GOVERNMENT OF
WESTERN AUSTRALIA

CLEARING PERMIT

Granted under section 51E of the Environmental Protection Act 1986

PERMIT DETAILS
Area Permit Number: 4440/1
File Number: 21564
Duration of Permit: From 16 April 2012 to 16 April 2014

PERMIT HOLDER
Ada Dimasi

LAND ON WHICH CLEARING IS TO BE DONE
LOT 2651 ON DEPOSITED PLAN136569

AUTHORISED ACTIVITY
The Permit Holder shall not clear more than 12.51 hectares of native vegetation within the area cross hatched yellow on attached Plan 4440/1.

CONDITIONS

1. Dieback and weed control
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*:
(a) clean earth-moving machinery of soil and vegetation prior to entering and leaving the area to be cleared;
(b) shall only move soils in *dry conditions*;
(c) ensure that no *dieback* or *weed*-affected soil, *mulch*, *fill* or other material is brought into the area to be cleared; and
(d) restrict the movement of machines and other vehicles to the limits of the areas to be cleared.

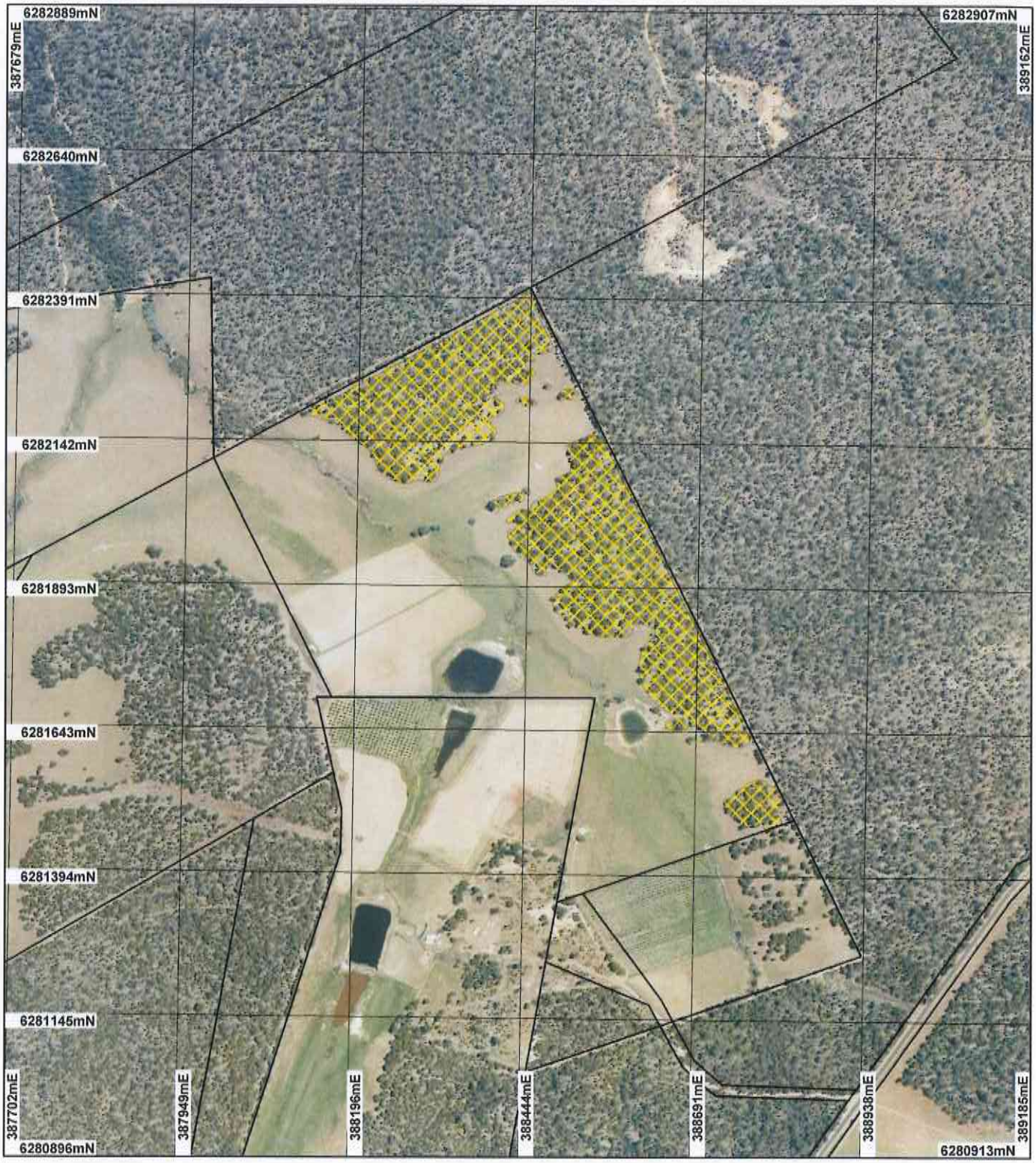
DEFINITIONS
The following meanings are given to terms used in this Permit:
dieback means the effect of *Phytophthora* species on native vegetation;
dry conditions means when soils (not dust) do not freely adhere to rubber tyres, tracks, vehicle chassis or wheel arches;
fill means material used to increase 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

20 March 2012

Plan 4440/1



LEGEND

Clearing Instruments

- Areas Approved to Clear

Cadastre

Donnybrook 50cm Orthomosaic - Landgate 2004

N

0 ~250 m

Scale 1:8786
(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.

K. Faulkner ..... Date 28/3/12

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

Department of **Environment and Conservation**

Our environment, our future

** Project Data. This data has not been quality assured. Please contact map author for details.*

Department of Environment and Conservation

Clearing Permit Decision Report

1. Application details

1.1. Permit application details

Permit application No.: 4440/1
Permit type: Area Permit

1.2. Proponent details

Proponent's name: Ada Lucia Dimasi

1.3. Property details

Property: LOT 2651 ON PLAN 136569 (PAYNEDALE 6239)
Local Government Area: Shire of Donnybrook- Balingup
Colloquial name:

1.4. Application

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

1.5. Decision on application

Decision on Permit Application: Grant
Decision Date: 20 March 2012

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 under application has been mapped as; Beard vegetation association 1185 Medium woodland; jarrah, marri & blackbutt (Shepherd, 2009). Beard vegetation association 1017 Medium open woodland; jarrah & marri, with low woodland; banksia (Shepherd, 2009). Mattiske vegetation complex Bidella (BD) Low woodland of Melaleuca preissiana-Banksia littoralis-Hakea lasianthoides on valley floors and open forest to woodland of Eucalyptus marginata subsp. marginata-Corymbia calophylla-Eucalyptus patens on slopes in perhumid and humid zones (Mattiske and Havel, 1998). Mattiske vegetation complex Kingia (KI) Open forest of Eucalyptus marginata subsp. marginata-Corymbia calophylla-Allocasuarina	The application is to clear 12.5 ha of native vegetation within Lot 2651 on Deposited Plan 136569, Paynedale, for the purpose of horticulture. The vegetation under application comprises of Corymbia calophylla, Eucalyptus marginata and Allocasuarina fraseriana with an understory of Mirbelia dilatata, Xanthorrhoea preissii, Hakea lissocarpha and H. amplexicaulis. The ground was predominantly bare with some Hibbertia hypericoides species present (DEC, 2011). The vegetation under application is considered to range from a good to degraded (Keighery, 1994) condition (DEC, 2011), with majority of the vegetation under application in a degraded condition. The application area currently has cattle grazing on it.	Degraded: Structure severely disturbed; regeneration to good condition requires intensive management (Keighery 1994)	The vegetation condition was obtained from the recent site inspection conducted by the Department of Environment and Conservation (DEC) on the 24 August 2011.

fraseriana-Banksia grandis-Xylomelum occidentale on lateritic uplands in perhumid and humid zones (Mattiske and Havel, 1998).	Good: Structure significantly altered by multiple disturbance; retains basic structure/ability to regenerate (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 likely to be at variance to this Principle

The application is to clear 12.5 hectares of native vegetation within Lot 2651for the purpose of horticulture. The area under application is approximately 3 km north east of the townsite of Donnybrook.

The application area contains two Beard and Mattiske vegetation complexes. The majority of the vegetation under application is considered to be in a degraded (Keighery, 1994) condition (DEC, 2011) and currently has stock grazing on it. The local area (10km) radius has not been extensively cleared and the recorded vegetation complexes in the application area are well represented in the shire and bioregion with 56 and 58 per cent respectively of their pre-European vegetation remaining.

Several priority species have been recorded in the local area, however none have been mapped within the area under application. Given the degraded (Keighery, 1994) condition (DEC, 2011) of the application area and that it currently has cattle grazing on it, gives evidence to suggest that it is unlikely to contain priority flora species.

The vegetation under application is surrounded by the Boyinup State Forrest which appears to be in a very good condition.

Given the degraded (Keighery, 1994) condition (DEC, 2011) of the vegetation under application is unlikely to represent an area of higher biodiversity value when compared to representative vegetation in a regional and local context, therefore, the application is not likely to be at variance to this principle.

Methodology

References
DEC (2011)
Keighery (1994)

GIS Database:
- DEC Tenure
- Pre European Vegetation
- SAC Biodatasets (accessed July 2011)

(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

Several fauna species of conservation significance have been recorded within a 10km radius of the area under application. This includes the Calyptorhynchus banksii (Forest red-tailed black cockatoo), Calyptorhynchus baudinii (Baudin's black cockatoo) and Calyptorhynchus latirostris (Carnaby's black cockatoo.

A recent site inspection considered that the proposed clearing would not significantly impact upon black cockatoo species, as it is considered the vegetation surrounding the application is likely to provide habitat of greater local significance than the vegetation under application.

Given the above, the application is not likely to be at variance to this principle.

Methodology

References
DEC (2011)
DEC (2007)

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

Comments

Proposal is not likely to be at variance to this Principle

Within a 10km radius of the area under application, two declared rare flora (DRF) species have been mapped. Synaphea stenoloba was recorded approximately 9km east of the application area and Daviesia elongate was recorded approximately 9km west of the area under application. The DRF species mapped where not recorded as having the same soil type or vegetation complex to that recorded within the vegetation under application.

Given the distance of the mapped DRF, the different soil and vegetation types, and the degraded (Keighery, 1994) condition (DEC 2011) of the area under application, it is unlikely DRF species will be present within the project area, therefore the application is not likely to be at variance to this principle.

Methodology

References
DEC (2011)
Keighery (1994)

GIS Database:
- SAC Biodatasets (accessed July 2011)

(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 no recorded threatened ecological communities (TECs) within a 10km radius of the application area. The nearest TEC is approximately 15km away from the application area.

Given the above, the application is not likely to be at variance to this principle.

Methodology

GIS Database
- SAC Biodatasets (accessed July 2011)

(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 likely to be at variance to this Principle

The mapped Beard and Mattiske vegetation association/complex within the area under application retains the threshold level (30 per cent) recommended in the National Objectives Targets for Biodiversity Conservation, below which species loss appears to accelerate exponentially at an ecosystem level (Commonwealth of Western Australia 2001).

The application does not occur within an extensively cleared landscape. Approximately 60 per cent of native vegetation remains in the local area (10 km radius).

Given the above it is unlikely the vegetation under application is significant as a remnant, therefore the application is not likely to be at variance to this principle

	Pre-European (ha)	Current Extent (ha)	Remaining (%)	Extent in DEC Managed Lands (%)
IBRA Bioregion*				
Jarrah Forest	4,506,656	2,514,549	55.80	67.20
Shire*				
Shire of Donnybrook-Ballingup	156,003	90,998	58.33	81.44
Beard Vegetation Association in Bioregion*				
1185	15,158	13,880	91.57	89.94
1017	11,846	9,111	76.91	87.89
Mattiske Vegetation Complex				
KI, Kingia	102,240	97,808	95.6	93.62
BD, Bidella	47,785	44,929	94.0	92.67

Methodology

References
Commonwealth of Australia (2001)
DEC (2011)
Keighery (1994)

Shepherd (2009)
GIS Database
- Pre European Vegetation
- SAC Biodatasets (accessed July 2011)

(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

Mill Brook (a minor, perennial watercourse) dissects Lot 2651 and runs within approximately 50 meters of the area proposed to be cleared.

Although Mill Brook runs within close proximity to the clearing area the vegetation under application is not considered to be growing in association with this watercourse.

Given the above, the application is not a variance to this principle

Methodology

References
DEC (2011)
GIS Database
- Hydrogeology, statewide

(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 landforms and soils within the application area consist of shallow minor valleys with gentle side slopes and broad swampy floors on deeply weathered mantle over sedimentary rocks in the Donnybrook Sunkland between Donnybrook, the upper Margret River and Stewart Road. Duplex sandy gravels, loamy gravels and wet and semi-wet soils (Commissioner of Soil and Land Degradation, 2011).

The proposed clearing is at a low risk to salinity, eutrophication, wind erosion, water erosion, waterlogging and flooding (Commissioner of Soil and Land Degradation, 2011) and unlikely to cause land degradation in the local area.

The application is not likely to be at variance to this principle

Methodology

References
Commissioner of Soil and Land Degradation, (2011)

(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 area under application borders Boyinup State Forrest.

The disturbance resulting from the proposed clearing will increase the risk of weeds and dieback spreading into reserve. Weed and dieback management practices will assist in mitigating this risk.

Considering the above, the proposed clearing may be at variance to this clearing principle.

Methodology

References
DEC (2011)
Keighery (1994)
GIS Database
- DEC Tenure

(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

Mill Brook runs within approximately 50 meters of the area proposed to be cleared and possibly could be subjected to surface water sedimentation from the clearing. However, the slope of the property drains in a northerly direction (Commissioner of Soil and Land Degradation, 2011), away from the brook, thus is unlikely that surface water containing sedimentation would drain into the nearby brook.

The application is not likely to be at variance to this principle.

Methodology References
Commissioner of Soil and Land Degradation, 2011
GIS Database
- Hydrogeology, statewide

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

Comments

The Commissioner of Soil and Land Degradation (2011) identified that waterlogging is occurring along the tributary that runs through the property, however, the removal of native vegetation is not expected to cause, or exacerbate the incidence or intensity of flooding within and around the properties surrounding area due to the soils types present within the application area (The Commissioner of Soil and Land Degradation, 2011).

Given the above, the application is not likely to be at variance to this principle.

Methodology References
Commissioner of Soil and Land Degradation, (2011)
GIS Database
- Hydrogeology, statewide

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

Comments

The area under application falls within the Busselton-Capel groundwater and Preston River Water area, which is proclaimed under the Rights in Water and Irrigation Act (RIWI Act). The Department of Water (DoW, 2011) has recently initiated that all dams within the Preston River catchment that are used for commercial irrigation within proclaimed tributaries require a licence. DoW advises that no licence has been issued to the applicant to utilise water on the two dams within Lot 2651, if the applicant intends to use water within these dams they are required to make an application to DoW.

The applicant has obtained a licence from DoW to take water form Lot 2651 on Plan 136569. The applicant also hold a licence to take water within Lot 2413 on Plan 131325 (Dimasi, 2012).

The Department of Agriculture and Food Western Australia (Commissioner of Soil and Land Degradation, 2011) advises that there is a low to medium risk of land degradation should the proponent draw water from the feedlot effluent storage dam and use it for horticultural purposes. If the use of the feedlot effluent storage dam for irrigation is excessive, it is possible that eutrophication may occur in the nearby waterway. DAFWA (2011) advise that competent management will greatly reduce the risk.

The Shire of Donnybrook-Balingup has advised that they have no objections to the application (Shire of Donnybrook-Balingup, 2011).

Methodology Commissioner of Soil and Land Degradation, (2011)
Damasi (2012)
DoW, (2011)
Shire of Donnybrook-Balingup, (2011)

4. References

Commonwealth of Australia (2001) National Objectives and Targets for Biodiversity Conservation 2001-2005, Canberra.

DAFWA (2011) Assessment Advice for Clearing Permit Application CPS 4440/1, Lot 2651, Paynedale. Letter received 18 August 2011. Department of Agriculture and Food Western Australia, (Ref. A422470).

Damasi. J (2012) Additional information for Clearing Permit Application CPS 4440/1 - Licence to take water, Department of Water (DEC Ref:A483455)

DEC (2007 -) NatureMap: Mapping Western Australia's Biodiversity. Department of Environment and Conservation. URL: http://naturemap.dec.wa.gov.au/. Accessed July 2011

DEC (2011) Site Inspection Report for Clearing Permit Application CPS 4440/1, Lot 2651 on Deposited Plan 136569, Paynedale Site inspection undertaken 3/8/2011. Department of Environment and Conservation, Western Australia (TRIM Ref. DOCA434343).

DoW (2011) Assessment Advice for Clearing Permit Application CPS 4440/1, Lot 2651, Paynedale. Email received 1 August 2011. Department of Water, Western Australia (Ref. A418040).

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, E.M. and Havel, J.J. (1998) Vegetation Complexes of the South-west Forest Region of Western Australia. Maps and report prepared as part of the Regional Forest Agreement, Western Australia for the Department of Conservation and Land Management and Environment 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.

Shire of Donnybrook-Balingup (2011) Direct Interest Submission for clearing permit application CPS 4440/1. Received 22 July 2011, Shire of Donnybrook-Balingup, Western Australia (Ref. A415461).

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)