



1. Application details

1.1. Permit application details

Permit application No.: 1323/1
Permit type: Area Permit

1.2. Proponent details

Proponent's name: Truffle Properties Limited

1.3. Property details

Property: LOT 10 ON DIAGRAM 92046
LOT 11 ON DIAGRAM 92046

Local Government Area: Shire Of Manjimup

Colloquial name:

1.4. Application

Clearing Area (ha)	No. Trees	Method of Clearing	For the purpose of:
	20	Cutting	Horticulture

2. Site information

2.1. Existing environment and information

2.1.1. Description of the native vegetation under application

Vegetation Description	Clearing Description	Vegetation Condition	Comment
Mattiske: Pemberton (PM1) - Tall open forest of Eucalyptus diversicolor with mixtures of Corymbia calophylla on valley slopes and low forest of Agonis juniperina-Banksia seminuda-Callistachys lanceolata on valley floors in the perhumid zone.	Twenty scattered paddock trees.	Completely Degraded: No longer intact; completely/almost completely without native species (Keighery 1994)	Vegetation condition established through site visit 15/06/2006.
Crowea (CRy) - Tall open forest of Corymbia calophylla with mixture of Eucalyptus marginata subsp. marginata and Eucalyptus diversicolor on uplands in hyperhumid and perhumid zones.		Completely Degraded: No longer intact; completely/almost completely without native species (Keighery 1994)	

3. Assessment of application against clearing principles

(a) Native vegetation should not be cleared if it comprises a high level of biological diversity.

Comments **Proposal is not at variance to this Principle**
The area proposed to be cleared is Completely Degraded (Keighery 1994) consisting of isolated paddock trees with no native under storey. The property has previously been grazed for over 20 years.

The area proposed to be cleared is not considered to be of a high level of biological diversity due to the lack of species diversity.

Methodology Keighery (1994)
Site visit (15/06/2006)

(b) 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.

Comments **Proposal is not likely to be at variance to this Principle**
The area proposed to be cleared consists of scattered paddock trees with no native under storey species. Although the vegetation proposed to be cleared may hold some value as habitat for fauna, it is not considered significant.

There is over 30% of intact remnant vegetation within the property under application that is considered to have a higher habitat value than the 20 trees proposed to be cleared.

Methodology Keighery (1994)
Site visit (15/06/2006)
GIS database:
- Pemberton 1.4m Orthomosaic - DOLA 99

(c) Native vegetation should not be cleared if it includes, or is necessary for the continued existence of, rare flora.

Comments Proposal is not at variance to this Principle

There are no Declared Rare or Priority Flora species within the local area (10km radius) of the proposed clearing.

The vegetation proposed to be cleared is therefore not considered necessary for the continued existence of rare flora.

Methodology GIS databases:
- Declared Rare and Priority Flora List - CALM 13/08/03

(d) 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.

Comments Proposal is not at variance to this Principle

There are no Threatened Ecological Communities or Threatened Plant Communities within the local area (10km radius) of the proposed clearing.

The area under application is not considered to comprise whole or part of a threatened ecological community, and is therefore not at variance to this Principle.

Methodology GIS databases:
- Threatened Ecological Communities - CALM 15/7/03
- Threatened Plant Communities - DEP 06/95

(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.

Comments Proposal is not at variance to this Principle

The application is located in the Warren Bioregion in the Shire of Manjimup. The extent of native vegetation in these areas is 86.6% and 83.9% respectively (Shepherd et al. 2001).

The vegetation of the area applied to clear is mapped as Mattiske Pemberton (PM1) (Havel 2002) of which there is 65.6% of the pre-European extent remaining and therefore of a 'least concern' status for biodiversity conservation (Department of Natural Resources and Environment 2002).

The vegetation of the area applied to clear is mapped as Mattiske Crowea (CRy) (Havel 2002) of which there is 70.0% of the pre-European extent remaining and therefore of a 'least concern' status for biodiversity conservation (Department of Natural Resources and Environment 2002).

Due to the high percentage of representative vegetation types remaining and the Completely Degraded (Keighery 1994) condition of the vegetation proposed to be cleared, the areas under application are not considered to be significant remnants in an area that has been extensively cleared.

Methodology Department of Natural Resources and Environment (2002)
Havel (2002)
Shepherd et al. (2001)
GIS databases:
- Mattiske Vegetation - CALM 24/3/98
- Interim Biogeographic Regionalisation of Australia - EM 18/10/00
- Local Government Authorities - DLI 8/07/04
- Pemberton 1.4m Orthomosaic - DOLA 99

(f) Native vegetation should not be cleared if it is growing in, or in association with, an environment associated with a watercourse or wetland.

Comments Proposal is not at variance to this Principle

There are no EPP areas or EPP lakes within the local area (10km radius) of the proposed clearing.

There are no ANCA, RAMSAR or Geomorphic wetlands within the local area of the proposed clearing.

The Lefroy Brook lies 1.6km south east of the area proposed to be cleared. There are no vegetation links between the area under application and local watercourses.

The area proposed to be cleared is therefore not considered to be growing in or in association with a watercourse or wetland.

Methodology GIS databases:

- ANCA, Wetlands - CALM 08/01
- EPP Areas - DEP 06/95
- EPP Lakes - DEP 28/07/03
- Geomorphic Wetlands (Mgt Categories) Swan Coastal Plain - DoE 15/9/04
- Hydrography Linear - DoE 1/2/04
- RAMSAR, Wetlands - CALM 21/10/02

(g) Native vegetation should not be cleared if the clearing of the vegetation is likely to cause appreciable land degradation.

Comments Proposal is not likely to be at variance to this Principle

The area proposed to be cleared has no known Acid Sulphate Soils risk, a low salinity risk and a groundwater salinity of 500-1000 mg/L.

Due to the scale of the proposed clearing, appreciable land degradation is unlikely to occur.

Methodology GIS databases:

- Acid Sulphate Soil Risk Map, SCP - DoE 01/02/04
- Salinity Risk LM 25m - DOLA 00
- Groundwater Salinity, Statewide - 22/02/00

(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.

Comments Proposal is not likely to be at variance to this Principle

The Donnelly State Forest borders the north west corner of the property under application, which is also part of the Karri Management Priority Area, a Registered National Estate. The Jamadup State Forest is located 2.1km north east of the area proposed to be cleared.

There are no vegetation links between the area proposed to be cleared and local conservation areas.

Due to the scale of the proposed clearing and the lack of vegetation links between the area under application and local conservation reserves, the proposal is unlikely to have an impact on the environmental values of nearby conservation areas.

Methodology GIS database:

- CALM Managed Lands and Waters - CALM 1/06/04
- Register of National Estate - EA 28/01/03
- Pemberton 1.4m Orthomosaic - DOLA 99

(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.

Comments Proposal is not likely to be at variance to this Principle

The area proposed to be cleared is within the Warren River Hydrographic Catchment and Zone D of the Warren River Water Reserve, a Country Areas Water Supply (CAWS) area. The CAWS Act 1947 is designed to prevent and reduce salinisation of future drinking water source areas.

CAWS Policy and Guidelines state that 'licences will normally be granted in Zone D, subject to the statutory limitation that 10% of the land in question remains uncleared.'

The properties under application currently have just over 30% of vegetation remaining and the proposed clearing will not bring the remaining vegetation cover under 10%. Therefore under CAWS Policy and Guidelines, a clearing licence may be granted.

The proposed clearing is therefore unlikely to degrade local water quality.

Methodology WRC CAWS Policy and Guideline (03/96)
GIS databases:
- CAWSA Part2A clearing control catchment - DoE 17/11/05
- Hydrographic Catchments, Catchments - DoE 3/4/03
- Public Drinking Water Source Areas (PDWSAs) - DOE 29/11/04

(j) Native vegetation should not be cleared if clearing the vegetation is likely to cause, or exacerbate, the incidence or intensity of flooding.

Comments **Proposal is not likely to be at variance to this Principle**
Flooding impacts are unlikely to occur as a result of the proposed clearing due to its size.

Methodology GIS databases:
- Topographic Contours, Statewide - DOLA 12/09/02

Planning instrument, Native Title, Previous EPA decision or other matter.

Comments
The area proposed to be cleared is zoned rural planning in the Town Planning Scheme.

Advice received from the Shire of Manjimup requesting that 'any vegetated buffer of at least 20 metres either side of any recognised watercourse on the property should be retained'. The proposed clearing is not within 20 metres of any recognised watercourse.

Methodology Advice from the Shire of Manjimup TRIM ref SWD47078
GIS database:
- Town Planning Scheme Zones - MFP 8/98

4. Assessor's recommendations

Purpose	Method	Applied area (ha)/ trees	Decision	Comment / recommendation
Horticulture	Cutting	20	Grant	Recommendation to grant with no conditions.

5. References

DEC Site visit report TRIM ref SWO29628.
Department of Natural Resources and Environment (2002) Biodiversity Action Planning. Action planning for native biodiversity at multiple scales; catchment bioregional, landscape, local. Department of Natural Resources and Environment, Victoria.
Havel, J.J. and Matisse Consulting Pty Ltd (2002) Review of management options for poorly represented vegetation complexes, Conservation Commission.
Hopkins, A.J.M., Beeston, G.R. and Harvey J.M. (2001) A database on the vegetation of Western Australia. Stage 1. CALMScience after J. S. Beard, late 1960's to early 1980's Vegetation Survey of Western Australia, UWA Press.
Keighery, B.J. (1994) Bushland Plant Survey: A Guide to Plant Community Survey for the Community. Wildflower Society of WA (Inc). Nedlands, Western Australia.
Matisse Consulting (1998) Mapping of vegetation complexes in the South West forest region of Western Australia, CALM.
Shepherd, D.P., Beeston, G.R. and Hopkins, A.J.M. (2001) Native Vegetation in Western Australia, Extent, Type and Status. Resource Management Technical Report 249. Department of Agriculture, Western Australia.
Water and Rivers Commission Policy and Guidelines: Granting of Licences to Clear Indigenous Vegetation in Catchments Subject to Clearing Control Legislation (03/96).

6. Glossary

Term	Meaning
CALM	Department of Conservation and Land Management
DAWA	Department of Agriculture
DEP	Department of Environmental Protection (now DoE)
DoE	Department of Environment
DoIR	Department of Industry and Resources
DRF	Declared Rare Flora
EPP	Environmental Protection Policy
GIS	Geographical Information System
ha	Hectare (10,000 square metres)
TEC	Threatened Ecological Community
WRC	Water and Rivers Commission (now DoE)