



CLEARING PERMIT

Granted under section 51E of the Environmental Protection Act 1986

PERMIT DETAILS

Area Permit Number: 5606/1

File Number: 2013/002860-1

Duration of Permit: From 22 February 2014 to 22 February 2024

PERMIT HOLDER

Stuart-Wayne Threadgold

LAND ON WHICH CLEARING IS TO BE DONE

Lot 75 on Diagram 98087, Yelverton

AUTHORISED ACTIVITY

The Permit Holder shall not clear more than two hectares of native vegetation within the area hatched yellow on attached Plan 5606/1.

CONDITIONS

1. Period in which clearing is authorised

The Permit Holder shall not clear any native vegetation after 22 February 2019.

2. 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;
- (c) restrict the movement of machines and other vehicles to the limits of the areas to be cleared;
- (d) only move soils in *dry conditions*; and
- (e) where *dieback* or *weed*-affected soil, *mulch*, *fill* or other material is to be removed from the area to be cleared, ensure it is transferred to areas of comparable *soil disease status*.

3. 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) within 6 months following completion of extractive activities, *revegetate* and *rehabilitate* the area cross-hatched yellow on attached Plan 5606/1 by:
 - (i) re-shaping the surface of the land so that it is consistent with the surrounding 5 metres of uncleared land; and
 - (ii) laying the vegetative material and topsoil retained under condition 3(a) on the cleared area.
- (c) within 24 months of laying the vegetative material and topsoil on the cleared area in accordance with condition 3(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 3(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 3(c)(ii) of this permit, the Permit Holder shall repeat condition 3(c)(i) and 3(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 3(c)(i) and 3(c)(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 3(c)(ii), the CEO may require the Permit Holder to undertake additional *planting* and *direct seeding* in accordance with the requirements under condition 3(c)(ii).

4. Records must 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;
 - (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 3 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); and
 - (iv) the species composition, structure and density of *revegetation* and *rehabilitation*.

5. Reporting

- (a) The Permit Holder must provide to the CEO on or before 30 June of each year, a written report:
 - (i) of records required under condition 4 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 30 June of each year.
- (c) Prior to 22 November 2023, the Permit Holder must provide to the CEO a written report of records required under condition 4 of this Permit where these records have not already been provided under condition 5(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;

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

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;

soil disease status means soil types either infested, not infested, uninterpretable or not interpreted with a pathogen; and

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 Summary, regardless of ranking; or
- (c) not indigenous to the area concerned.

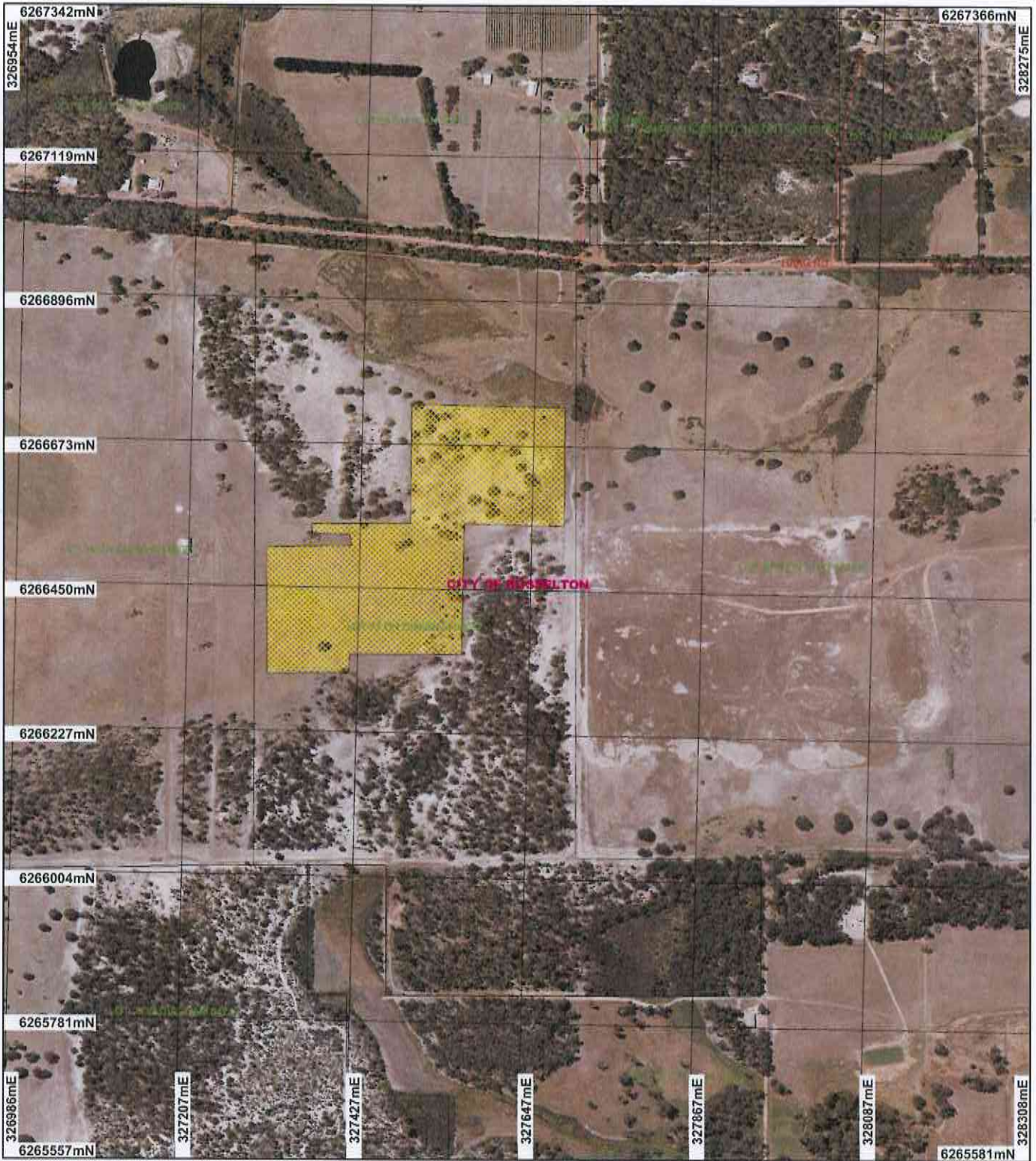


Jane Clarkson
ACTING MANAGER
NATIVE VEGETATION CONSERVATION BRANCH

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

23 January 2014

CPS 5606/1



LEGEND

-  Road Centrelines
-  Cadastre
-  Local Government Authorities
-  Clearing Instruments
-  Areas Approved to Clear



Scale 1:7839

(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.

Jane Clarkson Date 13.1.14
Jane Clarkson

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.



Government of Western Australia
Department of Environment Regulation

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



Clearing Permit Decision Report

1. Application details

1.1. Permit application details

Permit application No.: 5606/1
Permit type: Area Permit

1.2. Proponent details

Proponent's name: Stuart-Wayne Threadgold

1.3. Property details

Property: LOT 75 ON DIAGRAM 98087 (House No. 157 HAAG YELVERTON 6280)
Local Government Area: City of Busselton
Colloquial name:

1.4. Application

Clearing Area (ha)	No. Trees	Method of Clearing	For the purpose of:
2		Mechanical Removal	Extractive Industry

1.5. Decision on application

Decision on Permit Application: Grant
Decision Date: 23 January 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
Beard Vegetation Association 1181: Medium woodland, jarrah & Eucalyptus haematoxylon (Whicher Range) (Shepherd et al, 2001)	The clearing consists of two hectares of native vegetation, within a nine hectare footprint area, within Lot 75 on Diagram 98087 Yelverton, City of Busselton, for the purpose of sand extraction.	Completely Degraded: No longer intact; completely/almost completely without native species (Keighery 1994)	The native vegetation under application is in a completely degraded to degraded (Keighery, 1994) condition. The vegetation condition is attributed to historical cattle grazing and vegetation deaths from possible dieback infestation (DEC, 2013).
Mattiske Vegetation Complex: Yelverton (Yd) - Sandy deposits on the shelf carrying woodland of jarrah (Eucalyptus marginata subsp. marginata), sheoak (Allocasuarina fraseriana), Xylomelum occidentale and Banksia species.		To Degraded: Structure severely disturbed; regeneration to good condition requires intensive management (Keighery 1994)	The majority of the nine hectare footprint area is devoid of native vegetation. The northern section of the application area is likely to be consistent with mapped vegetation type WAF, being Woodland of Agonis flexuosa with scattered trees of Meleleuca preissiana and Nuytsia floribunda over a closed grassland (Eco Logic, 2013).
Mattiske Vegetation Complex: Yelverton (Yw) - Woodland of Allocasuarina fraseriana-Nuytsia floribunda-Agonis flexuosa-Banksia attenuata on slopes and open forest of Corymbia calophylla-Eucalyptus patens-Eucalyptus marginata subsp. marginata on the lower slopes and woodland of Eucalyptus rudis-Melaleuca raphiophylla on valley floors in the humid zone (Mattiske and Havel, 1998).			The vegetation condition was determined from a former Department of Environment and Conservation June 2013 site inspection (DEC, 2013) and via a flora and vegetation survey undertaken by Eco Logic (2013).

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 amended application proposes to clear up to two hectares of native vegetation within a larger footprint area of nine hectares, on Lot 75 on Diagram 98087 Yelverton, for the purpose of sand extraction. The area under application is in a completely degraded to degraded (Keighery, 1994) condition. The vegetation condition is attributed to historical cattle grazing and vegetation deaths from possible dieback infestation (DEC, 2013).

The majority of the application area is in a completely degraded (Keighery, 1994) condition (DEC, 2013) and supports a scattered *Juncus sedgeland* which is surrounded by a fringing border of *Corymbia calophylla* and *Melaleuca preissiana* at the interface of the deep sand *Banksia* woodland community, and a now cleared dampland wetland (DEC, 2013).

The application has been amended to avoid areas containing vegetation in good (Keighery, 1994) or better condition. The application area consists of scattered trees with very limited native understorey. Five trees with a diameter at breast height greater than 50cm were identified within the application area however none contained hollows large enough to provide habitat for black cockatoo or the Western Ringtail Possum (Harewood, 2013).

A flora and vegetation assessment of Lot 75 was undertaken in October 2013 and did not identify any rare or priority species (Eco Logic, 2013).

The application area is not likely to contain a high level of biodiversity and is therefore not likely to be at variance to this principle.

Methodology

Reference

- DEC (2013)
- Eco Logic (2013)
- Harewood (2013)
- Keighery (1994)

GIS database

- pre-European vegetation
- Matiske Vegetation Complexes
- SAC Biodatasets (accessed June 2013)
- South West Regional Ecological Linkage

(b) Native vegetation should not be cleared if it comprises the whole or a part of, or is necessary for the maintenance of, a significant habitat for fauna indigenous to Western Australia.

Comments

Proposal may be at variance to this Principle

Numerous fauna species listed as rare or likely to become extinct under the Wildlife Conservation Act 1950 (WC Act) have been recorded in the local area (10 kilometre radius), including; Baudin's Cockatoo (*Calyptorhynchus baudinii*), Carnaby's Cockatoo (*Calyptorhynchus latirostris*), Western Ringtail Possum (*Pseudocheirus occidentalis*), Dunsborough Burrowing Crayfish (*Engaewa reducta*), Southern Brush-tailed Phascogale (*Phascogale tapoatafa* subsp. *Tapoatafa*) and Chuditch (*Dasyurus geoffroii*) (DPaW, 2013).

The amended application consists of approximately two hectares of scattered trees within a footprint area of nine hectares. The area under application was surveyed by Harewood (2013) in October 2013 and no Western Ringtail Possums, dreys or tress containing hollows large enough to providing breeding habitat were observed.

The majority of the nine hectare footprint area is devoid of native vegetation. The northern section of the application area is likely to be consistent with mapped vegetation type WAF, being Woodland of *Agonis flexuosa* with scattered trees of *Melaleuca preissiana* and *Nuytsia floribunda* over a closed grassland (Eco Logic, 2013). Given the condition of the vegetation under application and the vegetation types present, the application area is not likely to provide significant foraging or breeding habitat for black cockatoos.

The June 2013 site inspection (DEC, 2013) noted the application area has little understorey present due to previous agricultural (grazing) practices. The application area is therefore unlikely to offer significant habitat for the Western Brush Wallaby (Priority 4, WC Act) or Quenda (Priority 5, WC Act), since these species prefer dense understorey cover (DEC, 2013). Photographs from the site inspection also demonstrate that the completely degraded dampland is unlikely to support the Water-rat (Priority 4, WC Act) and Dunsborough Burrowing Crayfish.

The area under application falls with the South West Regional Ecological Linkage corridor. Generally, these corridors are important for the dispersal of native fauna as well as consisting of either breeding or foraging habitat, or both, for local fauna. Removal of vegetation from this corridor, at a local level, may cause a decrease in ecological linkage values and increase the fragmentation of the landscape (Molloy et al, 2009).

The vegetation under application links to, and may also contribute to, the function of ecological linkages that exist east and west of Lot 75. These also link to small areas of other significant vegetation to the north and south of Lot 75, for example Haag Nature Reserve located 600 metres to the northwest (DEC, 2013).

These linkages are recognised within the South West Regional Ecological Linkages technical report (Molloy et al 2009). These linkages provide an important corridor for the dispersal of native fauna as well as providing breeding and foraging habitat, or both, for local fauna. The proposed clearing may degrade the quality of this linkage.

Given the mapped ecological linkages, the proposed clearing may be at variance to this Principle. The requirement to revegetate previously cleared areas post extraction will minimise impact to native fauna.

Methodology Reference
- DPaW (2007-)
- Eco Logic (2013)
- Harewood (2013)
- Molloy et al (2009)

GIS datasets
- SAC Biodatasets (accessed June 2013)
- South West Regional Ecological Linkage

(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**

One rare orchid has been recorded in the local area (10 kilometre area) on the same soil and vegetation types as the application area. This species is known to occur within comparable habitat and sandy soils of the Whicher Scarp landform north and south of the application area (DEC, 2013; Brown et al, 1998).

The application area was surveyed for this species in October 2013 and did not locate this orchid species (Eco Logic, 2013).

Given the above, the proposed clearing is not at variance to this Principle.

Methodology Reference
- Brown et al (1998)
- DEC (2013)
- Eco Logic (2013)

GIS database
- SAC Biodatasets (accessed June 2013)

(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**

No threatened ecological communities (TEC) are known from the application area.

There are three TEC's recorded within a 10 kilometre radius of the application area: Eucalyptus calophylla woodlands on heavy soils of the southern Swan Coastal Plain (listed as Vulnerable under the Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act)), Shrublands on dry clay flats (listed as Endangered under the EPBC Act) and Shrublands on southern Swan Coastal Plain Ironstones (Busselton area) (listed as Critically Endangered under the EPBC Act).

The area under application was surveyed in October 2013 and it was found that none of the vegetation types recorded from the site corresponded to the vegetation community listed in the Environmental Protection Act 1986 list of TECs (Eco Logic, 2013).

Given the above, the proposed clearing is not at variance to this Principle.

Methodology References
- DEC (2013)
- Eco Logic (2013)

GIS Database
- SAC Biodatasets (accessed June 2013)

(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 may be at variance to this Principle

The application area is located in the Swan Coastal Plain Bioregion in the City of Busselton. The extent of native vegetation in these areas is 39 per cent and 42 per cent respectively (Government of Western Australia, 2013). There is approximately 25 per cent of pre-European native vegetation remaining in the local area (10 kilometre radius).

The area proposed for clearing has been identified as Beard Vegetation Association 1181, which has 40 per cent of pre-European vegetation remaining.

The majority of the vegetation under application is classified as Yelverton (Yd) vegetation complex (Mattiske and Havel, 1998). This complex has 57 per cent (1,255 hectares) of its pre-European extent remaining and two per cent of this complex is located in formal reservation. The area under application consists predominately of scattered trees and is in a degraded to completely degraded condition and is therefore not likely to be a true representation of this vegetation type.

The western section of the application area (containing approximately three mature trees) comprises the Yelverton (Yw) vegetation complex which has 26 per cent (1,110 hectares) of its pre-European extent remaining and one per cent extent in formal reservation.

While the percentage of the Yd vegetation complex remaining uncleared is above the national objectives and targets for biodiversity conservation in Australia, being 30 percent (Commonwealth of Australia, 2001), the actual amount remaining for both complexes is below the recommended retention level of 1,500 hectares (Molloy et al, 2009).

The vegetation under application links to, and may contribute to, the function of the South West Regional Ecological Linkage (Molloy et al 2009) that exists east and west of Lot 75. These also link to small areas of other significant vegetation to the north and south of Lot 75, for example Haag Nature Reserve 600 metres to the northwest (DEC, 2013).

Generally, these linkages provide an important corridor for the dispersal of native fauna as well as consisting of either breeding or foraging habitat, or both, for local fauna. The proposed clearing may degrade the quality of this linkage. The requirement to revegetate cleared areas post extraction will minimise the identified impacts.

Given the above the proposal may be at variance to this Principle.

	Pre-European (ha)	Current Extent Remaining (ha)	(%)
IBRA Bioregion*			
Swan Coastal Plain	1,501,221	587,708	39
Shire*			
City of Busselton	146,478.09	62,332.31	42
Beard Vegetation Association in Bioregion*			
1181	9,238.77	3,699.98	40
Mattiske Complex - Yelverton**			
Yd	1,768	1,024	57
Yw	3,841	926	24

*Government of Western Australia (2013)

**Mattiske & Havel (1998)

Methodology

References

- DEC (2013)
- Mattiske and Havel (1998)
- Molloy et al (2009)
- Shepherd et al (2001)
- Commonwealth of Australia (2001)
- Government of Western Australia (2013)

(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 may be at variance to this Principle

A minor perennial watercourse is located in the upper, northern corner of Lot 75, the proposed clearing is approximately 50 metres south. Two conservation category wetlands occur 350 metres northwest and northeast and a multiple use wetland occurs in a fenced off area at the southern end of Lot 75.

The central area of Lot 75 is in a completely degraded (Keighery, 1994) condition with grey sands that can be subject to subsoil saturation. This area supports native rushes (*Juncus* sp.) and a sedgeland, but is mostly a transitional area of fringing *Corymbia calophylla* and *Melaleuca preissiana* (a wetland species) at the interface of the deep sand, *Banksia* woodland community and a cleared unmapped dampland (DEC, 2013).

Some of the vegetation under application is wetland dependant however, no wetlands are mapped within the application area. Therefore, the proposed clearing may be at variance to this Principle.

Methodology Reference
- DEC (2013)

GIS database
- ANCA Wetlands
- Geomorphic wetlands
- Hydrography, linear

- SAC Biodatasets (accessed June 2013)

(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 clearing as proposed is unlikely to lead to any land degradation issues.

Wind erosion is unlikely to occur if the clearing is staged and revegetation occurs after the extractive phase is completed (CSLC, 2013).

Water erosion is also unlikely given the low relief and soil type (CSLC, 2013).

The clearing proposal is not likely to be at variance to this Principle.

Methodology References
- CSLC (2013)
- DEC (2013)

GIS database
- Salinity Risk
- Soils, Statewide
- Topographic contours statewide

(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

Haag Nature Reserve exists approximately 600 metres northwest, and Yelverton National Park and a Timber reserve occur 3.5 kilometres west of the proposed clearing. The Nature and Timber Reserve are comprised of the same Mattiske vegetation complex, Yelverton, as that which occurs within the application area.

The vegetation under application supports two ecological linkages that exist east and west of Lot 75. These also link to small areas of other significant vegetation to the north and south of Lot 75, for example Haag Nature Reserve (DEC, 2013).

These linkages are recognised within the South West Regional Ecological Linkages technical report (Molloy et al 2009). Generally, these linkages provide an important corridor for the dispersal of native fauna as well as supporting breeding or foraging habitat, or both, for local fauna. The proposed clearing may degrade the quality of this linkage.

Given the above, the clearing proposal may reduce the values of the reserves by decreasing the effectiveness of the wildlife corridors and increase the fragmentation of the remnant vegetation. Therefore, the proposed clearing may be at variance to this Principle. The requirement to revegetate previously cleared areas post

extraction will minimise the impacts identified above.

Methodology Reference
- Molley et al (2009)

GIS database
- Busselton 50cm Orthomosaic imagery
- Matiske Vegetation
- 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**
The proposed clearing is not within any gazetted public drinking water supply areas. The clearing of the completely degraded to degraded (Keighery, 1994) condition vegetation is unlikely to impact or reduce water quality.

Water erosion is also unlikely given the low relief and soil type (CSLC, 2013).

The City of Busselton (CoB, 2013a) has granted planning consent with conditions requiring the development of a drainage management plan outlining the installation of detention and silt/nutrient stripping ponds to protect local waterways, prior to the commencement of the excavation operation.

A second condition states all stormwater is to be initially contained on-site to remove sediments and turbidity. Overland stormwater flows outside of the project excavation area will be required to be diverted via adequate bypass drains / earthen bunds around disturbed surfaces and stockpiled matter. The condition specifies the sedimentation basins be designed and maintained in accordance with the Water and Rivers Commission's Minesite Stormwater Management (CoB, 2013a).

The proposed protection methods identified above should address any potential risk to surrounding waterways.

Given the above preventative steps to protect both surface and groundwater the proposed clearing is not likely to be at variance to this Principle.

Methodology Reference
- CoB (2013a)
- CLSC (2013)

GIS database
- Groundwater Salinity Statewide
- Hydrographic catchments, catchments
- Hydrography, linear

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

Comments **Proposal is not likely to be at variance to this Principle**
The central area of Lot 75 is a natural dampland, although in a completely degraded (Keighery, 1994) condition, where subsoil saturation is a natural occurrence (DEC, 2013).

The sandy soils elsewhere within the application area are well drained, where the proposed clearing is unlikely to exacerbate or cause water logging or flooding (CSLC, 2013).

The clearing proposal is not likely to be at variance to this Principle.

Methodology Reference
- CSLC (2013)
- DEC (2013)

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

Comments

- The original application proposed to clear 10.5 hectares of native vegetation and included areas of good condition vegetation. The assessment of the initial application determined that the proposed clearing was at variance to principles (a) and (b), may be at variance to principles (c), (e), (f) and (h) and was not likely to be at variance to the remaining clearing principles.
- The previous owner of Lot 75 was granted a clearing permit in 2007 to extract sand from the upper, north eastern portion of Lot 75. No clearing under that permit occurred. A portion of this same area is included in this current application.
- Planning consent was approved by the City of Busselton on 5 May 2013 (CoB, 2013a). On 14 January 2014 the City of Busselton approved the applicants amended plans that accompany the planning consent (CoB, 2014)
- The City of Busselton further advised that planning consent requires the upgrading of Haag Road. As this may involve clearing vegetation, the City supports the applicant undertaking this activity on their behalf (CoB, 2013b).
- The applicant has applied for an extractive industry licence from the City of Busselton. The amended footprint area has been forwarded to the city of their consideration.
- The Department of Water provided the following comment:
- The Department's Water Quality Protection Note 6 Vegetation Buffers to Sensitive Water Resources states that "...vegetated buffers are key strategic elements among a series of protection barrier options that reduce the risk of contaminant impact on water quality".
- Although the proposed clearing is outside the streamline buffer, removal of the trees flanking the sparsely vegetated buffer zone may be of assistance to the extraction operator to assist with dust management between the extraction operation and the waterway that supports the Swan Coastal Plain Conservation Category wetland on the adjoining lot to the north (DoW, 2013).
- Three submissions in relation to the initial application were received raising concerns about how the proposed clearing (and end landuse) will impact native fauna, flora and watercourses and that the sand extraction operation does not meet the 500 metre minimum buffer to dwellings, or 20 metre boundary setback requirements.
- Minimum distances, buffer requirements and protection to watercourses where identified are addressed in the City of Busselton's planning consent (CoB, 2013). The applicant has modified the original sand extraction plan and clearing application by relocating extraction cells 4, 5, 11 and 12 to within the central, already cleared area of Lot 75 (Threadgold, 2013).
- Concerns over the potential risk to native fauna have been addressed in Principle (b) and flora concerns in Principle (a) and (c).

Methodology

References

- CoB (2013a and 2013b)
- CoB (2014)
- DoW (2013)
- Threadgold (2013)

4. References

- Brown A., Thomson-Dans C. and Marchant N. (1998). Western Australia's Threatened Flora, Department of Conservation and Land Management, Western Australia.
- CoB (2013a) City of Busselton Planning Consent for Extractive Industry (DER Ref: A645606)
- CoB (2013b) City of Busselton planning consent advice concerning requirement to upgrade Haag Road (DER Ref: A660774)
- Commonwealth of Australia (2001) National Objectives and Targets for Biodiversity Conservation 2001-2005, Canberra.
- CoB (2014) Amended Plans to Planning Consent Approved. City of Busselton (DER Ref: A715080).
- CSLC (2013) Commissioner of Soil and Land Conservation Land degradation assessment report. Department of Agriculture and Food Western Australia. (DEC Ref: A642071)
- DEC (2007 -) NatureMap: Mapping Western Australia's Biodiversity. Department of Environment and Conservation. URL: <http://naturemap.dec.wa.gov.au/>. Accessed June 2013
- DEC (2013) Site Inspection Report for Clearing Permit Application CPS 5606/1, Lot 75 Haag Road, Yelverton. Department of Environment and Conservation, Western Australia (DEC Ref: A646138).
- DoW (2013) Department of Water advice regarding clearing application CPS 5606/1 (DER Ref: A641887).
- Eco Logic Environmental Services Pty Ltd (2013), Level 2 Flora and Vegetation Assessment, Lot 75 Haag Road, Yelverton, 2 October 2013 prepared for Stuart Threadgold (DER Ref: A680268).
- Government of Western Australia (2013) 2012 Statewide Vegetation Statistics incorporating the CAR Reserve Analysis (Full Report). Current as of October 2012. WA Department of Environment and Conservation, Perth.

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