



1. Application details

1.1. Permit application details

Permit application No.:
Permit type:

1333/1
Area Permit

1.2. Proponent details

Proponent's name:

Gandy Timbers Pty Ltd

1.3. Property details

Property:
Local Government Area:
Colloquial name:

LOT 572 ON PLAN 126657 (Lot No. 572 HILLVIEW AUGUSTA 6290)
Shire Of Augusta-Margaret River

1.4. Application

Clearing Area (ha)	No. Trees	Method of Clearing	For the purpose of:
4.3		Mechanical Removal	Miscellaneous

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
The vegetation is composed of Mattiske vegetation complex Gracetown (G3) which is a mixture of low woodland of <i>Agonis flexuosa</i> , open forest of <i>Corymbia calophylla</i> - <i>Eucalyptus marginata</i> subsp. <i>marginata</i> and tall open forest of <i>Eucalyptus diversicolor</i> with some <i>Corymbia calophylla</i> and <i>Eucalyptus cornuta</i> on eastward facing slopes in the hyperhumid zone. (Mattiske 1998)	The area under application comprises a large area of tall karri forest over peppermint with a sparse understorey in very good condition. In the northern area there is an absence of understorey due to grazing but is likely to be self-generating if managed accordingly (DEC Site visit 2007).	Excellent: Vegetation structure intact; disturbance affecting individual species, weeds non-aggressive (Keighery 1994)	Observed during site visit (DEC Site Visit 2007)

3. Assessment of application against clearing principles

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

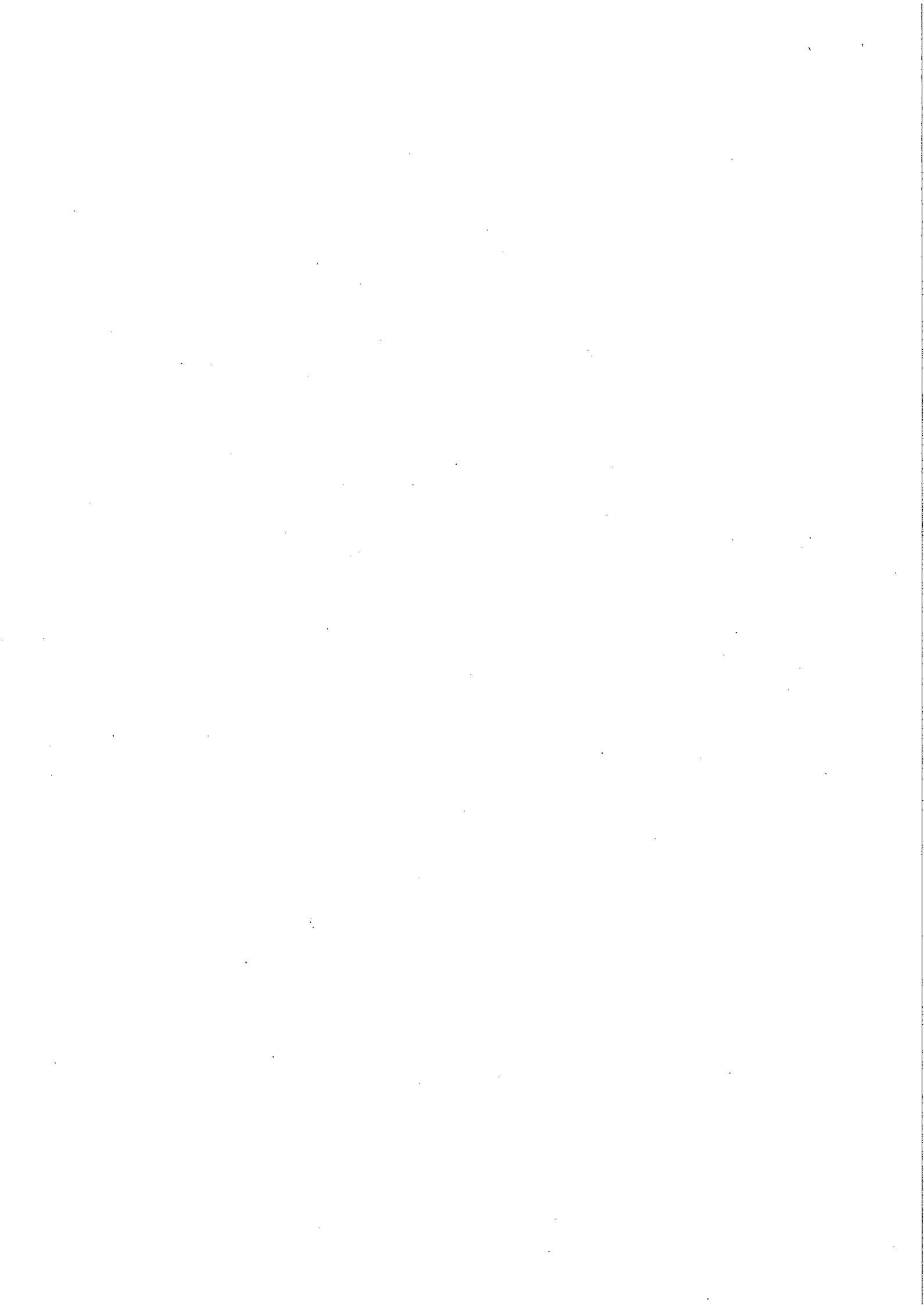
Comments Proposal may be at variance to this Principle
The proposed area is 4.3ha and is to be cleared for the purpose of a future land subdivision. Given that the area under application is in excellent condition, the proximity to the Leeuwin-Naturalist Ridge and the undisturbed nature of the vegetation it may contain high biological diversity levels (DEC Site visit Feb 2007).

Methodology DEC Site visit (Feb 2007)
GIS Database:
- CALM Managed Lands and Waters - CALM 1/06/04

(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 may be at variance to this Principle
There are over 30 threatened and 10 priority fauna known to occur within the local area (10km radius). The area under application is in excellent condition and may provide a habitat for fauna. 2 occurrences of the Western Ringtailed and the Bush Tailed Possum are known within the local area (10km radius).

The Blackwood District (DEC) state that the proposed clearing is *Eucalyptus diversicolor* (Karri) over *Agonis flexuosa* (peppermint) and in good health. This vegetation type, given its location, is considered potential habitat



for the Threatened species the Western Ring Tailed Possum.

Given the condition, size and the type of vegetation it may be considered to provide a significant habitat for fauna.

Methodology DEC Site Visit (Feb 2007)
DEC Blackwood District Advice (June 2007)
GIS Database:
- CALM Managed Lands and Waters - CALM 1/06/04
- SAC Bio datasets 070607

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

Comments Proposal may be at variance to this Principle

There are four Declared Rare Flora (DRF) and 18 Priority Flora populations recorded within the local area (10km radius). The closest recorded population is *Hemiandra australis* (Priority 2) located 3.6km north east of the proposed clearing. Only one Priority 4 Flora population (*Dryandra sessilis*) is located within the same vegetation complex but is found in different soil types and is 5.75km south of the area under application.

However DEC Blackwood District has conducted a site visit at the proposed clearing site and have located several populations of a Priority 3 flora (*Bossiaea disticha*) immediately adjacent, to the west of the proposed clearing.

Therefore the proposed clearing may be at variance with this principle.

Methodology DEC Blackwood District Advice (June 2007)
GIS databases:
- SAC Bio datasets 070607
- Hydrogeology, Statewide - DOW
- Mattiske Vegetation - CALM 24/03/98

(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 likely to be at variance to this Principle

There are seven Threatened Ecological Communities (TEC) recorded within the local area (10km radius) of the proposed clearing and all are vegetatively linked. The closest TEC is 4.8km north-west and all TEC's are aquatic communities. Due to the distance and the aquatic nature of the TEC's it is unlikely that the proposed clearing will impact on any known TEC's.

Methodology GIS Database:
- SAC Bio datasets 070607

(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 Augusta-Margaret River. The extent of native vegetation in these areas is 86.6% and 71.7% respectively (Shepherd et al. 2001).

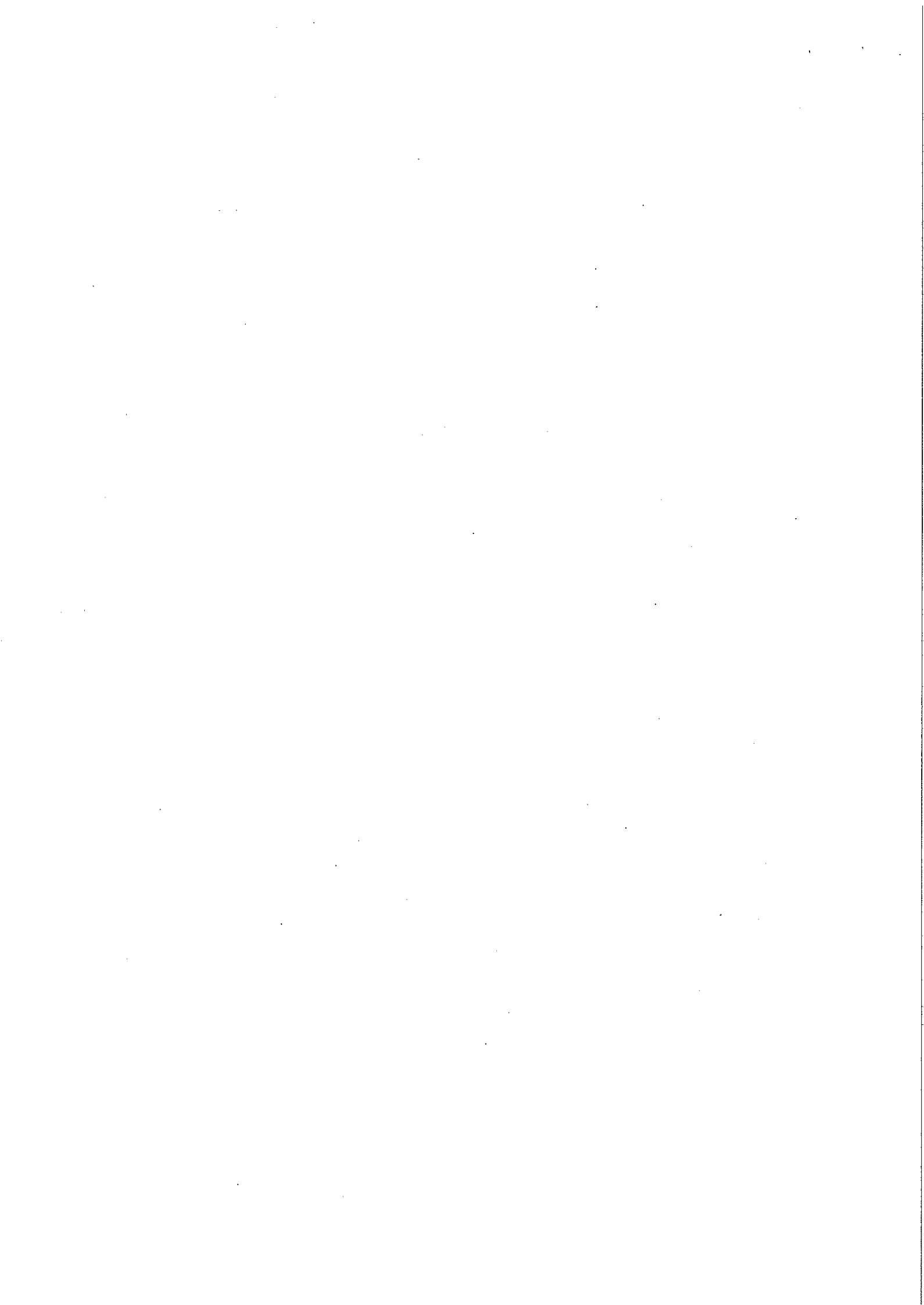
The vegetation of the area applied to clear is a component of Mattiske Gracetown (G3) (Havel 2002) of which there is 89.3% (Shepherd et al. 2001) of the pre-European extent remaining, and therefore of 'least concern' status for biodiversity conservation (Department of Natural Resources and Environment 2002).

The local area (10km radius) is approximately 65% vegetated with approximately 70% of that vegetation in Registered National Estates.

Due to the percentage of vegetation remaining within the local area the proposal is not considered to be at variance to this principle.

Additionally the proponent is willing to revegetate an equivalent area along the creekline on the property to mitigate the removal of the proposed vegetation.

Methodology Department of Natural Resources and Environment (2002)
Havel (2002)
Hopkins et al. (2001)
Shepherd et al. (2001)
GIS databases:



- Mattiske Vegetation - CALM 24/3/98
- Interim Biogeographic Regionalisation of Australia - EM 18/10/00
- Local Government Authorities y DLI 8/07/04
- Pre European Vegetation - DA 01/01
- Augusta 1.4m Orthomosaic - DOLA 00
- Register of National Estate - EA 28/01/03

(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 likely to be at variance to this Principle

There are no EPP Areas, EPP Lakes or RAMSAR wetlands within the local area (10km radius) of the proposed clearing.

There is an ANCA wetland 7.6km north east and several Geomorphic Wetlands within the local area (10km radius) of the proposed clearing. The Hardy Inlet and Blackwood River are located 3.8km north east of the area proposed to be cleared.

There is a minor perennial watercourse on the property under application that is completely degraded (Keighery 1994) with no vegetation remaining.

Due to the distance from the nearest watercourses or wetland, the area under application is unlikely to contain riparian vegetation or degrade the quality of local watercourses and wetlands.

Additionally the proponent is willing to revegetate an equivalent area along the creekline on the property to mitigate the removal of the proposed vegetation.

Methodology GIS databases:

- ANCA, Wetlands - CALM 08/01
- EPP Areas - DEP 06/95
- EPP Lakes - DEP 28/07/03
- Geomorphic Wetlands, Augusta to Walpole - DoE 18/6/03
- Hydrography Linear - DoE 1/2/04
- RAMSAR, Wetlands - CALM 21/10/02
- Augusta 1.4m Orthomosaic - DOLA 00

(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 has no mapped salinity risk and a ground water salinity of 500mg/L. The soil type consists of surficial sediments, with a medium relief. Given the small area applied for the clearing is not likely to be at variance with this principle.

Methodology GIS Database:

- Acid Sulfate Soil Risk Map, Swan Coastal Plain - DEC
- Groundwater Salinity, Statewide - DOW
- Hydrogeology, Statewide - DOW
- Soils, Statewide - DA 11/99

(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 may be at variance to this Principle

The area proposed to be cleared borders the Leeuwin-Naturaliste National Park, a Registered National Estate. The cleared area that is adjacent to the Registered National Estate is likely to cause an impact through edge effects such as weed invasion. Therefore it may be at variance to this principle.

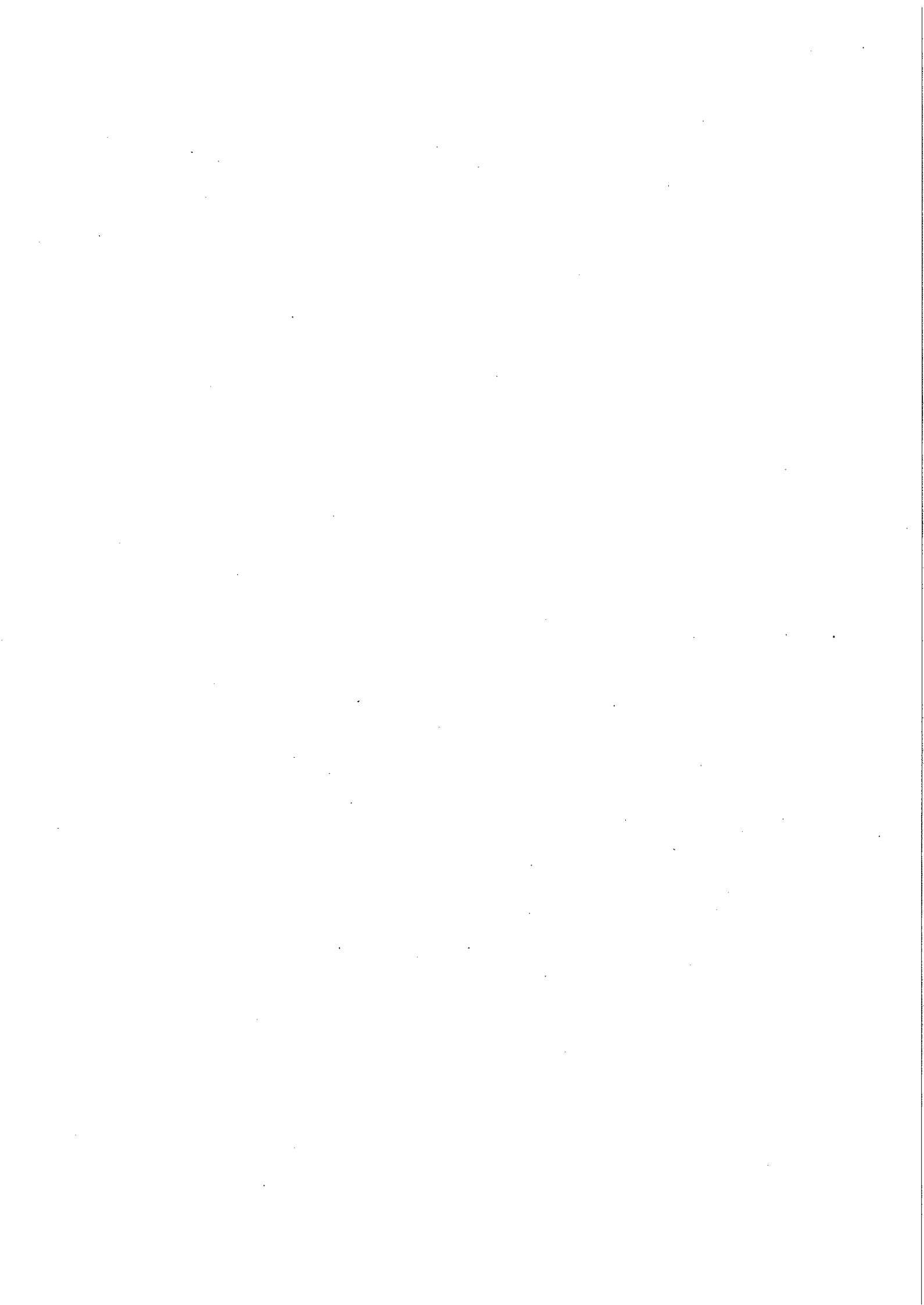
Methodology GIS database:

- CALM Managed Lands and Waters - CALM 1/06/04
- Register of National Estate - EA 28/01/03

(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 proposed area is in the Blackwood RIWI groundwater area and the Hardy Estuary-Blackwood River Catchment area. Topography shows the area under application has medium relief. The area also has low



groundwater salinity (500mg/L) and an evaporation rate of 1000mm combined with a rainfall rate of 1000mm. Soil geology mapping shows the area has medium permeability.

Given the size of the area to be cleared, the medium relief, low groundwater salinity and distance to nearby watercourses the proposed clearing is unlikely to impact on groundwater or surface water quality.

- Methodology** GIS databases:
- Hydrographic Catchments, Catchments - DoE 3/4/03
 - RIWI Act, Groundwater Areas - WRC 13/06/00
 - Hydrography Linear - DoE 1/2/04
 - Hydrogeology, Statewide - DOW
 - Groundwater Salinity, Statewide - DOW

(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**
 The soil in the area under application consists of surficial sediment with shallow aquifers and medium permeability, there is a rainfall of 1000 and an evaporation rate of 1000 and a medium relief. Therefore it is considered unlikely to be at variance with this principle.

- Methodology** GIS Database:
- Topography Contours, Statewide - DOLA 12/09/02
 - Evaporation Isopleths - BOM 09/98
 - Mean Annual Rainfall Isohyets (1975-2003) - DOW

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

Comments
 There is one Native Title claim (South West Boojarah 2) over the area under application, as the property is privately owned the granting of the clearing permit is a secondary approval and does not constitute a future act under the Native Title Act 1993.

The proposed area is within the RIWI Groundwater area of Blackwood, however a RIWI license is not required.

The purpose of the proposed clearing was clarified with the applicant, the purpose is for future land subdivision.

DEC Blackwood District advice was received in relation to this clearing application, stating their opposition to the clearing application. If clearing is approved the district recommends a Western Ringtail Possum survey be required, this is addressed in principle (b) and a flora survey be undertaken, this is addressed in principle (c).

- Methodology** DEC Blackwood District Advice (June 2007)
 GIS Database:
- Native Title Claims - DLI 7/11/05
 - Aboriginal Sites of Significance - DIA
 - RIWI Act, Groundwater Areas - DOW

4. Assessor's recommendations

Purpose	Method	Applied area (ha)/ trees	Decision	Comment / recommendation
Miscellaneous	Mechanical Removal	4.3	The area under application has been assessed against the clearing principles and is found not to be at variance to principle (e), not likely to be at variance to principles (d), (f), (g), (i) and (j) and may be at variance to principle (a), (b), (c) and (h).	

5. References

- DEC Blackwood District Advice (19/06/2007) TRIM ref DOC26536
DEC site visit (06/02/2007) trim ref DOC24818
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 Mattiske Consulting Pty Ltd (2002) Review of management options for poorly represented vegetation complexes, Conservation Commission.
Keighery, B.J. (1994) Bushland Plant Survey: A Guide to Plant Community Survey for the Community. Wildflower Society of WA (Inc). Nedlands, Western Australia.
Mattiske 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.

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)

