



## CLEARING PERMIT

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

### PERMIT DETAILS

Area Permit Number: 5970/1  
File Number: DER2014/000383-1  
Duration of Permit: From 26 April 2014 to 26 April 2016

### PERMIT HOLDER

William Hendrik Verboom  
Maria Catharina Henriette Verboom

### LAND ON WHICH CLEARING IS TO BE DONE

Lot 6 on Diagram 92809 (North Walpole)

### AUTHORISED ACTIVITY

The Permit Holder shall not clear more than 7 hectares of native vegetation within the area cross hatched yellow on attached Plan 5970/1.

### CONDITIONS

#### 1. 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*:

- (a) clean earth-moving machinery of soil and vegetation prior to entering and leaving the area to be cleared;
- (b) ensure that no *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.

#### 2. Vegetation management

Where a watercourse or wetland is to be impacted by clearing, the Permit Holder shall maintain the existing surface flow by use of culverts.

### DEFINITIONS

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

*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 the Department of Environment and Conservation Regional Weed Assessments, regardless of ranking; or
- (c) not indigenous to the area concerned.

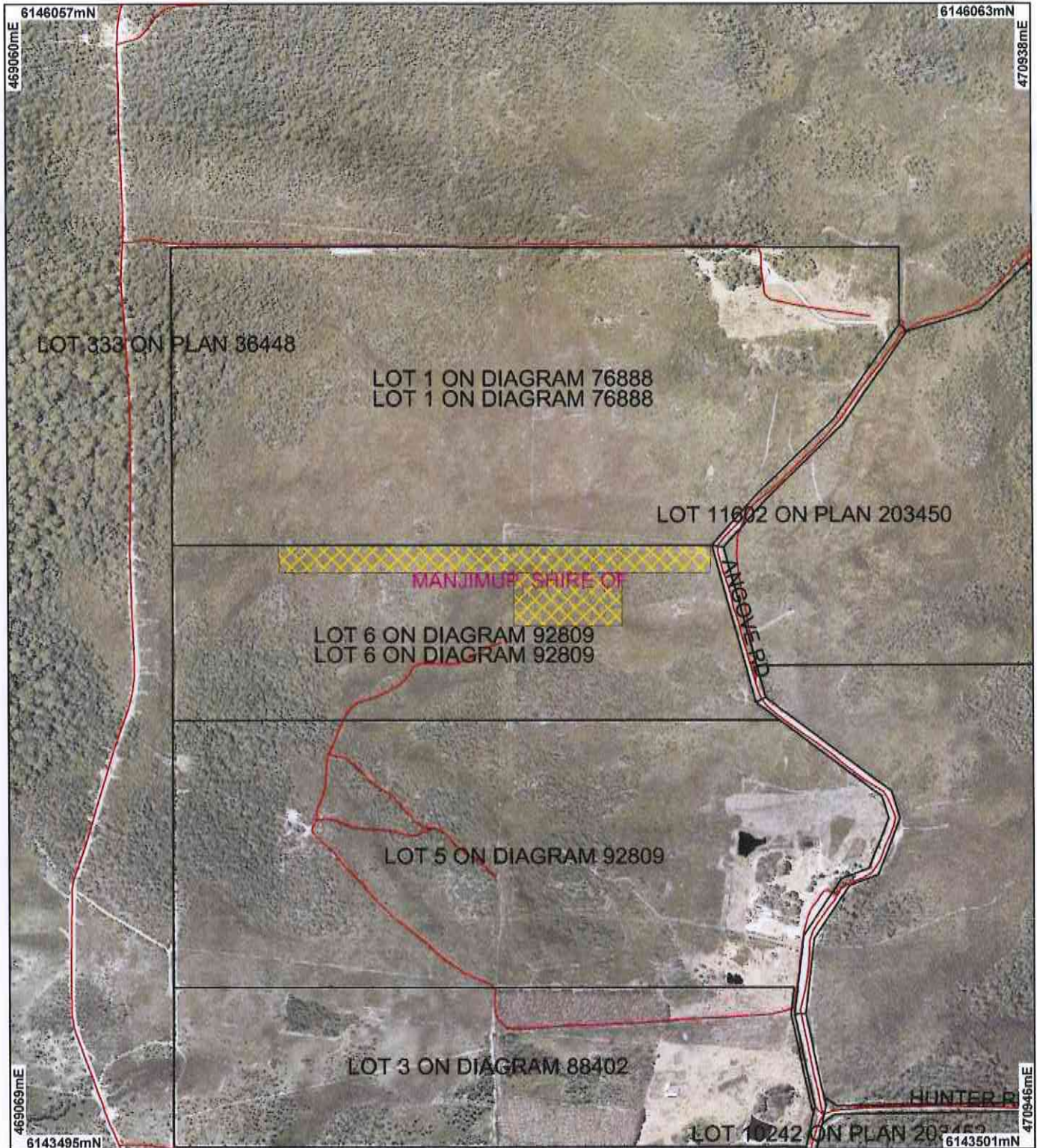
A handwritten signature in black ink, appearing to read "M Warnock".

M Warnock  
MANAGER  
NATIVE VEGETATION CONSERVATION BRANCH

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

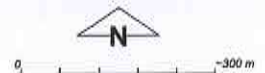
27 March 2014

# Plan 5970/1



## LEGEND

- Road Centrelines
- Clearing Instruments
- Areas Approved to Clear
- Cadastre
- Local Government Authorities
- Deep River 50cm Orthomosaic - Landgate 2007



Scale 1:11230  
(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.

*M Warnock* Date 27/3/14  
M Warnock

Officer with delegated authority under Section 20 of the Environmental Protection Act 1988

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

WA Crown Copyright 2002

\* 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.: 5970/1  
Permit type: Area Permit

### 1.2. Proponent details

Proponent's name: William Hendrik & Maria Catharina H Verboom

### 1.3. Property details

Property: LOT 6 ON DIAGRAM 92809 ( NORTH WALPOLE 6398)  
Local Government Area: Shire of Manjimup  
Colloquial name:

### 1.4. Application

Clearing Area (ha)	No. Trees	Method of Clearing	For the purpose of:
7		Mechanical Removal	Building or Structure Recreation

### 1.5. Decision on application

Decision on Permit Application: Grant  
Decision Date: 27 March 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 27: Low woodland; <i>Allocasuarina cristata</i> (Shepherd et al, 2001)	Clearing seven hectares of native vegetation within Lot 6 on Diagram 92809, North Walpole, Shire of Manjimup, for the purpose of a dwelling, firebreaks, airstrip, soak, orchard, vegetable garden and associated infrastructure.	Excellent: Vegetation structure intact; disturbance affecting individual species, weeds non-aggressive (Keighery 1994)	The area under application comprises of five vegetation units described as Jarrah Woodland/Low Open Forest, <i>Taxandria parviceps</i> Tall Open Scrub, <i>Eucalyptus patens</i> Low Open Woodland, Mixed Myrtaceous Wet Open heath/Tall Open Shrubland and <i>Taxandria linearifolia</i> Closed Tall Scrub (Sandiford, 2014).
Mapped Mattiske Vegetation Complex Angove (A): Open forest of <i>Eucalyptus marginata</i> subsp. <i>marginata</i> - <i>Banksia ilicifolia</i> - <i>Nuytsia floribunda</i> with some <i>Eucalyptus diversicolor</i> on gently sloping sandy terrain in hyperhumid and perhumid zones (Mattiske and Havel, 1994).			The vegetation under application is in an excellent (Keighery, 1994) condition (Sandiford, 2014).
Mapped Mattiske Vegetation Complex Quagering (Q): Mosaic of low open woodland of <i>Eucalyptus marginata</i> subsp. <i>marginata</i> - <i>Banksia ilicifolia</i> - <i>Nuytsia floribunda</i> and low open woodland of <i>Eucalyptus patens</i> - <i>Melaleuca preissiana</i> - <i>Nuytsia floribunda</i> on less undulating flats in hyperhumid and perhumid zones (Mattiske and Havel, 1994).			The condition and structure of the vegetation under application was determined via a Vegetation and Flora Survey of Lot 6, Angove Road, North Walpole (Sandiford, 2014).

### 3. Assessment of application against clearing principles

#### (a) Native vegetation should not be cleared if it comprises a high level of biological diversity.

<b>Comments</b>	<p><b>Proposal is not likely to be at variance to this Principle</b></p> <p>The application is to clear seven hectares of native vegetation approximately 16 kilometres north of the Walpole town site.</p> <p>The vegetation under application is in an excellent (Keighery, 1994) condition (Sandiford, 2013).</p> <p>Numerous priority flora species have been recorded within the local area (10 kilometre radius). Two priority flora species have been recorded within similar soil and vegetation types. Suitable habitat may occur within the application area for these priorities flora species. A vegetation and flora survey of the proposed clearing area did not record any priority or rare flora within the applied area (Sandiford, 2013).</p> <p>The area surrounding the proposed clearing area is extensively vegetated with approximately 90 per cent of pre-European vegetation remaining within 10 kilometres of the application area.</p> <p>Approximately 90 per cent of the area under application is within a mapped Palusplain seasonally waterlogged flat Augusta to Walpole Geomorphic Wetland. A vegetation and flora survey of the clearing area identified approximately 33 per cent of the vegetation under application to comprise of wetland vegetation. The mapped wetland encompasses an area of 180.7 hectares.</p> <p>Considering the above the application is not likely to comprise of a high level of biological diversity or impact the local biodiversity given the extent of similar vegetation remaining.</p> <p>The proposed clearing is not likely be at variance to this principle.</p> <p>The proposed clearing will increase the likelihood of weeds spreading into adjacent vegetated areas. Weed management practices will assist in mitigating this risk.</p>
<b>Methodology</b>	<p>References</p> <ul style="list-style-type: none"><li>- Sandiford, 2013</li><li>- Keighery, 1994</li></ul> <p>GIS Layers</p> <ul style="list-style-type: none"><li>- SAC Bio Datasets (March 2014)</li><li>- Augusta to Walpole Geomorphic Wetland</li></ul>

#### (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.

<b>Comments</b>	<p><b>Proposal is not likely to be at variance to this Principle</b></p> <p>There have been nine fauna species of conservation significance recorded within a 10 kilometre radius of the application area, including; Phascogale tapoatafa subsp. tapoatafa (Southern Brush-tailed Phascogale, Wambenger), Galaxiella munda (Western Mud Minnow) Calyptorhynchus banksii subsp. (Forest Red-tailed black cockatoo), Calyptorhynchus baudinii (Baudin's Cockatoo) and Calyptorhynchus latirostris (Carnaby's cockatoo) (DEC, 2007-).</p> <p>The area surrounding the application has approximately 90 per cent of pre-European vegetation remaining in the local area (10 Kilometres) with a large proportion of this in conservation areas.</p> <p>The vegetation under application is likely to provide habitat for fauna species recorded in the local area. However, considering the large amount of the vegetation surrounding the proposed clearing area, it is unlikely the proposed clearing of such habitats will have significant impacts on conservation status of fauna species.</p> <p>The application is not likely to be at variance to this principle.</p>
<b>Methodology</b>	<p>References</p> <ul style="list-style-type: none"><li>- DEC, 2007-</li></ul>

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

<b>Comments</b>	<p><b>Proposal is not likely to be at variance to this Principle</b></p> <p>A total of four rare flora species have been identified within 10 kilometres of the proposed clearing area. Of the recorded species, one has been mapped as occurring within the same soil and vegetation types associated to the proposed clearing area.</p> <p>Myriophyllum sp has been recorded approximately 240 metres east of the proposed clearing area. This species is found in open grey sandy depressions in winter wet flats, where it grows in very low heath of teatree and</p>
-----------------	---

twine rushes. It also likes to inhabit shallow melaleuca depressions (Brown et al, 1998).

A vegetation and flora survey of the proposed clearing area (Sandiford, 2013) identified approximately 33 per cent of the applied area to be subject to water inundation, this area may provide a suitable habitat for Myriophyllum. However, the survey did not record this species (Sandiford, 2013). The survey method traversed the clearing area in a zig zag fashion and would have identified rare flora species Myriophyllum should it be present within the applied area.

Considering the above, the proposed clearing is not likely to be at variance to this principle.

- Methodology**
- References
    - Sandiford, 2013
    - Brown et al, 1994
  - GIS Layers
    - Augusta to Walpole Geomorphic Wetland
    - SAC Bio Datasets (March 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 at variance to this Principle**  
 There are no known threatened ecological communities within 10 kilometres of the area under application.
- Considering this, the application is not at variance to this principle.

- Methodology**
- GIS Layers
    - SAC Bio Datasets (March 2014)

**(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 at variance to this Principle**  
 The vegetation under application is represented by Beard Vegetation Association 27 which has 90 per cent of its pre-European vegetation remaining in the Jarrah Forest bioregion. The proposed clearing area is also represented by Mattiske Vegetation Complex Quagering and Angove which have 68 and 95 per cent respectively of their pre-European vegetation remaining in the Jarrah Forest bioregion.

Both the mapped Beard vegetation association and Mattiske vegetation complexes are above the threshold level of 30 per cent recommended in the National Objectives Targets for Biodiversity Conservation, below which species loss appears to accelerate exponentially at an ecosystem level (Commonwealth of Australia 2001).

The application does not occur within an extensively cleared landscape with approximately 90 per cent of vegetation remaining within a 10 kilometre radius of the area under application.

The application is not at variance to this principle.

		Pre-European	Current Extent	Remaining	Extent in DEC
Managed Lands	(ha)	(ha)	(%)	(%)	
IBRA Bioregion					
Warren	250,263	196,094	78	87	
Shire					
City of Manjimup	697,368	586,905	84	94	
Beard Vegetation Association in Bioregion					
27	50,896	45,866	90	95	
Mattiske Vegetation Complex					
Quagering (Q)	14,958	14,276	95	92	
Angove (A)	39,698	35,683	90	80	

- Methodology**
- Reference:
    - Commonwealth of Australia, 2001
    - Government of Western Australia, 2013
    - Mattiske and Havel, 1998
  - GIS Databases:
    - Interim Biogeographic Regionalisation
    - NLWRA, Current Extent of Native 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**

Approximately 90 per cent of the area under application is within a mapped Palusplain seasonally waterlogged flat Augusta to Walpole Geomorphic Wetland which is mapped as an environmentally sensitive area. This wetland covers a total of 180.7 hectares. A vegetation and flora survey of the proposed clearing area (Sandiford, 2013) identified five different vegetation units within the proposed clearing area, two of which (approximately 33 per cent of the proposed clearing area) are associated with wetland vegetation (Sandiford, 2013). Two small creeks with running water were also observed (Sandiford, 2013).

The proposed clearing will remove vegetation associated with a wetland and creeks. The use of culverts will ensure that the natural flow regime of these creeks is not disrupted.

The proposed clearing is at variance to this principle.

**Methodology**

References

- Sandiford, 2013

GIS Layers

- Augusta to Walpole Geomorphic Wetland

**(g) Native vegetation should not be cleared if the clearing of the vegetation is likely to cause appreciable land degradation.**

**Comments Proposal may be at variance to this Principle**

The soils identified within the proposed clearing area as described as being poorly drained flats or very gentle sandy slopes with semi wet and wet soils and deep sandy duplexes (Commissioner of Soil and Land Conservation, 2014).

The soils within the applied area have a very high risk of waterlogging. The clearing as proposed is likely to further increase this risk however, as waterlogging is already present within the application area it is unlikely the proposed clearing will significantly increase waterlogging (Commissioner of Soil and Land Conservation, 2014). Additionally, there is approximately 90 per cent of vegetation within a 10 kilometre radius of the applied area. This remaining vegetation will act as a buffer to the cleared area preventing a further increase of waterlogging to the area (Commissioner of Soil and Land Conservation, 2014).

The clearing as proposed is unlikely to cause land degradation in the form of increased salinity, eutrophication, wind and water erosion (Commissioner of Soil and Land Conservation, 2014).

The application may be at variance to this principle.

**Methodology**

References:

Commissioner of Soil and Land Conservation, 2014

**(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 Mount Frankland South National Park is located approximately 200 metres west of the proposed clearing area. The Granite Peaks State Forest is also located approximately 30 metres east of the proposed clearing area.

The vegetation within the proposed clearing area and identified conservation areas are linked. The proposed clearing area is unlikely to act as a corridor or linkage to facilitate the movement of fauna between conservation areas as large areas of remnant vegetation will remain on the property. However, given the distance of the Granite Peaks State Forest to the applied area, the proposed clearing may impact the state forest through the spread of weeds. Weed management practices will assist in mitigating this risk.

The proposed clearing may be at variance to this principle.

**Methodology**

GIS Layers

- 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 may be at variance to this Principle**

Approximately 90 per cent of the area under application is within a mapped palusplain seasonally waterlogged flat Augusta to Walpole Geomorphic Wetland. A Vegetation and Flora Assessment of the proposed clearing area (Sandiford, 2013) suggest that approximately 33 per cent of the vegetation under application comprises of

wetland vegetation. Two small creeks with running water were also observed (Sandiford, 2013).

Due to the soil types present within the applied area, groundwater or surface water is unlikely to be subject to eutrophication from the proposed clearing (Commissioner of Soil and Land Conservation, 2014). Additionally, the remaining vegetation surrounding the application area will act as a buffer, reducing the risk and impacts on groundwater and surface water from the proposed clearing.

The proposed clearing may cause some short term localised surface water sedimentation that may impact upon the two small creeks identified in the clearing area, however these effects are likely to be negligible.

The application may be at variance to this principle.

**Methodology**    **References**  
- Commissioner of Soil and Land Conservation, 2014  
- Sandiford, 2013  
**GIS Layers**  
- Augusta to Walpole Geomorphic Wetland

**(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 proposed clearing area is within a geomorphic Augusta to Walpole wetland. The soils within the applied area have a very high risk of waterlogging (Commissioner of Soil and Land Conservation, 2014). However, given the amount of vegetation surrounding the proposed clearing area, it is unlikely the clearing will increase or exacerbate the incidence or intensity of flooding in the local area.

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

**Methodology**    **References:**  
Commissioner of Soil and Land Conservation, 2014  
**GIS Layers**  
- Augusta to Walpole Geomorphic Wetland

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

**Comments**

The Shire of Manjimup (2014) advised that planning approval has been issued to the applicant for a dwelling within the property. The land is zoned by the Local Planning Scheme No. 4 as 'General Agriculture' and planning approval for clearing of vegetation is not required (Shire of Manjimup, 2014).

The Walpole-Tingledale LCDC (2014) has no objection to a permit being granted, as the proposed clearing is not likely to impact on the local environment.

The proposed clearing area falls within the Deep River Water Reserve, a priority not assigned Public Drinking Water Source Area. The Department of Water (DoW, 2014) advises the water source is not actively being used and is unlikely to be used as a water source due to high ecological values of the river. Deep River is also classified as a wild river and the DoW recommends that the land uses in the catchment should be compatible with the hydrologic features of wild rivers with a goal of maintaining their values (Dow, 2014). Preserving the water quality in the Deep River is essential to maintaining its wild river values. DoW considers the proposed clearing is contrary to the objectives of managing wild river catchments and does not support the clearing. The concerns raised by DoW have been addressed under principle (f) and (i) of this assessment.

Deep River is approximately nine kilometres west of the proposed clearing area, with the area between the river and clearing area vegetated. Due to the nature of the soils present within the applied area the Commissioner of Soil and Land Conservation (2014) considers that the proposed clearing is unlikely to significantly impact on surface or groundwater quality through eutrophication. Additionally, the remaining vegetation surrounding the application area will act as a buffer, reducing the risk and impacts on groundwater and surface water from the proposed clearing. A flora and vegetation assessment of the applied area identified approximately 33 per cent of the proposed clearing area to comprise of wetland vegetation.

**Methodology**    **References**  
- Shire of Manjimup (2014)  
- DoW (2014)  
- Walpole-Tingledale LCDC (2014)  
- Sandiford (2014)

#### 4. References

- Brown A., Thomson-Dans C. and Marchant N.(1998). Western Australia's Threatened Flora, Department of Conservation and Land Management, Western Australia.
- Commissioner of Soil and Land Conservation (2014); Land Degradation Advice and Assessment Report for clearing permit application CPS 5970/1 received 19/02/2014; Department of Agriculture and Food Western Australia (TRIM Ref. DOC731690).
- DEC (2007 - ) NatureMap: Mapping Western Australia's Biodiversity. Department of Environment and Conservation. URL: <http://naturemap.dec.wa.gov.au/>. Accessed March 2014
- Department of Water (2014) Advice received in relation to CPS 5970/1 - Lot 6, Angove Road, North Walpole (DER Ref:A731690)
- 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.
- Keighery, B.J. (1994) Bushland Plant Survey: A Guide to Plant Community Survey for the Community. Wildflower Society of WA (Inc). Nedlands, Western Australia.
- Mattiske, E.M. and Havel, J.J. (1998) Vegetation Complexes of the South-west Forest Region of Western Australia. Maps and report prepared as part of the Regional Forest Agreement, Western Australia for the Department of Conservation and Land Management and Environment Australia.
- Sandiford, D.M. (2013) Vegetation and Flora Survey of proposed clearing, Lot 6 on Diagram 92809, Angove Road, North Walpole (DER Ref:A718706)
- Shepherd, D.P., Beeston, G.R., and Hopkins, A.J.M. (2001), Native Vegetation in Western Australia. Technical Report 249. Department of Agriculture Western Australia, South Perth.
- Shire of Manjimup (2014) Advice received in relation to CPS 5970/1 - Lot 6, Angove Road, North Walpole (DER Ref:A723470)
- Walpole Tingledale LCDC (2014) Advice received in relation to CPS 5970/1 - Lot 6, Angove Road, North Walpole (DER Ref:A723470)