Department of Environment and Conservation

Clearing Permit Decision Report

1. Application details

1.1. Permit application details

Permit application No.: 2088/1
Permit type: Area Permit

1.2. Proponent details

Proponent's name: Menelle Holdings Pty Ltd

1.3. Property details

Property: LOT 4567 ON PLAN 175699
LOT 4567 ON PLAN 175699
Local Government Area: Shire Of Busselton
Colloquial name: Yallingup Beach Holiday Park

1.4. Application

Clearing Area (ha)	No. Trees	Method of Clearing	For the purpose of:
	3	Mechanical Removal	Hazard reduction or fire control

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 proposed clearing consists of three mature Melaleuca lanceolata trees on Lot 4567	The proposed clearing consists of three mature M. lanceolata trees on Lot 4567	Completely Degraded: No longer intact; completely/almost completely without native species (Keighery 1994)	The vegetation condition was determined during site visit 21st September 2007 (DEC)

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 proposed clearing consists of three M. lanceolata trees within Lot 4567. The trees are of a degraded condition (Keighery, 1994) and are not representative of vegetation considered to be of a high level of biological diversity. The conservation level of M. lanceolata is 'not threatened' (DEC, 1999).

The proposed clearing will not impact on biodiversity within the local area and is therefore not at variance to this principle.

Methodology
GIS Layer - Busselton 50cm Orthomosaic - DL104
DEC (1999)
Keighery (1994)

(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
Given the small number of trees under application, the species and the condition of the trees it is unlikely to be necessary for the maintenance of a significant habitat for fauna indigenous to Western Australia.

The proposed clearing is unlikely to be at variance to this principle

Methodology
GIS Layer
- Busselton 50cm Orthomosaic - DL104
- SAC Biodatasets

(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

The proposed clearing of three M. lanceolata trees will not impact on the existence of significant flora.

The proposed clearing is not at variance to this principle.

Methodology GIS Layer - Busselton 50cm Orthomosaic - DL104

(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

The three M. lanceolata trees under application are not considered to be part of, or necessary for the maintenance of a significant ecological community.

The propose clearing is not at variance to this principle.

Methodology

GIS Layer
- Busselton 50cm Orthomosaic - DL104
- SAC Biodatasets

(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

It is considered that clearing of three M. lanceolata trees will not effect remnant vegetation associations within the local or regional area.

The proposed clearing is not at variance to this principle.

Methodology GIS Layer - Busselton 50cm Orthomosaic - DL104

(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

The three M. lanceolata trees under application are within 50 metres of a minor perennial watercourse.

Given the condition of the area associated with the three trees it is not considered the proposed clearing is associated with a watercourse or wetland.

The proposed clearing is not at variance to this principle.

Methodology

GIS Layer
- Busselton 50cm Orthomosaic - DL104
- Hydrography, linear - DOE 1/2/04

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

Comments

Proposal is not at variance to this Principle

It is considered that clearing of three M. lanceolata trees will not cause appreciable land degradation in the immediate or local area.

The proposed clearing is not at variance to this principle.

Methodology GIS Layer - Busselton 50cm Orthomosaic - DL104

(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 at variance to this Principle

The trees under application are within Lot 4567, which is leased on Crown Land in a Registered National Estate (Leeuwin Naturalist Ridge) and is bounded by Leeuwin-Naturalist National Park.

It is considered that clearing of three M. lanceolata trees will not impact on local conservation areas.

The proposed clearing is not at variance to this principle.

Methodology GIS Layer - Busselton 50cm Orthomosaic - DL104

(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 at variance to this Principle

It is considered that clearing of three M. lanceolata trees will not impact groundwater or surface water quality.

The proposed clearing is not at variance to this principle.

Methodology GIS Layer - Busselton 50cm Orthomosaic - DL104

(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 at variance to this Principle

It is considered that clearing of three M. lanceolata trees will not impact or exacerbate the likelihood of flooding.

The proposed clearing is not at variance to this principle.

Methodology GIS Layer - Busselton 50cm Orthomosaic - DL104

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

Comments

Total Horticultural Services (THS) on Friday 27th July 2007 conducted an assessment on the proposed trees to be cleared. Removal of trees was recommended as they showed signs of being structurally unsound (dead crowns, rot and cracks), therefore proving to be a safety hazard.

Shire of Busselton (2007) submission objecting on scenic grounds. The aesthetic effects of the trees under application can not be considered within clearing principles.

Physical assessment of the three M. lanceolata trees on Lot 4567 was undertaken on Friday 21st September 2007. Photographs show the degraded and unsafe condition of the trees under application (DEC, 2007).

Methodology

Independent Assessment Report by Total Horticultural Services (TRIM ref: DOC33881)
GIS Layer - Busselton 50cm Orthomosaic - DL104
DEC Site Inspection (2007)
Busselton submission (Trim Ref: DOC34468)

4. Assessor's comments

Purpose	Method	Applied area (ha)/ trees	Comment
Hazard reduction or fire control	Mechanical Removal	3	The assessment has shown the proposed clearing is not likely to be at variance to all the clearing principles.

5. References

Department of Environment and Conservation (1999). Western Australian Herbarium. Sited on 19 September 2007 at http://florabase.dec.wa.gov.au

Department of Environmnet and Conservation (2007) Site Inspection. (TRIM Ref: DOC34776).

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.

Keighery, B.J. (1994) Bushland Plant Survey: A Guide to Plant Community Survey for the Community. Wildflower Society of WA (Inc). Nedlands, Western Australia.

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.

Shire of Busselton (2007) Submission. (TRIM Ref: DOC34468)

6. Glossary

Term	Meaning
BCS	Biodiversity Coordination Section of DEC
CALM	Department of Conservation and Land Management (now BCS)
DAFWA	Department of Agriculture and Food
DEC	Department of Environment and Conservation
DEP	Department of Environmental Protection (now DEC)
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 DEC)