wetland.	<p>The disturbance footprint is mapped on the edge of a Palusplain wetland under the <i>Geomorphic Wetlands South West- unreviewed</i> dataset. No riparian vegetation will be impacted.</p> <p>The proposed clearing is not at variance to this Principle.</p>	Clearing within the subject site is not considered to be at variance with this Principle as no riparian vegetation will be impacted.
g.) Native vegetation should not be cleared if the clearing of the vegetation is likely to cause appreciable land degradation.	<p>The Department of Primary Industry and Regional Development's (DPIRD's) <i>Natural Resource Information Portal (NRInfo)</i> places the vegetation subject to clearing within the Jindong flats phase, comprised of well drained flats with sandy gradational grey brown (Busselton) soils, some red brown sands and loams (Marybrook Soils). This Phase is typically associated with a low risk of wind and water erosion. Furthermore, given the limited amount of vegetation subject to clearing it is very unlikely to cause appreciable land degradation in the form of wind or water erosion.</p> <p>The proposed clearing is not likely to be at variance to this Principle.</p>	Clearing of the subject site is not considered to be at variance to this Principle given the nature of the site and the proposed works.
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.	<p>The proposed clearing will not result in any impacts to the environmental values of any adjacent or nearby conservation areas, as there are none in proximity to the clearing area.</p> <p>In consideration of the above, the clearing is not at variance to this Principle.</p>	The proposed clearing is not considered to be at variance to this Principle as there will be no direct or indirect impacts to conservation areas in proximity to the subject site.
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.	<p>Clearing within the subject site will not impact surface water run-off given the linear and very limited nature of the clearing area, and the short-term nature of the project.</p> <p>Alterations to surface water from the clearing will be extremely localized and will likely be diverted through the existing road stormwater system. The project will not result in any groundwater interactions.</p> <p>The proposed clearing is not likely to be at variance to this Principle.</p>	The clearing is not considered to be at variance to this Principle as it is unlikely that the clearing will alter natural surface water flows or involve groundwater interactions.

Principle	Assessment	Conclusion
j.) Native vegetation should not be cleared if clearing the vegetation is likely to cause, or exacerbate, the incidence or intensity of flooding.	<p>The subject site does not contain a watercourse. The limited clearing along a previously disturbed area is highly unlikely to substantially increase runoff and therefore the incidence or intensity of flooding.</p> <p>The proposed clearing is not likely to be at variance to this Principle.</p>	Clearing within the subject site is not considered to be at variance to this Principle as it is unlikely to increase run off and therefore intensity or incidence of flooding.

FIGURES



Legend

- Tree to be cleared
- 8 Marri trees to be planted





PROJECT Payne Road, Boalia

DRAWING TITLE Figure 1- Trees to be cleared

CLIENT City of Busselton



Project Number 2623
 Drawing Number Figure 1
 Revision A
 Date 10/03/2026
 Sheet 1 of 1

Designed NC
 Drawn PN
 Checked
 Approved
 Local Authority City of Busselton

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