



CLEARING PERMIT

Granted under section 51E of the Environmental Protection Act 1986

Purpose Permit number:	CPS 5270/1
Permit Holder:	Walpole Country Club Inc.
Duration of Permit:	14 June 2014 – 14 June 2019

The Permit Holder is authorised to clear native vegetation subject to the following conditions of this Permit.

PART I – CLEARING AUTHORISED

- 1. Purpose for which clearing may be done**
Clearing for the purpose of establishing a dam.
- 2. Land on which clearing is to be done**
Lot 304 on Deposited Plan 50027, Walpole.
- 3. Area of Clearing**
The Permit Holder shall not clear more than one hectare of native vegetation within the area hatched yellow on attached Plan 5270/1.
- 4. Application**
This Permit allows the Permit Holder to authorise persons, including employees, contractors and agents of the Permit Holder, to clear native vegetation for the purposes of this Permit subject to compliance with the conditions of this Permit and approval from the Permit Holder.

PART II – MANAGEMENT CONDITIONS

- 5. 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) ensure that no *dieback* or *weed*-affected soil, *mulch*, *fill* or other material is brought into the area to be cleared; and
 - (c) restrict the movement of machines and other vehicles to the limits of the areas to be cleared.
- 6. Management plan**
 - (a) The Permit Holder must implement and adhere to the document 'Walpole Country Club Dam Environment Offset Proposal', dated 31 March 2014, attached as Appendix 1 to this permit.
 - (b) The Permit Holder is to provide evidence that the vesting purpose of Reserve 32462 has been amended to include the purpose of 'conservation' before 15 May 2015.

7. Retain vegetative material and topsoil, revegetation and rehabilitation

The Permit Holder shall:

- (a) Retain the vegetative material and topsoil removed by clearing authorised under this Permit and stockpile the vegetative material and topsoil in an area that has already been cleared.
- (b) At an optimal time within 12 months following completion of authorised clearing, *revegetate* and *rehabilitate* areas not required for future scheduled and approved development, by:
 - (i) ripping the ground on the contour to remove soil compaction; and
 - (ii) laying the vegetative material and topsoil retained under condition 7(a) on the cleared area(s).
- (c) Within 12 months of laying the vegetative material and topsoil on the cleared area in accordance with condition 7(b) of this Permit:
 - (i) engage an *environmental specialist* to determine the species composition, structure and density of the area *revegetated* and *rehabilitated*; and
 - (ii) where, in the opinion of an *environmental specialist*, the composition structure and density determined under condition 5(c)(i) of this Permit will not result in a similar species composition, structure and density to that of pre-clearing vegetation types in that area, *revegetate* the area by deliberately *planting* and/or *direct seeding* native vegetation that will result in a similar species composition, structure and density of native vegetation to pre-clearing vegetation types in that area and ensuring only *local provenance* seeds and propagating material are used.
- (d) Where additional *planting* or *direct seeding* of native vegetation is undertaken in accordance with condition 7(c)(ii) of this permit, the Permit Holder shall repeat condition 7(c)(i) and 7(c)(ii) within 24 months of undertaking the additional *planting* or *direct seeding* of native vegetation.
- (e) Where a determination by an *environmental specialist* that the composition, structure and density within areas *revegetated* and *rehabilitated* will result in a similar species composition, structure and density to that of pre-clearing vegetation types in that area, as determined in condition 7(c)(i) and (ii) of this permit, that determination shall be submitted for the CEO's consideration. If the CEO does not agree with the determination made under condition 7(c)(ii), the CEO may require the Permit Holder to undertake additional *planting* and *direct seeding* in accordance with the requirements under condition 7(c)(ii).

PART III - RECORD KEEPING AND REPORTING

8. Records to be kept

The Permit Holder must maintain the following records for activities done pursuant to this Permit:

- (a) In relation to the clearing of native vegetation authorised under this Permit:
 - (i) the species composition, structure and density of the cleared area;
 - (ii) the location where the clearing occurred, recorded using a Global Positioning System (GPS) unit set to Geocentric Datum Australia 1994 (GDA94), expressing the geographical coordinates in Eastings and Northings or decimal degrees;
 - (iii) the date that the area was cleared; and
 - (iv) the size of the area cleared (in hectares).
- (b) In relation to the *revegetation* and *rehabilitation* of areas pursuant to condition 7 of this Permit:
 - (i) the location of any areas *revegetated* and *rehabilitated*, recorded using a Global Positioning System (GPS) unit set to Geocentric Datum Australia 1994 (GDA94), expressing the geographical coordinates in Eastings and Northings or decimal degrees;
 - (ii) a description of the *revegetation* and *rehabilitation* activities undertaken;
 - (iii) the size of the area *revegetated* and *rehabilitated* (in hectares);
 - (iv) the species composition, structure and density of *revegetation* and *rehabilitation*, and
 - (v) a copy of the environmental specialist's report.

9. Reporting

- (a) The Permit Holder must provide to the CEO on or before 1 February of each year, a written report:
- (i) of records required under condition 8 of this Permit; and
 - (ii) concerning activities done by the Permit Holder under this Permit between 1 January to 31 December of the preceding calendar year.
- (b) If no clearing authorised under this Permit was undertaken between 1 January to 31 December of the preceding calendar year, a written report confirming that no clearing under this permit has been carried out, must be provided to the CEO on or before 1 February of each year.
- (c) Prior to 14 March 2019, the Permit Holder must provide to the CEO a written report of records required under condition 8 of this Permit where these records have not already been provided under condition 9(a) of this Permit.

DEFINITIONS

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

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

direct seeding means a method of re-establishing vegetation through the establishment of a seed bed and the introduction of seeds of the desired plant species.

environmental specialist means a person who holds a tertiary qualification in environmental science or equivalent, and has experience relevant to the type of environmental advice that an environmental specialist is required to provide under this Permit, or who is approved by the CEO as a suitable environmental specialist.

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

local provenance means native vegetation seeds and propagating material from natural sources within 50 kilometres and the same Interim Biogeographic Regionalisation for Australia (IBRA) subregion of the area cleared.

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.

planting means the re-establishment of vegetation by creating favourable soil conditions and planting seedlings of the desired species.

regenerate/ed/ion means re-establishment of vegetation from in situ seed banks and propagating material (such as lignotubers, bulbs, rhizomes) contained either within the topsoil or seed-bearing *mulch*.

rehabilitate/ed/ion means actively managing an area containing native vegetation in order to improve the ecological function of that area.

revegetate/ed/ion means the re-establishment of a cover of *local provenance* native vegetation in an area using methods such as natural *regeneration*, *direct seeding* and/or *planting*, so that the species composition, structure and density is similar to pre-clearing vegetation types in that area.

weed/s means any plant -

- (a) that is a declared pest under section 22 of the *Biosecurity and Agriculture Management Act 2007*; or
- (b) published in a Department of Parks and Wildlife Regional Weed Rankings Summary, regardless of ranking; or
- (c) not indigenous to the area concerned.



M Warnock
SENIOR MANAGER
CLEARING REGULATION

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

15 May 2014

Appendix 1 – Walpole Country Club Dam Environmental Offset Proposal

Matt Warnock
2012/005985



Rest Point Road
PO Box 50
Walpole, Western Australia 6398
Phone/Fax: 08 9840 1082

Email: countryclub@walpole.org.au
www.walpole.org.au/countryclub
ABN 68613672028

Your Ref CPS5270/1

M Warnock
Manager
Native Vegetation Conservation Branch
Department of Environment Regulation
Locked Bag 33
Cloisters Square
Perth WA 6850



Dear M Warnock

I am writing in regard to the application by the Walpole Country Club for a permit to clear Native Vegetation.

The Country Club had previously provided a potential clearing offset to support its application. In your letter of 13 September 2013, you asked for details of the proposed offset. The club has responded by further investigating the site in company of Department of Parks and Wildlife (DPaW) and potential contractors followed by extensive consultation with DPaW to ensure that the club has been able to do all that it can to ensure the project can proceed. Please find enclosed the Club's offset proposal. This is a revised proposal which has been developed by informed discussions with Mr Jaren Hart of your department and advice from the Department of Parks and Wildlife.

The main aspects of this new proposal are:

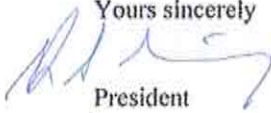
- A proposed 13 hectare offset in two parcels of land on the Club's lease, focussing on protecting peat-based swamp vegetation and associated habitat dependant species, particularly the Walpole Burrowing Crayfish.
- Management practices aiming to protect the offset land, particularly through excluding access to the offsets, working with the Department of Parks and Wildlife to develop appropriate management practices and including fire management and offering to assist Parks and Wildlife in surveys conducted by that agency to increase knowledge of occurrence, habitat requirements and appropriate management practices for key species of concern
- Action by the Shire of Manjimup to change the purpose of the Reserve to formally provide for conservation management and a clearing offset.

The Country Club also wishes to highlight that, should a clearing permit be approved, clearing and dam construction will be carried out under the supervision of Parks and Wildlife staff.

As noted in the concluding comments of the proposal, the Country Club believes that this proposal offers a level of management of the offset areas that is equal to that achieved by Parks and Wildlife across its broader estate. As the club is hopeful of completing the project before rain makes access impractical, the Club would appreciate your consideration of its proposal as a matter of priority. Should your agency require further information on the proposal, I can be contacted on 98408421

I look forward to your favourable consideration of the Club's proposal.

Yours sincerely


President
R. LAING
31/3/14

Background

This offset proposal has been prepared by the Walpole Country Club (the Club) to support its application for a Permit to clear native vegetation for the purpose of building a dam. The extent of the proposed clearing is not greater than one hectare.

During the permit application process, the presence of protected species on the proposed site became known and the Club was advised (Department of Environment and Conservation letter 13 February 2013) of potential environmental impacts of the proposed clearing and of further requirements for consideration of its application.

In discussions on 19 July 2013, reflected in Department of Environment and Regulation (DER) correspondence of 13 September 2013, the possibility of the Club providing an environmental offset to address the impacts of the Club's dam proposal was raised. The Club developed a proposed ten hectare offset option but that proposal did not have supporting information to allow its assessment by DER.

Guided by discussions with staff of the Department of Parks and Wildlife (Parks and Wildlife), the Club has developed an amended offset proposal and associated information for consideration by DER. That amended proposal is the subject of this submission.

The Proposal

The Club proposes (a) to relocate the proposed dam to a position lower in the catchment and (b) to establish an approximate 13 hectare environment offset to increase protection of the catchment in which the dam will be built and increase protection of habitat dependent species within the catchment. The offset proposal consists of (a) parcels upstream and downstream of the proposed dam site and (b) associated management practices.

Attachment 1 shows the area in which the dam will be located and the two proposed environmental offset areas. Note that the indicative dam location area as shown is larger than one hectare. What is shown is a broad area in which the dam will be located. Site factors will determine the final dam location and clearing will not exceed a total of one hectare.

This environmental offset proposal is different to that previously submitted as it (a) is larger, (b) is more aligned to vegetation types, (c) does not include previously disturbed areas and (d) offers greater capture of protected species habitat. The proposed dam location has been moved to reduce the extent of watercourse disturbance and to exclude a known location of a protected species.

Management actions proposed by the Club to protect the offset areas include:

- the Shire of Manjimup (the Shire) to seek a change of purpose of Reserve 32462, the reserve leased by the Club, to formally recognise conservation as a purpose of the Reserve and formally recognise the existence of a clearing offset. By letter of 18 December 2013 to the Department of Lands, the Shire sought this amendment (copy of letter attached, Attachment 2).

- the Club to amend its golf course rules to make areas adjoining the offset parcels “out of bounds” and to mark the boundary of the offset areas, where they abut the golf course, with signage posts marking the “out of bounds” and “entry prohibited, conservation area” as well as by amendment to Club rules and Strategic Plan, to exclude any entry beyond the boundary marker. The Club notes that declaring an area out of bounds creates a significant incentive for golfers to avoid playing towards this boundary as a ball lost out of bounds incurs a penalty of loss of distance and an additional stroke to score. The Club also notes that the vegetation between the fairways and the offset areas is extremely thick and tending to impenetrable and this, in itself, is already a significant barrier to casual entry to the offset areas. Indeed it is one of the areas on the course where players do not bother to search for their golf balls as the likelihood of finding the ball will result in the loss of many strokes in attempts to regain the fairway. The Club’s proposal to construct a posts and signage prohibiting entry, will reinforce to players and visitors the exclusion of entry to the offset areas. The Club will also change course rules to provide for disqualification of any player flagrantly disregarding the access restrictions. The Club believes that, in combination, these measures will effectively prevent entry to the offset areas and their immediate surrounds.
- with advice from Parks and Wildlife and the approval of the Shire of Manjimup, the Club will develop and implement a fire management plan focussed on requirements of identified protected species. The Club will ensure that any fire plan is formally reviewed by Parks and Wildlife prior to implementation and the Club will invite periodic assessment of its fire management plan, practices and outcomes by Parks and Wildlife.
- The Club will amend its Strategic Plan to formally recognise the offset areas and incorporate protection measures and proposed management practices into the Plan.
- Ongoing access to the proposed dam will be limited to existing access only.
- The Club will offer to assist Parks and Wildlife with surveys of the offset areas to better define the habitat and requirements of protected species and will offer assistance to Parks and Wildlife to undertake surveys in similar nearby habitats to better define the distribution of protected species.
- With advice from Parks and Wildlife and the Shire, the Club will rehabilitate as necessary, existing small disturbed areas (minor disused tracks, largely already partly revegetated) within the offset parcels to increase the integrity of these parcels. The Club notes that these existing disturbed areas are incidental and minor but includes this action for completeness of its offsets proposal.
- Once the final dam location has been determined and the dam constructed, the Club will manage undisturbed areas between the two offset parcels in the same manner as the parcels themselves to increase the effective area managed for the protection of identified protected species and habitat.

Attributes of the proposed dam location and discussion

Note: The final location of the dam will be determined by site conditions encountered during construction. An approximate two hectare area has been defined which will contain the final dam, noting that clearing will be limited to no more than one hectare within this larger area.

Attachment 1 shows the larger area in which the clearing (of no more than one hectare) will be located. The Club’s preference, informed by advice from experienced earthmoving contractors, is

for the dam to be built downstream of the powerline clearing, site conditions encountered during construction allowing.

Parks and Wildlife supplied mapping of the Matiske vegetation complexes within the Club's lease area and of recorded occurrences of priority and threatened flora and fauna (Attachment 3). The proposed dam area is within two vegetation complexes – Angove vegetation complex and Kordabup vegetation complex.

Parks and Wildlife also provided information on regional remnant vegetation that was used to inform development of the Forest Management Plan 2004-2013. An extract of this information as it relates to the Angove and Kordabup Matiske vegetation complexes is attached (Attachment 4).

From Attachment 4, the Club notes that, at the time of the assessment:

- For the Angove vegetation class, approximately 90% of the pre-European extent of this vegetation class remained (as at time of mapping) and that 79% of the Pre-European extent (and equating to approximately 88% of remnant extent) was protected in formal and informal reserves proposed for the 2004-2013 Forest Management Plan
- For the Kordabup vegetation complex, approximately 44% of the pre-European extent of this vegetation type remained, with approximately 35% of the pre-European extent (and equating to approximately 80% of remnant extent) protected in formal and informal reserves.

The Club notes that its proposed one hectare of clearing would reduce the reported extent of the remnant vegetation in formal and informal protected areas by a maximum of:

- 0.003% for the Angove vegetation complex, assuming all one hectare of clearing occurred in the Angove vegetation complex type; and
- 0.1% for the Kordabup vegetation complex, assuming all one hectare of clearing occurred in the Kordabup vegetation complex.

Attachment 3 also shows the Parks and Wildlife recorded location of priority threatened flora and fauna in the area affected by the proposed clearing. Attachment 3 shows one priority and threatened plant (*Corybas abditus*, a perennial dwarf herb), and one priority and threatened animal (*Engaewa walpolea*, the Walpole Burrowing Crayfish, herein referred to as Engaewa) as being recorded within the general vicinity of the proposed dam.

The Club has modified its proposal to exclude the *Corybas* location. Subject to Parks and Wildlife providing specific location details and guided by advice from Parks and Wildlife, the Club will mark the general *Corybas* location in the same manner that Parks and Wildlife marks protected species locations on its estate (generally track or roadside yellow flag markers) to raise awareness of a protected species in the vicinity. This marking will be done on the powerline clearing close to the *Corybas* location and on the highway.

The Club recognises that its clearing proposal probably will affect the recorded location of Engaewa and will possibly affect Engaewa habitat. The Club sought advice from Parks and Wildlife on the distribution of this species in the Walpole region. Attachment 5 shows the location of recorded Engaewa populations. Reflecting Parks and Wildlife advice, the Club notes the strong correlation of

recorded populations with the only two detailed studies of the species. The Club's offset proposal includes an offer of assistance to Parks and Wildlife in surveys organised by Parks and Wildlife to better define occurrence and habitat requirements of the species, both within the Club's lease area and within the broader Parks and Wildlife estate.

The Club notes that further information gathering is consistent with the Engaewa Recovery Plan – i.e. extending information on known habitat and gathering information to better define management practices. The Club believes that its offer to assist Parks and Wildlife can act to increase knowledge of Engaewa and improve its protection across the species' range. This will tend to offset adverse impacts resulting from the Club's clearing proposal.

In this regard, the Club notes that recent Parks and Wildlife prescribed burning in the Keystone block in Angove vegetation type within two kilometres of Reserve 32462 provides an opportunity to survey potentially suitable habitat (peatlands) without the access restriction of dense vegetation (an issue noted in the Preliminary Assessment Report).

The Club has modified its offset proposal to include greater protection of the likely Engaewa habitat within the catchment on the Club's leased land. The revised offset proposal concentrates on capturing the peat-based swamp vegetation upstream and downstream of the proposed dam location. Parks and Wildlife has informally advised that this approach reduces disruption to ecosystem processes within this vegetation type by providing for undisturbed areas both above and below the disturbance and that, given the limited mobility of many of the species of concern that may occur in this vegetation type, this tends to increase the likelihood of providing opportunities for stable populations of such species.

The Club's new offset proposal will reduce the likely area of clearing by providing for the incorporation of an existing disturbed area – the area under the powerline – into the area to be cleared. Subject to advice from Western Power, if this can be achieved the area of new clearing can be reduced by around 5%.

Comments on the Club's proposal in view of issues raised in the Preliminary Assessment Report
Native vegetation should not be cleared if it comprises a high level of biological diversity

To mitigate the impact of its clearing proposal, the Club:

- has sought advice from Parks and Wildlife on the recorded presence of priority and threatened flora and fauna on the site
- specifically excluded from the area that might be cleared the known location of the one priority and threatened flora record provided by Parks and Wildlife
- modified its clearing proposal to reduce the area of impact by shifting its preferred dam location to downstream of the powerline clearing, allowing for a more compact clearing on flatter land and so reducing the linear impact of the clearing along the watercourse
- proposes a 13 hectare environmental offset that concentrates on capturing the specific areas of organic-rich soils and peatlands within the drainage system that are likely to support the priority species of concern

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

To mitigate the impact of its clearing proposal, the Club:

- modified its clearing proposal to allow for a more compact dam in the lower part of the catchment
- through its environment offset proposal and commitments to manage other areas sympathetically, looks to maintain the connectivity of habitats within the landscape, to the extent it can given existing interruptions such as the South Western Highway and Rest Point Road
- developed an environment offset proposal that focusses on protecting vegetation associated with the drainage system and particularly the peat-based swamp vegetation. Consistent with advice from Parks and Wildlife, the offset proposal includes parcels upstream and downstream of the proposed clearing. Advice to the Club is that this increases the probability of maintaining sustainable populations, given the limited mobility of many of the fauna species of concern.
- proposes a range of management actions to limit disturbance to the offset areas and to manage the offset areas to maintain or improve their value as habitat for target species, including Engaewa. These actions include working with Parks and Wildlife to (a) develop appropriate fire management regimes for the offset areas and (b) undertake surveys of potential Engaewa habitat on land leased by the Club and on the Parks and Wildlife estate in order to improve knowledge and management of species of concern and of Engaewa in particular.

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

The Club recognises that its modified proposal remains at variance with this principle.

The Club does not have any alternative suitable dam location on existing cleared areas of the Reserve that would meet the needs of all parties proposing to access the dam, particularly in relation to fire suppression requirements. The Club has reviewed its clearing proposal with a view to limiting the impact on wetland vegetation. The Club has shifted the proposed location to lower down the drainage line and, on advice of experienced contractors, believes it should be possible to construct a less linear dam and so limit the proportion of the wetland affected. Subject to advice from Western Power, the Club aims to incorporate existing disturbed areas into the proposed clearing.

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.

The Club notes that the Reserve in which the clearing is proposed is separated from conservation estate to the north and west by the South Western Highway and Rest Point Road. In themselves, these constitute significant barriers to continuity and, because of their frequent usage, potentially pose a greater risk of weed and disease spread than the Club's proposed clearing.

The Walpole-Nornalup marine park is within 250 metres downstream of the proposed clearing. Parks and Wildlife will be actively involved in the clearing process, should a permit be approved. Clearing operations will proceed under the guidance of Parks and Wildlife with a view to ensuring that there is no threat to the marine park.

The Club has applied to the Department of Water for a permit to disturb beds and banks and will abide by any conditions imposed by that agency.

The Club notes that the proposed access to the dam will be via existing access routes – either from existing access on the golf course or along the semi-hardened track along the existing powerline clearing. The Club believes that using existing access minimises any increased potential for spreading weeds and/or disease. The Club notes that the powerline clearing is boggy at very wet times of the year and use at these times increases the risk of disease spread. While access to the proposed dam is expected to be minimal at such times, the Club notes that access via the golf course provides a wet weather access route and so reduces any risk of Phytophthora spread. Moreover it is quite probable that the dam wall will become the power line access route and if so will help prevent any contamination because it will be a firmer dryer surface. It is of note that egress into the area is already extremely rare and will reduce further under the proposed management arrangements.

The Club currently actively manages weeds on its lease area and encourages native species. It will continue to do so, consistent with its lease obligations and responsibilities to the Shire of Manjimup.

These measures will help ensure that the area which is not in a Phytophthora declared area and where there are no recorded significant weed infestations on site will continue to be protected .

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

As previously mentioned, the Club sought advice from Parks and Wildlife on the specific recorded occurrences of priority and threatened flora and fauna. The Club modified its proposal to exclude a known Corybas occurrence.

Based on information supplied by Parks and Wildlife, the Club notes that its proposed clearing will reduce the area of the two Matiske vegetation types in the vicinity of the proposed clearing by less than 0.1% of their respective regional extent.

The Club developed a modified environmental offset proposal that focusses on maintaining swamp based vegetation. On the advice of Parks and Wildlife, the Club proposes that two parcels be included in the offset proposal in order to provide for the possibility of maintaining sustainable populations of target species both upstream and downstream of the proposed clearing.

The Club's offset areas management proposals (prohibiting access, changing Club rules to deter occasional access by golf players, delineating and signing the offset areas etc) aim to protect the integrity of the offset parcels. Through its commitment to working with Parks and Wildlife in developing appropriate fire management practices and supporting Parks and Wildlife surveys, the Club is hopeful that its offsets proposal may lead to improved management of species of concern across the broader conservation estate.

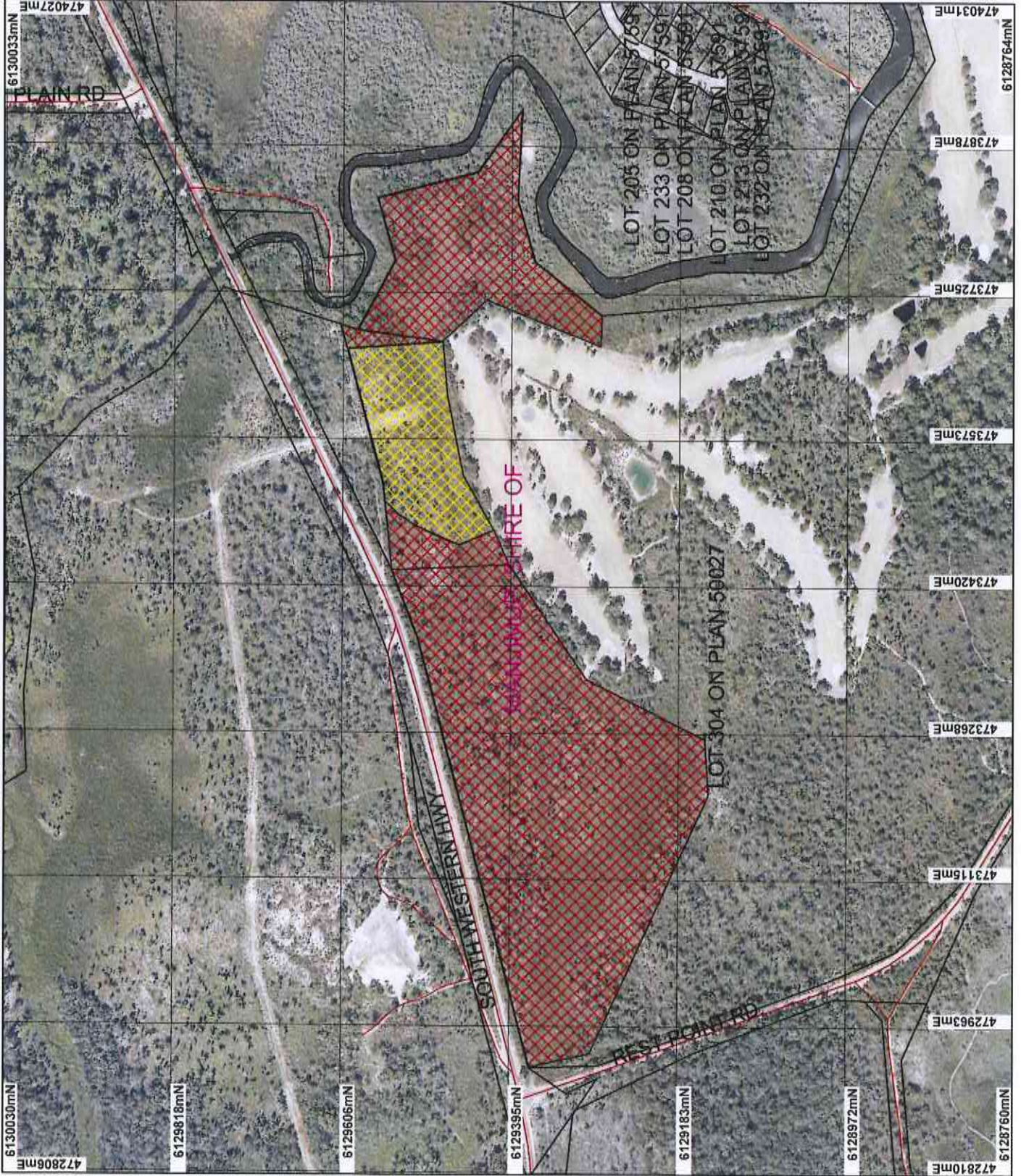
Conclusion

The Club recognises that its proposed clearing for the purpose of building a dam is not consistent with some of the native vegetation clearing principles. The Club has modified its proposal in order to reduce the potential impact of the clearing. The Club has also developed an environmental offset proposal and supporting management practices to enhance the management of remaining vegetation.

The Club is confident that, with its environment offsets proposal, its commitment to limiting access to offset areas, its commitment to close working with Parks and Wildlife in the continued management of the offset areas and its commitment to supporting Parks and Wildlife in surveying and gathering information on species of concern, it can offer a level of protection to species of concern that matches, and possibly exceeds, the level of management of these species that Parks and Wildlife can implement across its broader estate.

Given the strategic nature of the proposed dam to support the bushfire suppression activities of several agencies as well as providing for Club use, the Club is confident that, on balance, its application for a clearing permit is worthy of approval. In that regard the club has already formally indicated to both Department of Parks and Wildlife and Department of Fire and Emergency Services that if the dam is constructed then the club will enter into a memorandum of agreement with those authorities that it will hold sufficient water for any fire suppression requirements.

Plan 5270/1



LEGEND

Local Government Authorities
 Clearing Instruments

- Areas Subject to Conditions
- Areas Approved to Clear

Deep River 50cm Orthomosaic - Landgate
 2007
 Cadastre for labelling



0 150 m

Scale 1:50000
 (Approximate when reproduced at A4)

Geocentric Datum Australia 1994

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

Murdoch Date 15/5/14
 M Warrock

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 organisations
 by the agency acronym in the legend.



Government of Western Australia
 Department of Environment Regulation

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Clearing Permit Decision Report

1. Application details

1.1. Permit application details

Permit application No.: 5270/1
Permit type: Purpose Permit

1.2. Proponent details

Proponent's name: Walpole Country Club Inc

1.3. Property details

Property: LOT 304 ON PLAN 50027 (House No. 127 REST POINT WALPOLE 6398)
Local Government Area: Shire of Manjimup
Colloquial name: Walpole Country Club

1.4. Application

Clearing Area (ha)	No. Trees	Method of Clearing	For the purpose of:
1		Mechanical Removal	Dam construction or maintenance

1.5. Decision on application

Decision on Permit Application: Grant
Decision Date: 15 May 2014

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 Beard vegetation association 3 is described as medium forest; jarrah-marri (Shepherd et al., 2001).	To clear one hectare of native vegetation within Lot 304 on Deposited Plan 50027, Walpole, for the purpose of dam construction.	Very Good: Vegetation structure altered; obvious signs of disturbance (Keighery 1994)	The clearing description and vegetation condition were ascertained through a site inspection undertaken by the former Department of Environment and Conservation on 15 October 2012 (DEC, 2012a).
Mapped Matisse vegetation complex A is described as open forest of Eucalyptus marginata subsp. marginata, Banksia ilicifolia and Nuytsia floribunda with some Eucalyptus diversicolor on gently sloping sandy terrain, in hyperhumid and perhumid zones (Matisse and Havel, 1998).			The application area occurs within a peat based swamp with dominant vegetation of Homalosperrum firmum, Acacia divergens, Boronia stricta, Sphenotoma gracile, Sphaerobium sp., Empodisma gracillima, Taraxis grossa, Schoenus multiglumis, Xyris sp. and Juncus sp. (DEC, 2012a).
			The application area also contains upland vegetation above the drainage system of Jarrah, Marri and Sheoak woodland over quartz sand and soil (DEC, 2012a).

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 at variance to this Principle

The application is to clear one hectare of native vegetation within Lot 304 on Deposited Plan 50027, Walpole, for the purpose of dam construction. The application falls within a wetland in close proximity to the Walpole River and estuary inlet.

Site inspections undertaken by the former Department of Environment and Conservation (DEC), in October 2012, confirmed the presence of Engaewa walpolea (Walpole burrowing crayfish), Galaxiella munda (western mud minnow) and Geocrinia lutea within the application area (DEC, 2012a). Engaewa walpolea and Galaxiella munda are listed as rare or likely to become extinct under the Wildlife Conservation Act 1950 (WC Act) while Geocrinia lutea is listed as Priority 4 by the Department of Parks and Wildlife.

The distribution of Engaewa walpolea is highly restricted with an area of occupancy estimated at 10 kilometres squared. The application may have a significant impact on this species through individual mortality, change in hydrological function of the area and restricting the movement of the species through the identified habitat. Galaxiella munda and Geocrinia lutea may also be significantly impacted through the alteration in habitat (DEC, 2012b).

The Priority Ecological Community (PEC), *Reedia spathacea* - *Empodisma gracillimum* - *Schoenus multiglumis* dominated peat paluslope and sandy mud floodplains of the Warren Biogeographically Region, is found at seven different sites within the local area (10 kilometre radius), and within 400 metres of the application. As *Empodisma gracillimum* and *Schoenus multiglumis* were recorded within the site (DEC, 2012a), the soil has been mapped as low-lying wet plains with swamps (Northcote et al., 1960 - 1968) and as it falls within a paluslope wetland; the application area may contain this PEC.

The application area is considered suitable habitat for four priority flora and two rare flora species (DEC, 2012b). A search for these species undertaken by DEC was limited due to the density of the vegetation (DEC, 2012a). One of the rare flora species has been recorded within 750 metres of the application area with numerous records within the local area (10 kilometre radius). Priority flora have been recorded in vegetation adjoining the application area, this area was removed from the application area in order to limit impacts to the species.

The organic-rich soils and peatlands present within the application area support a diverse range of species including the threatened and priority flora mentioned above. Undisturbed peatlands are rare and many are threatened by changes to hydrology and inappropriate fire regimes. This habitat is likely to form a refuge for species of conservation significance.

Given the presence of priority and threatened fauna and likelihood of priority and threatened flora occurring within the application area, the application comprises a high level of biological diversity and is at variance to this principle.

The applicant has demonstrated that avenues to avoid and minimise clearing have been investigated and implemented, realigning the proposed dam to limit clearing and avoid a known location of priority flora. The applicant has also submitted an offset proposal, conserving 15.86 hectares of similar vegetation adjoining the application area (Walpole Country Club, 2014).

Methodology

References:

- DEC (2012a)
- DEC (2012b)
- Northcote et al. (1960 - 1968)
- Walpole Country Club (2014)

GIS Data Bases:

- Hydrography, Linear (Hierarchy)
- Sac SAC biodata sets, accessed April 2014

(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 at variance to this Principle

There are mapped records of 31 fauna species of conservation significance within 20 kilometres of the application area (DEC, 2007-), 16 of these are listed as rare or likely to become extinct under the Wildlife Conservation Act 1950 (WC Act).

The application area has been described as a drainage system of peat based swamp with dominant vegetation including *Homalospermum firmum*, *Acacia divergens*, *Boronia stricta*, *Sphenotoma gracile*, *Sphaerolobium* sp., *Empodisma gracillima*, *Taraxis grossa*, *Schoenus multiglumis*, *Xyris* sp. and *Juncus* sp. as well as upland vegetation above the drainage system of Jarrah, Marri and Sheoak woodland over quartz sand and soil (DEC, 2012). The application area is in a very good (Keighery, 1994) condition (DEC, 2012).

Site inspections undertaken by the former Department of Environment and Conservation (DEC), in October 2012, confirmed the presence of *Engaewa walpolea* (Walpole burrowing crayfish) within the application area. This species is listed as endangered under the federal Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act) and rare or likely to become extinct under the WC Act.

The estimated area of occupancy for Walpole burrowing crayfish has been calculated as 10 kilometres squared. This is extremely limited and all remaining habitat is significant in the conservation of the species (DEC, 2012b). Land clearing and altered drainage patterns are considered to be the highest threats to this species which are heightened by its limited mobility, leading to fragmentation of sub-populations (DEC, 2012; DotE, 2008). Clearing the vegetation under application is likely to have both direct and indirect impacts on this species through the removal of habitat as well as the restriction of movement through the drainage line (DEC, 2012b).

The federal recovery plan for three threatened *Engaewa* species states that, "the inundation of swamps to form farm dams or larger dams irrevocably alters and degrades the nature of the burrowing freshwater crayfish habitat. This has been evidenced by both *E. reducta* and *E. pseudoreducta* which were recorded during dam construction but were consequently never again found from those sites" (DotE, 2008).

DEC site inspections also recorded *Galaxiella munda* (western mud minnow) and *Geocrinia lutea* (Nornalup frog) within the application area (DEC, 2012a). *Galaxiella munda* is listed as rare or likely to become extinct under the WC Act and *Geocrinia lutea* is listed as Priority 4 by the Department of Parks and Wildlife. *Setonix brachyurus* (quokka), listed as rare or likely to become extinct under the WC Act, is also known from the local area, and its runnels were observed within the application area (DEC, 2012).

The clearing of native vegetation, dam construction and associated alteration in hydrology is also likely to restrict the movement of *Galaxiella munda* and *Geocrinia lutea* through habitat east and west of the proposed dam (DEC, 2012b).

Although suitable habitat for black cockatoo foraging may be located within the area, given the large amount of similar vegetation in the local area it is not considered significant habitat for these species.

As threatened and priority fauna have been confirmed within the application area, it comprises significant habitat for fauna indigenous to Western Australia and is at variance to this principle.

The applicant has demonstrated that avenues to avoid and minimise clearing have been investigated and implemented, realigning the proposed dam to limit clearing and avoid a known location of priority flora. The applicant has also submitted an offset proposal, conserving 15.86 hectares of similar vegetation adjoining the application area (Walpole Country Club, 2014).

Methodology

References:

- DEC (2007-)
- DEC (2012a)
- DEC (2012b)
- DotE (2008)
- Keighery (1994)
- Walpole Country Club (2014)

GIS Data Bases:

- Sac biodata sets, accessed April 2014

(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

The application area has been described as a drainage system of peat based swamp with dominant vegetation including *Homalospermum firmum*, *Acacia divergens*, *Boronia stricta*, *Sphenotoma gracile*, *Sphaerolobium* sp., *Empodisma gracillima*, *Taraxis grossa*, *Schoenus multiglumis*, *Xyris* sp. and *Juncus* sp. Upland vegetation above the drainage system is described as Jarrah, Marri and Sheoak woodland over quartz sand and soil (DEC, 2012a). The application area is in a very good (Keighery, 1994) condition (DEC, 2012a).

There are mapped records of seven rare flora species within the local area (10 kilometre radius). A site inspection found the site suitable for two of these (DEC, 2012a). A comprehensive search for these species was not conducted due to the density of the vegetation (DEC, 2012a).

Species one is known from 37 populations, growing in small dense, leafy clumps and occurring in fragmented habitat that is characterised by seasonally waterlogged peat paluslopes derived from *Empodisma gracillimum*. Other populations of this species have been impacted by inappropriate fire regimes and substantial damage from feral pigs, increasing the value of intact vegetation (DEC, 2012b).

Species two is an orchid that only flowers following a summer fire, however, several populations have failed to be relocated after burns in early summer and late autumn. The species appears to be restricted to seasonally wet peat swamps in the Albany and Frankland Districts. It is known from seven populations and a total of 850 plants however, the species has not been recorded since 1998 (DEC, 2012b).

Species one is recorded approximately 750 metres from the application area with numerous records within the local area. Species two is recorded within three kilometres of the application area. Environmental conditions suitable for both species are present within the application area.

Given the above, the application may be at variance to this principle.

The applicant has demonstrated that avenues to avoid and minimise clearing have been investigated and implemented, realigning the proposed dam to limit clearing and avoid a known location of priority flora. The applicant has also submitted an offset proposal, conserving 15.86 hectares of similar vegetation adjoining the application area (Walpole Country Club, 2014).

Methodology References:
 - DEC (2012a)
 - DEC (2012b)
 - Keighery (1994)
 - Walpole Country Club (2014)

GIS Data Bases:
 - Sac biodata sets, accessed April 2014

(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 threatened ecological communities within the local area (10 kilometre radius). The closest known occurrence is approximately 50 kilometres from the application area within a different soil and vegetation type.

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

Methodology GIS Data Bases:
 - Sac biodata sets, accessed April 2014
 - Soils State wide
 - Pre European vegetation

(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 local area (10 kilometre radius) is approximately 80 percent vegetated and the application is surrounded by lands vested for the purpose of conservation.

The application area has been mapped as Beard vegetation association 3 (Shepherd et al., 2001) of which there is approximately 79 percent pre-European extent remaining in the Warren IBRA bioregion (Government of Western Australia, 2013).

The area under application is comprised of Mattiske Vegetation complex A (Mattiske and Havel, 1998) which has approximately 89 percent of its pre-European extent remaining (Shepherd, 2007).

Although the vegetation under application is a significant remnant as it contains high biodiversity and fauna habitat, the local area is not extensively cleared and the vegetation types present are well represented.

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

	Pre-European (ha)	Current Extent Remaining (ha)	Remaining (%)	Extent in DEC Managed Lands (%)
IBRA Bioregion* Warren	833,982	664,123	79	83
Shire* Shire of Manjimup	697,369	589,098	84	92
Beard Vegetation Association in Bioregion* 3	250,262	198,873	79	85
Mattiske Vegetation Complex ** A	39,698	35,683	89	80

Methodology References:
 - *Government of Western Australia (2013)
 - Mattiske and Havel (1998)
 - Shepherd et al. (2001)
 - **Shepherd (2007)

GIS Databases:
 - Mattiskie Vegetation Complexes
 - Intrim Biogeographic Regionisation of Australia
 - NLWR, Current Extent of Native Vegetation
 - Pre-European Vegetation

(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 at variance to this Principle

The application area is mapped within a paluslope wetland, a marsh area and indefinite river. It also falls 170 metres from the Walpole River and 850 metres from the Walpole Estuary river inlet.

A site inspection of the application area undertaken by the former Department of Environment and Conservation confirmed the presence of wetland vegetation within the application area (DEC, 2012a). Given this, the application is at variance to this principle.

The applicant has demonstrated that avenues to avoid and minimise clearing have been investigated and implemented, realigning the proposed dam to limit clearing and avoid a known location of priority flora. The applicant has also submitted an offset proposal, conserving 15.86 hectares of similar vegetation adjoining the application area (Walpole Country Club, 2014).

Methodology References:

- DEC (2012a)
- Walpole Country Club (2014)

GIS Data Bases:

- Sac biodata sets, accessed April 2014
- Hydrography, Linear (Hierarchy)
- Geomorphic Wetlands, Augusta to Walpole

(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 application is to clear one hectare of native vegetation within a wetland area for the purpose of constructing a dam. Soils in the area are described as low-lying wet plains with swamps and lakes, some estuarine areas (Northcote et al 1960 - 1968).

Given the extent and density of surrounding vegetation and as the cleared area will be maintained as a dam, the proposed clearing is not likely to be at variance to this principle.

Methodology Reference:

- Northcote et al (1960-1968)

GIS Data Bases:

- Hydrography, Linear (Hierarchy)
- Geomorphic Wetlands, Augusta to Walpole

(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 application is surrounded by conservation areas managed by the Department of Parks and Wildlife (Parks and Wildlife). Adjoining the proposed clearing to the North is the Keystone State Forest (A class) and 20 metres to the East, 800 metres to the South and 600 metres to the West is the Walpole-Nornalup National Park.

The proposed clearing may increase the likelihood of weeds and dieback spreading into adjacent conservation areas. Implementing weed and dieback management practises is likely to limit this risk.

Acid sulphate soils may be located within the application area (DEC 2012a). Once activated, these pollutants could potentially travel into, and impact on the nearby conservation reserves. Acid sulphate soil management practices during the construction phase would limit this risk.

Given the above, the application may be at variance to this principle. As the clearing is to be managed by Department of Parks and Wildlife staff, the risks of environmental harm to adjacent conservation reserves is likely to be reduced.

Methodology References:

- DEC (2012a)

GIS Data Bases:

- 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

Salinity levels within the local area have been mapped at between 500-1000 milligrams per litre of total dissolved solids, which is low given its close proximity to marine systems. As such the salinity risk is considered to be low.

The application area has been mapped within a paluslope area of the Walpole River, a marsh area and indefinite river. Removing the vegetation under application may cause temporary sedimentation of this wetland system and may impact the quality of surface water. Sedimentation of the watercourse is likely to be of limited duration and confined to the construction phase of the project.

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

Methodology GIS Data Bases:
- Hydrography, Linear (Hierarchy)
- Geomorphic Wetlands, Augusta to Walpole
- Salinity 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 Proposal is not likely to be at variance to this Principle

Given the limited size of the application area and the shallow rooted nature of much of the vegetation under application, the proposed clearing is not likely to cause or exacerbate the intensity of flooding and is not likely to be at variance to this principle.

Methodology GIS Data Bases:
- Hydrography, Linear (Hierarchy)
- Geomorphic Wetlands, Augusta to Walpole

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

Comments The application is to clear up to one hectare of native vegetation within Lot 304 on Deposited Plan 50027, Walpole, for the purpose of constructing a dam. The dam is proposed to be used as a water source for the country club, Department of Fire and Emergency Services (DFES) and Department of Parks and Wildlife (Parks and Wildlife) for fire control as well as club maintenance.

The former Department of Environment Conservation (DEC) wrote to the Walpole Country Club on 5 November 2012, identifying potential impacts to endangered fauna and flora and requesting information on how the identified impacts would be managed or mitigated. A response was received on 5 December 2012 (Walpole Country Club, 2012) advising:

- The site is the only one available on the property that can support the required amount of water.
- The application is necessary for fire suppression within the local area, including use by DFES and Parks and Wildlife.
- Grassed putting greens on its golf course have been replaced with synthetic products to minimise its need to use chemicals in close proximity to a Marine Park.

Department of Environment Regulation (DER) can only take into consideration activities associated with the clearing permit application and impacts to the environmental values of that site, therefore environmental initiatives undertaken by the Walpole Country Club cannot be taken into account when determining the outcome of the clearing application.

DEC sent a second letter to the Walpole Country Club on 13 February 2013, requesting evidence that a risk based assessment on potential locations for the dam had been carried out. A reply was received on 14 March 2013 (Walpole Country Club, 2013) highlighting the following points:

- The Walpole Country Club does not have the resources to undertake the appropriate surveys and they believe this is the responsibility of DEC.
- Members of the club believe the species in question are more widespread than current knowledge suggests.
- The Walpole Country Club believes DEC has the resources and capacity to do undertake a risk based assessment on potential dam locations within the area.

Advice received from the Department of Fire and Emergency Services (DFES) supports provision of an additional water source for fire suppression and prescribed burning operations in the area, on condition that construction meets the DFES Water Point Planning and Construction guidelines (DFES, 2013). This was based on the following points:

- Current static water points within two kilometres of the town site are not easily accessible or in close proximity to the highway.
- Water can be drawn from Walpole inlet however this is salt water and not preferable.
- Hydrants are available for fire fighting at Boronia Ridge and Walpole town site.
- Provision of the proposed dam would allow rapid access to water within close proximity to South West Hwy.

- Larger water storage tanks are being constructed at the Walpole airstrip, the proposed dam would improve turnaround times for water tankers refilling these tanks.

The advice also notes that there is a potential conflict in purposes, where sufficient water may not be available for fire suppression in summer due to use on the Country Club fairways and greens.

On 1 April 2014 after consultation with Parks and Wildlife, the Walpole Country Club submitted an offset proposal for the proposed works. Actions to be undertaken as part of the offset include:

- The establishment of an approximately 15.86 hectare offset area.
- An amendment to the reserve purpose to include conservation and formally recognise the offset area.
- Management of the offset area to conserve and enhance its environmental value.

The offset area is located both east and west of the proposed clearing, along the drainage line, covering vegetation similar to that applied to be cleared. The offset area is likely to contain the rare and priority fauna species identified within the application area as well as the priority and rare flora that may be present within the application area.

A planning application was granted by the Shire of Manjimup (2012), subject to a clearing permit being issued and adherence to the Department of Water's best practice guidelines Water Quality Protection Note number 53 - Dam construction and operation in rural areas.

The Walpole Country Club has advised that it has applied for a permit to disturb the bed and banks of a watercourse from the Department of Water. This licence has not yet been granted.

There are no Aboriginal Sites of Significance mapped within the application area.

Methodology

References:

- DEC (2012a)
- DFES (2013)
- Shire of Manjimup (2012)
- Walpole Country Club (2012)
- Walpole Country Club (2013)

4. References

- DEC (2007 -) NatureMap: Mapping Western Australia's Biodiversity. Department of Environment and Conservation. URL: <http://naturemap.dec.wa.gov.au/>. Accessed 8/10/2012.
- DEC (2012a) Site Inspection Advice for Clearing Permit Application CPS 5270/1, Lot 304 on Deposited Plan 50027, Walpole. Received 26 October 2012. Department of Environment and Conservation, Western Australia (DER Ref. A557115 and A560907).
- DEC (2012b) Species and Communities advice for Clearing Permit Application CPS 5270/1, Lot 304 on Deposited Plan 50027, Walpole. Department of Environment and Conservation, Western Australia (DER Ref. A586433 and A585486).
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- Shire of Manjimup (2012) Shire Advice for Clearing Permit Application CPS 5270/1, Lot 304 on Deposited Plan 50027, Walpole. Received 15 October 2012. Shire of Manjimup, Western Australia (DEC Ref. A557387).
- Walpole Country Club (2012) Response to more information required letter for Clearing Permit Application CPS 5270/1, Lot 304 on Deposited Plan 50027, Walpole. Received 5 December 2012. Walpole Country Club (DER Ref. A576236).
- Walpole Country Club (2013) Response to second more information required letter for Clearing Permit Application CPS 5270/1, Lot 304 on Deposited Plan 50027, Walpole. Received 15 March 2013. Walpole Country Club (DER Ref. A610034).
- Walpole Country Club (2014) Offset proposal for Clearing Permit Application CPS 5270/1, Lot 304 on Deposited Plan 50027, Walpole. Received 1 April 2014. Walpole Country Club (DER Ref. A742890).