



## CLEARING PERMIT

*Granted under section 51E of the Environmental Protection Act 1986*

|                               |                               |
|-------------------------------|-------------------------------|
| <b>Purpose Permit number:</b> | CPS 5644/1                    |
| <b>Permit Holder:</b>         | Ellenbrook Management Pty Ltd |
| <b>Duration of Permit:</b>    | 9 August 2014 – 9 August 2019 |

### ADVICE NOTE:

The funds referred to in condition 6 of this permit are intended for contributing towards improving the environmental values of Sawpit Gully through rehabilitation and or revegetation.

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 constructing a road.

**2. Land on which clearing is to be done**

Lot 546 on Deposited Plan 403192, The Vines.

**3. Area of Clearing**

The Permit Holder must not clear more than 0.22 hectares of native vegetation within the area hatched yellow on attached Plan 5644/1.

**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*:

- clean earth-moving machinery of soil and vegetation prior to entering and leaving the area to be cleared;
- ensure that no *dieback* or *weed*-affected soil, *mulch*, *fill* or other material is brought into the area to be cleared;
- restrict the movement of machines and other vehicles to the limits of the areas to be cleared;

**6. Monetary contributions to a fund maintained for the purpose of establishing or maintaining vegetation (offset)**

Prior to undertaking any clearing authorised under this permit, the Permit Holder shall provide documentary evidence to the CEO that funding of \$28,000 has been transferred to the Department of Environment Regulation for the purpose of establishing or maintaining vegetation.

## DEFINITIONS

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

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

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

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

*weed/s* means 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.



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Jane Clarkson  
A/SENIOR MANAGER  
CLEARING REGULATION

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

10 July 2014



# Plan 5644/1



## LEGEND

-  Local Government Authorities
  -  Road Centrelines
  -  Cadastral
  -  Clearing Instruments
  -  Areas Approved to Clear
- Perth Metropolitan Central 15cm Orthomosaic - Landgate 2011

\* Project Data is denoted by asterisk.  
This data has not been quality assured.  
Please contact map author for details.



0 75 m

Scale 1:2325

(Approximate when reproduced at A4)

Geocentric Datum Australia 1994

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

 Data 10.7.14  
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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# Clearing Permit Decision Report

Government of Western Australia  
Department of Environment Regulation

## 1. Application details

### 1.1. Permit application details

Permit application No.: 5644/1  
Permit type: Purpose Permit

### 1.2. Proponent details

Proponent's name: Ellenbrook Management Pty Ltd

### 1.3. Property details

Property: LOT 546 ON PLAN 403192, THE VINES  
Local Government Area: City of Swan

### 1.4. Application

| Clearing Area (ha) | No. Trees | Method of Clearing | For the purpose of:              |
|--------------------|-----------|--------------------|----------------------------------|
| 0.22               |           | Mechanical Removal | Road construction or maintenance |

### 1.5. Decision on application

Decision on Permit Application: Grant  
Decision Date: 10 July 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 949 is described as low woodland comprised of Banksia (Shepherd et al, 2001).  | The proposed clearing consists of 0.22 hectares of native vegetation for the purpose of constructing a road (bridge crossing) over Sawpit Gully within the City of Swan. This Gully runs between two subdivision areas that form part of the larger Ellenbrook development area. | Very Good: Vegetation structure altered; obvious signs of disturbance (Keighery 1994)      | The condition and description of the vegetation under application was determined via a site inspection (DER, 2013).  |
| Mapped Mattiske Vegetation Guidlford (Gu) Complex consists of open forest of Corymbia calophylla-Eucalyptus wandoo-Eucalyptus marginata subsp. marginata and woodland of Eucalyptus wandoo (with rare occurrences (Mattiske and Havel, 1998).  |  | Completely Degraded: No longer intact; completely/almost completely without native species | The vegetation under application is largely comprised of open woodland of Eucalyptus rudis. The application area has been significantly disturbed by fire. |
| Mapped Heddle Vegetation Yanga Complex consists predominantly of a closed scrub of Melaleuca species and low open forest of Casuarina obesa (Swamp Sheoak) on the flats subject to inundation. On drier sites the vegetation reflects the adjacent vegetation complexes of Bassendean and Coonambidgee (Heddle et al, 1980). |  |  |  |

## 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 applicant proposes to clear 0.22 hectares of native vegetation within Lot 546 on Deposited Plan 403192, The Vines, for the purpose of constructing a road (bridge) across a minor perennial watercourse known as Sawpit Gully. The road is being constructed to adjoin two areas of future residential development, which form part of the greater Ellenbrook development area.

The vegetation under application is comprised of a woodland of Eucalyptus rudis. A recent fire has resulted in significant disturbance to much of the vegetation, with post fire regrowth and regeneration evident. Due to fire disturbance there are very few understorey species present, mainly scattered sedges and invasive grasses. The application area crosses a minor perennial watercourse known as Sawpit Gully. A site inspection determined that the vegetation ranges in condition from very good to completely degraded (Keighery, 1994), with the majority of the vegetation in a good to very good (Keighery, 1994) condition (DER, 2013).

There are no priority ecological communities mapped within the local area (10 kilometre radius).



Three species of rare flora have been mapped within 750 metres of the application area. Two of these species have been mapped within an adjacent area of Sawpit Gully and all three have a preference for similar habitat to that found within the application area. A targeted flora survey did not identify the presence of these species within the application area (Dinglebird Environmental, 2013).

There are several fauna species of conservation significance mapped within the local area. The vegetation under application is located within an un-named nature reserve and Maralla Road Bushland, Ellenbrook/Upper Swan Bush Forever Site 300. This Bush Forever Site connects with Bush Forever Sites 301 and 399 to the east and west respectively. The application area contributes towards the connectivity between these Bush Forever Sites and forms part of a vegetated ecological corridor which extends to another un-named nature reserve located approximately 2.6 kilometres west. This corridor is likely to facilitate fauna movement through these reserves and possibly into Ellen Brook Nature Reserve located 1.4 kilometres east of the application area.

The disturbance caused by the proposed clearing will dissect the vegetated wildlife corridor and increase the likelihood of weeds and dieback spreading into adjacent vegetated areas. Weed and dieback management practices will assist in mitigating the risk of spreading weeds and dieback. The proponent has provided an offset package which comprises contributing funds towards revegetation works within a nearby degraded portion of Sawpit Gully, which will help to reinstate wildlife corridor values.

The proposed clearing is not likely to be at variance to this principle.

#### Methodology

##### References:

- Keighery (1994)
- DER (2013)
- Western Australian Herbarium (1998-)

##### GIS Databases:

- NLWRA, Current Extent of Native Vegetation
- SAC Bio Datasets (Accessed July 2013)
- DEC Tenure
- Hydrography, Linear

### **(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**

There are several conservation significant fauna species mapped within the local area (10 kilometre radius), including, *Calyptorhynchus baudinii* (Baudin's Cockatoo), *Calyptorhynchus latirostris* (Carnaby's Cockatoo), *Dasyurus geoffroii* (Chuditch), *Phascogale tapoatafa* subsp. *tapoatafa* (Southern Brush-tailed Phascogale), *Pseudemydura umbrina* (Western Swamp Turtle), *Morelia spilota* subsp. *imbricata* (Carpet Python), *Hydromys chrysogaster* (Water-rat), *Macropus irma* (Western Brush Wallaby) and *Isoodon obesulus* subsp. *fusciventer* (Quenda) (DEC, 2007-).

There was no evidence of fauna utilising the vegetation under application during a site inspection (DER, 2013). Preferable habitat for the abovementioned species is not currently present on site, however suitable habitat may be present for Quenda and other ground dwelling terrestrial fauna once post fire regrowth of understorey species occurs.

The vegetation under application contributes towards an ecological linkage between conservation areas. Sawpit Gully forms a vegetated corridor (within un-named nature reserve R46875) which extends from the application area several kilometres west, joining another un-named nature Reserve. The corridor is also likely to facilitate fauna movement from the abovementioned nature reserves into Ellen Brook Nature Reserve located approximately 1.4 kilometres east of the application area.

The removal of the vegetation under application will dissect this corridor and may decrease the effectiveness of this linkage, contributing towards landscape fragmentation and limitations in fauna dispersal.

Given the above, the proposed clearing may be at variance to this Principle. The proponent has provided an offset package which comprises contributing funds towards revegetation works within a nearby degraded portion of Sawpit Gully, which will help to reinstate wildlife corridor values.

#### Methodology

##### References:

- DEC (2007-)
- DER (2013)

##### GIS Databases:

- DEC Tenure
- Hydrography, Linear

**(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**

Three species of rare flora have been mapped within 750 metres of the application area, and two of these species occur within an adjacent area of Sawpit Gully.

One species is a tuberous, perennial herb with a preference for grey or brown sand and clay loam. This species is most easily recognised in its flowering period between September and November and has the ability to regenerate post fire disturbance (Western Australian Herbarium, 1998- ). A total of 37 individuals of this species were identified within Sawpit Gully in a survey undertaken for the Environmental Protection Authority's (EPA's) environmental assessment of the Ellenbrook Project (EPA, 1992).

The second rare flora species is a prostrate to erect shrub that flowers in October and has a preference for grey sand amongst winter wet heath or low lying areas near seasonal creek lines (Western Australian Herbarium, 1998- ).

The third rare flora species is a perennial sedge that dies back to a rhizome over summer months to avoid growing when its habitat is most likely to be impacted by fire disturbance. This species has a preference for creek lines and low lying or seasonally inundated areas with grey to brown clay and grey sandy clay, often within Eucalyptus wandoo or Eucalyptus rudis woodland (Western Australian Herbarium, 1998- ).

A targeted flora survey conducted in September 2013 did not identify the presence of any of the abovementioned species within the application area (Dinglebird Environmental, 2013).

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

**Methodology**

References:

- Western Australian Herbarium (1998- )
- EPA (1992)
- Dinglebird Environmental (2013)

GIS Databases:

- SAC Bio Datasets (Accessed July 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 likely to be at variance to this Principle**

The closest threatened ecological communities (TEC's) to the application area are the 'Herb rich shrublands in clay pans', the 'Eucalyptus calophylla - Xanthorrhoea preissii woodlands and shrublands' and the 'Shrublands and woodlands on Muchea Limestone'. These TEC's are located approximately 2.1 kilometres south east and south west of the application area respectively.

The vegetation under application is comprised of Eucalyptus rudis woodland which is not similar to the vegetation within the nearby TEC's. Given the small size of the proposed clearing, and the distance to mapped TEC's, it is not likely that the vegetation under application comprises the whole or part of, or is necessary for the maintenance of a TEC.

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

**Methodology**

GIS Databases:

- SAC Bio Datasets (Accessed July 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 is not likely to be at variance to this Principle**

Aerial imagery indicates that there is approximately 35 per cent pre-European vegetation remaining within the local area (10 kilometre radius).

The national objectives and targets for biodiversity conservation in Australia has a target to prevent clearance of ecological communities with an extent below 30 per cent of that present pre-1750, below which species loss appears to accelerate exponentially at an ecosystem level (Commonwealth of Australia, 2001). However, the application area is located within the 'constrained area' of the Perth Metropolitan Region (EPA 2006). Within this area the Environmental Protection Authority (EPA, 2006) provides for the reduction of vegetation complexes to a minimum of 10 per cent pre-European extent.

The Guildford Vegetation Complex (GU) retains only 7 per cent pre-European vegetation, and is therefore under the abovementioned 10 per cent threshold. The vegetation under application consists of Eucalyptus rudis woodland, and is not representative of the GU complex which is described as 'open forest of Corymbia calophylla-

Eucalyptus wandoo-Eucalyptus marginata subsp. marginata and woodland of Eucalyptus wandoo' (Mattiske and Havel, 1998).

The City of Swan, Beard Vegetation Association and Heddle Vegetation Complex retain approximately 44, 58 and 21 per cent of their pre-European vegetation respectively.

The vegetation under application contributes towards an ecological corridor, however given the vegetation representations outlined above, it is not likely to be a significant remnant in an extensively cleared area.

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

|   | Pre-European<br>(hectares) | Current Extent<br>(hectares) | Remaining<br>(Per cent) | Extent in DEC Managed Lands<br>(Per cent) |
|---|----------------------------|------------------------------|-------------------------|---|
| <b>IBRA Bioregion*</b>                            |                            |                              |                         |   |
| Swan Coastal Plain                                | 1,501,209                  | 587,833                      | 39                      | 35  |
| <b>Shire*</b>                                     |                            |                              |                         |   |
| City of Swan                                      | 104,248                    | 45,540                       | 44                      | 29  |
| <b>Beard Vegetation Association in Bioregion*</b> |                            |                              |                         |   |
| 949   | 209,983                    | 121,248                      | 58                      | 52  |
| <b>Mattiske Vegetation**</b>                      |                            |                              |                         |   |
| Guildford Complex (GU)                            | 6,855                      | 472                          | 7                       | 2   |
| <b>Heddle Vegetation***</b>                       |                            |                              |                         |   |
| Yanga Complex                                     | 26,176                     | 5,163                        | 21                      | 2   |

Government of Western Australia (2013)\*  
 Mattiske and Havel (1998)\*\*  
 Heddle et al (1980)\*\*\*

**Methodology**

References:

- Commonwealth of Australia (2001)
- Government of Western Australia (2013)
- Mattiske and Havel (1998)
- Heddle et al (1980)

GIS Databases:

- NLWRA, Current Extent of Vegetation Remaining

**(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 vegetation under application falls within Sawpit Gully, which is a minor non perennial watercourse. The application area is also mapped within a conservation category palusplain and multiple use category floodplain.

Conservation category wetlands are the highest priority wetlands for protection and conservation as they support a high level of ecological functions and attributes (Water and Rivers Commission, 2001).

Given that the vegetation under application is growing within a minor non perennial watercourse, a conservation category palusplain, a multiple use floodplain and is largely comprised of Eucalyptus rudis (a riparian species), the proposed clearing is at variance to this Principle.

In order to minimise impacts to wetland vegetation, the proponent has provided an offset package which comprises contributing funds towards revegetation works within a nearby degraded portion of Sawpit Gully.

**Methodology**

References:

- Water and Rivers Commission (2001)

GIS Databases:

- Geomorphic Wetlands, Swan Coastal Plain
- Hydrography, linear
- Hydrography, hierachy

**(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 soils within the application area have been mapped by Northcote et al (1960-68) as subdued dune swale terrain with chief soils of leached sands on the low dunes.

Associated with the application area are small areas of other sand soils. An Environmental Summary Report provided by RPS (2013) described the soils within the application area as light grey at the surface and yellow at depth with fine to medium-grained sub-rounded quartz.

Sandy soils are prone to wind erosion, however given the small size of the proposed clearing it is unlikely that wind erosion causing appreciable land degradation will occur.

Water erosion has the potential to occur post clearing given that the application area lies within a mapped watercourse and wetland. However given the small size of the proposed clearing, it is unlikely that water erosion will cause appreciable land degradation.

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

**Methodology**

References:

- Northcote et al (1960-1968)
- RPS (2013)

GIS Databases:

- Geomorphic Wetlands, Swan Coastal Plain
- Hydrography, linear
- Hydrography, hierachy

**(h) Native vegetation should not be cleared if the clearing of the vegetation is likely to have an impact on the environmental values of any adjacent or nearby conservation area.**

**Comments**

**Proposal is at variance to this Principle**

The application area falls within an un-named Nature Reserve (R46875) and Maralla Road Bushland, Ellenbrook/Upper Swan Bush Forever Site 300. This Bush Forever Site connects with Bush Forever Site 301 and 399 to the east and west respectively. Ellen Brook Nature Reserve is located approximately 1.4 kilometres east of the application area and another un-named Nature Reserve (R46919), which forms part of Bush Forever Site 301 is located approximately 2.9 kilometres west of the application area.

The vegetation under application contributes towards an ecological linkage between the abovementioned conservation areas. Sawpit Gully forms a vegetated corridor which extends from the application area several kilometres west linking reserve R46875 with reserve R46919. The corridor is also likely to facilitate fauna movement and assist in maintaining the ecological processes between the above reserves and Ellen Brook Nature Reserve.

The removal of the vegetation under application may decrease the effectiveness of this linkage, contributing towards landscape fragmentation and thus limit fauna dispersal between high quality conservation areas. The disturbance resulting from the proposed clearing will also increase the risk of weeds and dieback spreading into these conservation areas. Weed and dieback management practices will assist in mitigating this risk.

The proposed clearing is at variance to this Principle. The proponent has provided an offset package which comprises contributing funds towards revegetation works within a nearby degraded portion of Sawpit Gully, which will help to reinstate wildlife corridor values.

**Methodology**

GIS Databases:

- DEC Tenure
- Bush Forever

**(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 may be at variance to this Principle**

The vegetation under application is within Sawpit Gully, which is a minor non perennial watercourse. The application area is also mapped within a conservation category palusplain and multiple use category floodplain.

These watercourses flow after major rainfall events, therefore the proposed clearing may cause short term issues with surface water erosion and sedimentation. These issues are likely to be minimal and short term given the small area of proposed clearing.

Groundwater Salinity is mapped at 500 to 1000 milligrams per litre (marginal) on site. Given this low salinity level, and the small size of the application area, it is not likely the proposed clearing will lead to a perceptible rise in the watertable and thus an increase in groundwater salinity levels.

The proposed clearing may be at variance to this Principle.

**Methodology**

GIS Databases:

- Groundwater Salinity, Statewide
- Hydrography, linear



-Hydrography, hierachy  
-Geomorphic Wetlands, Swan Coastal Plain

**(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 small area of proposed clearing, it is not likely that the removal of the vegetation under application will cause or exacerbate the incidence or intensity of flooding.

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

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

**Comments**

The applicant proposes to clear 0.22 hectares of native vegetation within Lot 546 on Plan 403192, The Vines, for the purpose of constructing a road (bridge) across a minor perennial watercourse known as Sawpit Gully. The road is being constructed to adjoin two areas of future residential development which form part of the greater Ellenbrook development area.

The road was originally designated to be constructed over a separate section of Sawpit Gully, located to the north west, however this area was determined to be unsuitable as it would not allow efficient traffic flow through the residential areas (RPS, 2013). Subsequently a new location for the road was proposed (the current application area). The Department of Parks and Wildlife (Parks and Wildlife) Swan Coastal District has advised that they support the new location of the road crossing and consider that the proposal will have less impact than the previous alignment.

The Ellenbrook Project in its entirety (including the original road alignment across Sawpit Gully) was assessed by the Environmental Protection Authority (Assessment No. 551) and approved by the Minister for the Environment subject to conditions set out in Statement 288 dated 13 October 1992 and Statement 345 dated 3 March 1994.

The City of Swan has advised that until the application area is transferred to a local road, a Planning Application under the City's Local Planning Scheme No.17 is required to be submitted (City of Swan, 2013).

The application area (formerly Lot 12842) was included within a Regional Reserve for Parks and Recreation - Reserve no.46875 and was under the vesting authority of the Conservation Commission of Western Australia and managed by Parks and Wildlife. A proposal to excise the application area from this reserve, and transfer to a Local Reserve - Local Road, has been through parliament and the Department of Lands, and a Deposited Plan has been generated for the new road reserve.

A submission (2013) has been received for the proposed clearing. The submission advises that the vegetation under application provides a valuable corridor for native fauna, and suggests that measures should be undertaken to minimise disturbance to fauna dispersal along this corridor. It is also advised that revegetation of a separate area should be undertaken post clearing in an attempt minimise impacts associated with the proposed clearing.

Given that Sawpit Gully is a minor watercourse, the proposed road may have implications on water flow, particularly during winter months. The proponent has advised that culverts will be constructed to mitigate water flow restrictions (RPS, 2013).

The proponent has provided an offset package which comprises contributing funds towards revegetation works within a nearby degraded portion of Sawpit Gully, which will help to reinstate wildlife corridor values and mitigate impacts to vegetation growing in association with a watercourse/wetland.

The proposed clearing falls within the Swan River Systems surface water area and the Swan Groundwater area which are proclaimed under the Rights in Water and Irrigation Act 1914. The proponent has obtained a permit to interfere with bed and banks from the Department of Water.

The application area falls within the Ellenbrook: Upper Swan Aboriginal Site of Significance. It is the proponent's responsibility to comply with the Aboriginal Heritage Act 1972 and ensure that no Aboriginal Sites of Significance are damaged through the clearing process.

**Methodology**      **References:**  
-Submission (2013)  
-RPS (2013)  
-City of Swan (2013)  
-DoW (2013)

**GIS Databases:**  
-Aboriginal Sites of Significance

#### 4. References

- City of Swan (2013) Additional information for clearing permit application CPS 5644/1. DER Ref A648119
- Commonwealth of Australia (2001) National Objectives and Targets for Biodiversity Conservation 2001-2005, Canberra.
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Department of Agriculture Western Australia, South Perth.
- Submission (2013) Direct interest submission for clearing permit application CPS 5644/1. DER Ref A652499.
- Water and Rivers Commission (2001) Position Statement: Wetlands, Water and Rivers Commission, Perth.
- Western Australian Herbarium (1998-) FloraBase - The Western Australian Flora. Department of Parks and Wildlife.  
<http://florabase.dpaw.wa.gov.au/>