



GOVERNMENT OF
WESTERN AUSTRALIA

CLEARING PERMIT

Granted under section 51E of the Environmental Protection Act 1986

PERMIT DETAILS

Area Permit Number: 3937/1
File Number: 2010/006707-1
Duration of Permit: From 7 February 2011 to 7 February 2013

PERMIT HOLDER

Trog Haylock
Janis Marie Haylock

LAND ON WHICH CLEARING IS TO BE DONE

Lot 215 on Deposited Plan 54707 (KALGAN 6330)

AUTHORISED ACTIVITY

The Permit Holder shall not clear more than 1 hectare of native vegetation within the area cross hatched yellow on attached Plan 3937/1.

CONDITIONS

1. Dieback and weed control

- (a) When undertaking any clearing or other activity authorised under this Permit, the Permit Holder must take the following steps to minimise the risk of the introduction and spread of *weeds* and *dieback*:
- (i) clean earth-moving machinery of soil and vegetation prior to entering and leaving the area to be cleared;
 - (ii) shall only move soils in *dry conditions*;
 - (iii) ensure that no *dieback* or *weed*-affected soil, *mulch*, *fill* or other material is brought into the area to be cleared; and
 - (iv) restrict the movement of machines and other vehicles to the limits of the areas to be cleared.
- (b) Prior to leaving the area cross-hatched yellow on attached Plan 3937/1, the Permit Holder must clean earth-moving machinery of soil and vegetation.

DEFINITIONS

The following meanings are given to terms used in this Permit:

dieback means the effect of *Phytophthora* species on native vegetation;

dry conditions means when soils (not dust) do not freely adhere to rubber tyres, tracks, vehicle chassis or wheel arches;

fill means material used to increase the ground level, or fill a hollow;

mulch means the use of organic matter, wood chips or rocks to slow the movement of water across the soil surface and to reduce evaporation;

weed/s means a species listed in Appendix 3 of the "Environmental Weed Strategy" published by the Department of Conservation and Land Management (1999), and plants declared under section 37 of the *Agriculture and Related Resources Protection Act 1976*.

Kelly Faulkner
MANAGER
NATIVE VEGETATION CONSERVATION BRANCH

*Officer delegated under Section 20
of the Environmental Protection Act 1986*

13 January 2011

Plan 3937/1



LEGEND

Clearing Instruments

-  Areas Approved to Clear
-  Road Centrelines
-  Cadastre

Albany Mount Barker 1.4m
Orthomosaic - Landgate
2002

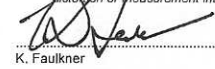


Scale 1:2120

(Approximate when reproduced at A4)

Geocentric Datum Australia 1994

Note: the data in this map have not been projected. This may result in geometric distortion or measurement inaccuracies.

 Date 13/1/11

K. Faulkner
Officer with delegated authority under Section 20 of
the Environmental Protection Act 1986

Information derived from this map should be
confirmed with the data custodian acknowledged
by the agency acronym in the legend.



Department of
Environment and Conservation

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1. Application details

1.1. Permit application details

Permit application No.: 3937/1

Permit type: Area Permit

1.2. Proponent details

Proponent's name: Janis Marie and Trog Haylock

1.3. Property details

Property: LOT 215 ON PLAN 54707 (House No. 202A GULL ROCK KALGAN 6330)

Local Government Area: City of Albany

Colloquial name:

1.4. Application

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

1.5. Decision on application

Decision on Permit Application: Grant

Decision Date: 13 December 2011

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
Mapped vegetation Unit 14 is described as Banksia coccinea Shrublands/ Eucalyptus staeri/ Sheoak Open Woodland (Sandiford and Barrett, 2010).	The 1 hectare of vegetation under application is predominately in a very good (Keighery, 1994) condition but has been modified by Phytophthora cinnamomi. The vegetation within the project area is consistent with the Priority 1, Priority Ecological Community Allocasuarina fraseriana / Eucalyptus staeri woodland in association with Banksia coccinea Thicket (DEC, 2010).	Very Good: Vegetation structure altered; obvious signs of disturbance (Keighery 1994)	The condition of the vegetation under application was determined via a site visit conducted by Department of Environment and Conservation (DEC, 2010)

3. Assessment of application against clearing principles

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

The proposal is to clear 1 hectare of native vegetation within Lot 215 on Plan 54707, Kalgan for the purpose of planting 500 Oak trees inoculated with the truffle gene. The vegetation under application is largely in a very good (Keighery, 1994) condition but has been altered by Phytophthora cinnamomi (DEC, 2010).

Within the local area (10km radius) there are 25 records of Priority Ecological Community (PEC) Banksia coccinea thicket (Open Low Allocasuarina fraseriana - Eucalyptus staeri woodland in association with Banksia coccinea thicket). The vegetation under application has been identified as Unit 14 Banksia coccinea Shrubland / Eucalyptus staeri/ Sheoak Open Woodland (Sandiford and Barrett, 2010) which is consistent with this Priority 1 PEC. This remnant is not considered sustainable in the long term given the presence of Phytophthora cinnamomi.

The area under application slopes towards the west, contains rocks of low permeability and has an average rainfall of 900mm. These conditions may lead to soil erosion in times of high rain fall. The applicant is committed to preventing erosion and plans to install windrows horizontally across the application area to minimise this risk. Although there is a chance of erosion it is not likely to result in appreciable land degradation.

Gull Rock Nature Reserve is located 570 meters south of the area under application. Mount Mason Nature reserve is 1km east and Bakers Junction Nature Reserve is 4km south west of the application area. Two parcels of Land for Wildlife are located within 700 meters of the area under application. A weed and dieback condition will assist in preventing the spread of Phytophthora and environmental weeds into these nearby conservation reserves.

The assessment identified that the proposed clearing is not likely to impact significant fauna habitat, rare flora or environmental water values within the local or regional context.

Given the relatively small scale of the proposed clearing this proposal is not likely to be at variance to any of the clearing principles.

Methodology References:
DEC (2010)
Keighery (1994)
Sandiford and Barrett (2010)

GIS Database:
- Albany Mount Barker 1.4m - Landgate 2002
- Average Annual Rainfall Isohyets - WRC 29/09/98
- Hydrogeology, statewide
- DEC Tenure
- Pre European Vegetation - DA 01/01
- SAC Biodatasets - accessed 13 September 2010
- Salinity Risk LM 25m - DOLA 00
- Topographic contours statewide - DOLA and ARMY 12/09/02

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

Comments

The property under application is zoned as Special Rural. The Department of Planning have advised that in areas zoned as Special Rural no new clearing is to occur except for a few exempt purposes e.g. to comply with the Bush Fires Act 1954 (DoP, 2010).

Planning consent for this proposal was granted on 28 October 2010. If development is not substantially commenced within two years, a fresh approval must be obtained before commencing or continuing development (DEC Ref: A359330).

Methodology GIS Database:
- Town Planning Scheme Zones - MFP 31/08/98

4. References

- DEC (2010) Site Inspection Report for Clearing Permit Application CPS 3937/1, Lot 215 on Deposited Plan 54707, Kalgan. Site inspection undertaken 23/09/2010. Department of Environment and Conservation, Western Australia (DEC Ref: A335113).
- DoP (2010), Advice for Clearing Permit Application CPS 3937/1 in relation to the Town Planning Scheme No. 3. Department of Planning, Western Australia (DEC Ref: A337019).
- Keighery, B.J. (1994) Bushland Plant Survey: A Guide to Plant Community Survey for the Community. Wildflower Society of WA (Inc). Nedlands, Western Australia.
- Sandiford, E.M. and Barrett, S. (2010). Albany Regional Vegetation Survey, Extent Type and Status, A project funded by the Western Australian Planning Commission (EnviroPlanning, Integrating NRM into Land Use Planning and State NRM Program), South Coast Natural Resource Management Inc. and City of Albany for the Department of Environment and Conservation. Unpublished report. Department of Environment and Conservation, Western Australia.
- Shepherd, D.P. (2009) Adapted from: Shepherd, D.P., Beeston, G.R., and Hopkins, A.J.M. (2001), Native Vegetation in Western Australia. Technical Report 249. Department of Agriculture Western Australia, South Perth.

5. 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)