



## CLEARING PERMIT

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

<b>Purpose Permit number:</b>	CPS 6097/1
<b>Permit Holder:</b>	Adam Graham Colvin Wanda Anne Colvin
<b>Duration of Permit:</b>	6 December 2014 – 6 December 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 purposes of installing a power line and fire hazard reduction.

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

Lot 2269 on Deposited Plan 251514, North Boyanup  
Lot 266 on Deposited Plan 232768, North Boyanup

**3. Area of Clearing**

The Permit Holder must not clear more than 10.5 hectares of native vegetation within the area shaded yellow on attached Plan 6097/1a.

**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.

**5. Type of clearing authorised**

The Permit Holder shall not clear Peppermint trees (*Agonis flexuosa*) located within the area shaded red on attached Plan 6097/1b.

### PART II – MANAGEMENT CONDITIONS

**6. Avoid, minimise etc clearing**

In determining the amount of native vegetation to be cleared authorised under this Permit, the Permit Holder must have regard to the following principles, set out in order of preference:

- avoid the clearing of native vegetation;
- minimise the amount of native vegetation to be cleared; and
- reduce the impact of clearing on any environmental value.

**7. 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*:

- (i) clean earth-moving machinery of soil and vegetation prior to entering and leaving the area to be cleared;
  - (ii) ensure that no *dieback* or *weed*-affected soil, *mulch*, *fill* or other material is brought into the area to be cleared; and
  - (iii) restrict the movement of machines and other vehicles to the limits of the areas to be cleared.
- (b) At least once in each 12 month period for the term of this Permit, the Permit Holder must remove or kill any *weeds* growing within areas cleared under this Permit.

#### **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.

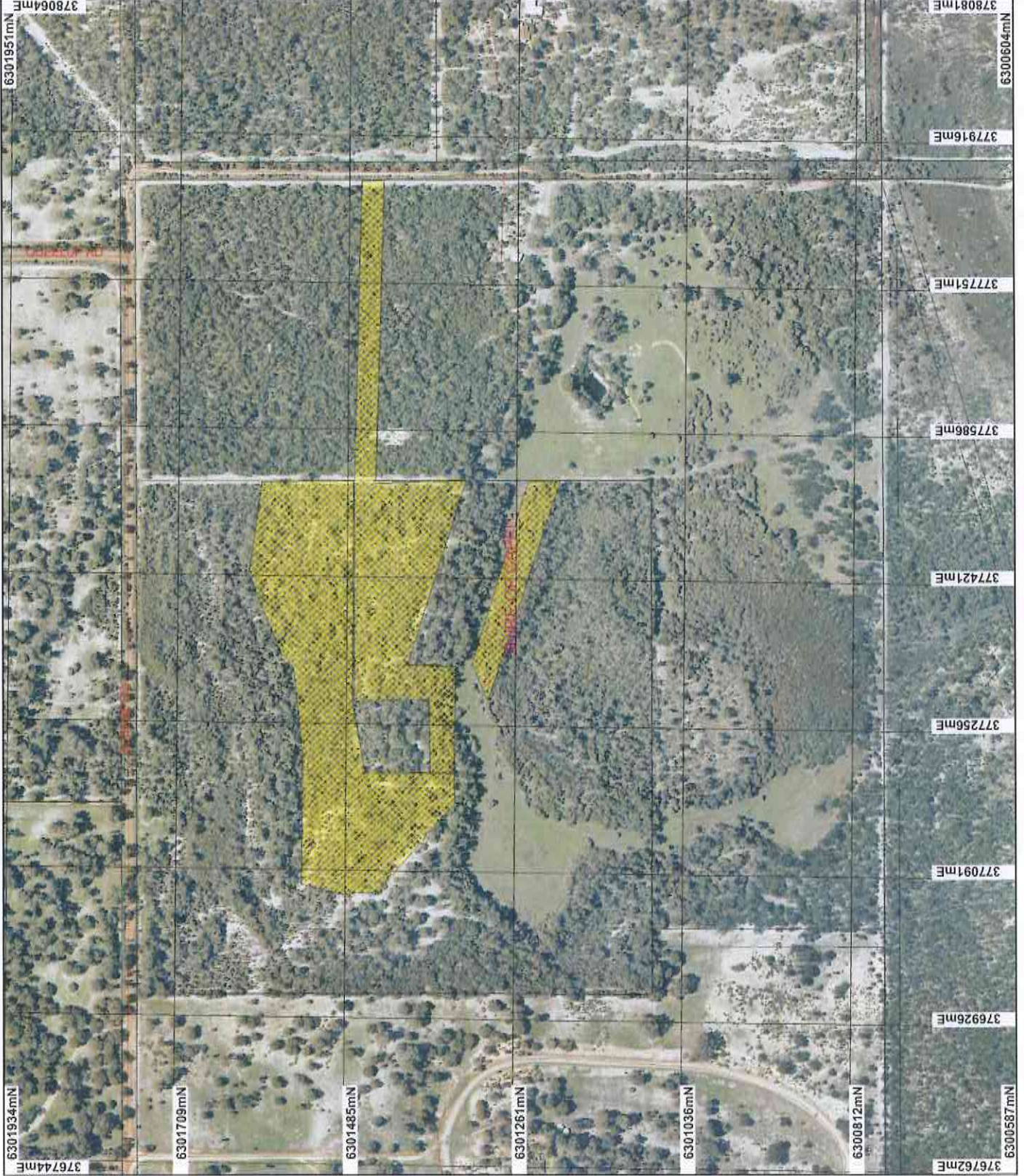


M Warnock  
SENIOR MANAGER  
CLEARING REGULATION

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

6 November 2014

# Plan 6097/1a



## LEGEND

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

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



0 150 m

Scale 1:6424

(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. Wamook* Date 6-11-14

M. Wamook

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.



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# Plan 6097/1b



## LEGEND

- Road Centrelines
- Cadastral
- Local Government Authorities
- Clearing Instruments
- Areas Subject to Conditions

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



Scale 1:5424

(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 **6.11.14**

M. Warnock

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.



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## 1. Application details

### 1.1. Permit application details

Permit application No.: 6097/1  
Permit type: Purpose Permit

### 1.2. Proponent details

Proponent's name: Adam and Wanda Colvin

### 1.3. Property details

Property: LOT 2269 ON PLAN 251514 ( NORTH BOYANUP 6237)  
LOT 266 ON PLAN 232768 (House No. 582 DUCANE NORTH BOYANUP 6237)  
Local Government Area: Shire of Capel  
Colloquial name:

### 1.4. Application

Clearing Area (ha)	No. Trees	Method of Clearing	For the purpose of:
10.5		Mechanical Removal	Hazard reduction or fire control
		Mechanical Removal	Infrastructure Maintenance

### 1.5. Decision on application

Decision on Permit Application: Grant  
Decision Date: 6 November 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 1000: Mosaic: Medium forest; jarrah-marri / Low woodland; banksia / Low forest; teatree (Melaleuca Spp.) (Shepherd et al, 2001).	The amended application is to clear up to 10.5 hectares of native vegetation within Lot 2269 on Deposited Plan 251514 and Lot 266 on Deposited Plan 232768, North Boyanup, Shire of Capel, for the purposes of installing a power line and fire hazard reduction for a new residence.	Degraded: Structure severely disturbed; regeneration to good condition requires intensive management (Keighery 1994)	The vegetation under application within Lot 2269 consists of an overstorey of Melaleuca preissiana, Eucalyptus rudis ssp. Cratyantha (priority 4 listed) and Agonis flexuosa trees with a midstorey of Kunzea glabrescens (DER, 2014). The diversity of vegetation in this area is limited with very little native ground cover present and the area has been subject to historical grazing (DER, 2014). The vegetation in this area is considered to be in a degraded (Keighery, 1994) condition (DER, 2014). The required clearing within Lot 2269 is approximately 9.83 hectares.
Heddlle Vegetation Complex Southern River Complex: Open woodland of Corymbia calophylla (Marri) - Eucalyptus marginata (Jarrah) - Banksia species with fringing woodland of Eucalyptus rudis (Flooded Gum) - Melaleuca raphiophylla (Swamp Paperbark) along creek beds (Heddlle et al, 1980).		To  Very Good: Vegetation structure altered; obvious signs of disturbance (Keighery 1994)	The vegetation under application within Lot 266 comprises of low woodland of Banksia species, Agonis Flexuosa and Melaleuca species (DER, 2014). There is a midstorey present however ground cover is sparse consisting of Hibbertia, Leucopogon and Acacia species (DER, 2014). Very little weeds are present and several clumps of common orchid species consisting of Pyrorchis nigricans, Paracaleana nigrita, Thelymitra sp. and Pterostylis vittata were emerging during the inspection. The vegetation under application is in a good to very good (Keighery, 1994) condition (DER, 2014). The required clearing within Lot 266 is approximately 0.67 hectares.
			The condition and structure of the vegetation under application was obtained via a site inspection undertaken by the Department of Environment Regulation in June 2014.

### 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 is to clear up to 10.5 hectares of native vegetation within Lot 2269 and Lot 266 North Boyanup, for the purposes of constructing power lines and fire hazard reduction for a new residence.

The proposed clearing (approximately 9.83 hectares) within Lot 2269 consists of an overstorey of *Melaleuca preissiana*, *Eucalyptus rudis* ssp. *Cratyantha* (priority 4 listed) and *Agonis flexuosa* trees with a midstorey of *Kunzea glabrescens* (DER, 2014). The vegetation under application within Lot 266 comprises of low woodland of *Banksia* species, *Agonis Flexuosa* and *Melaleuca* species (DER, 2014). The majority of the vegetation under application is in a degraded (Keighery, 1994) condition (DER, 2014). A condition on the permit requires *Agonis flexuosa* trees to be retained.

The vegetation under application within Lot 266 could be a representation of floristic community type 21b, a priority 3 ecological community (PEC).

Numerous priority flora and rare flora species have been recorded within 10 kilometres of the area under application. Several priority and rare flora species have been recorded within the same soil and vegetation types associated to the proposed clearing areas. A site inspection identified two priority 4 species within the application area. The vegetation under application could also support another priority 4 species (Parks and Wildlife, 2014a). Whilst these species are restricted to certain landforms of the South West Region, the presence of these species within the applied areas would not impact significantly on the conservation status of the species if cleared (Parks and Wildlife, 2014a).

Mapping within the South West Region indicates sections of the proposed clearing areas align with floristic community types associated to the Bassendean Dune landform (Parks and Wildlife, 2014a). This type of landform supports a rare flora species and it is possible this species could be present within the Lot 266 (Parks and Wildlife, 2014a). To a lesser extent another rare species could also be present within Lot 266, however this species has not been recorded within the Bassendean Dune landform floristic community type (Parks and Wildlife, 2014a).

The local area surrounding the application (10 kilometre radius) retains approximately 25 per cent pre-European vegetation.

The proposed clearing will 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.

Given the majority of the vegetation under application is in a degraded (Keighery, 1994) condition (DER, 2014), it is considered that the clearing area does not comprise of a high level of biological diversity.

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

Methodology

References:

- DER (2014)
  - Parks and Wildlife (2014a)
- GIS Database:
- SAC Bio Datasets June 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 not likely to be at variance to this Principle**

Several fauna species of conservation significance have been recorded within the local area (10 kilometre radius), including *Isoodon obesulus* subsp. *fusciventer* (Quenda), *Macropus irma* (Western Brush Wallaby), *Merops ornatus* (Rainbow Bee-eater), *Bettongia penicillata* subsp. *Ogilbyi*, (Woylie), *Calyptorhynchus banksii* subsp. *naso* (Forest Red-tailed Black-Cockatoo), *Calyptorhynchus baudinii* (Baudin's Cockatoo), *Calyptorhynchus latirostris* (Carnaby's Cockatoo) *Dasyurus geoffroyi* (Chuditch), *Pseudocheirus occidentalis* (Western Ringtail Possum) and *Setonix brachyurus* (Quokka) (DEC, 2007-).

The vegetation under application within Lot 266 consists of *Banksia* species, which may provide foraging habitat for black cockatoo species as a significant portion of their diet is made up of "seeds of hakeas, banksias, grevilleas and eucalypts" (Burbidge, 2004). The proposed clearing Lot 266 is of a linear length of 335 metres at a width of 20 metres equalling approximately 0.67 hectares. A site inspection of this area determined that approximately 0.23 hectares of the proposed clearing within this section was foraging habitat. There was no evidence of foraging observed within Lot 266 during the site inspection (DER, 2014). Considering this and that approximately 90 per cent of similar habitat will remain within Lot 266 it is unlikely the proposed clearing will impact significantly on black cockatoos.

A site inspection undertaken within Lot 265 (south of the applied areas) identified Western Ringtail Possum scats within close proximity to an *Agonis flexuosa*, indicating that this species utilises the general area (DEC, 2012). All the applied vegetation has elements recognisable as habitat that is used by Western Ringtail Possums (Parks and Wildlife, 2014a). The vegetation under application shows habitat structure and composition that has been mapped as Western Ringtail Possum Habitat Quality three in the recent report 'An assessment of habitat for the Western Ringtail Possum on the southern Swan Coastal Plain' (Shedley and Williams, 2014). This habitat quality supports on average between two to five animals per hectare. These habitat types are relatively low productivity sites for Western Ringtail Possums and an individual's territory has to be larger to provide sufficient resources to support an animal compared to higher quality sites (Parks and Wildlife, 2014a).

Considering the small size of the proposed clearing within Lot 266 and that the vegetation under application within Lot 2269 is in a degraded condition with very little ground cover, it is unlikely the proposed clearing will have significant impact on Western Ringtail Possums. Fauna management practices requiring the retention of *Agonis flexuosa* within Lot 2269 will assist in mitigating impacts to Western Ringtail Possums.

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

#### Methodology

##### References:

- Burbidge (2004)
- DEC (2007-)
- DEC (2012)
- DER (2014)
- Parks and Wildlife (2014a)
- Parks and Wildlife (2014b)

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

#### Comments

##### **Proposal is not likely to be at variance to this Principle**

Several rare flora species have been recorded within a ten kilometre radius of the applied areas. The closest being recorded approximately two kilometres away from the applied areas. This species was recorded within the same vegetation and soil type as the applied area. A second species has also been mapped as occurring within the same vegetation and soil types as the applied area.

The first species inhabits infertile grey sands in common sheoak and jarrah woodland or forest. It usually grows on old firebreaks and in disturbed sites where competition from other plants has been removed (Brown et al, 1998).

The second species grows in deep sandy soil in Banksia woodland, in low lying areas alongside winter wet swamps. A decline in population of this species is attributed to increased shading and competition from other species. Disturbances such as fires are important to this species survival as they open up areas and habitat removing shading and competition from other species (Brown et al, 1998).

Mapping of the South West Region indicates that proposed clearing within Lot 266 aligns with floristic community types associated to the Bassendean Dune landform (Parks and Wildlife, 2014a). This type of landform is known to support the second rare flora species (Parks and Wildlife, 2014a).

The vegetation within Lot 266 has been relatively undisturbed (DER, 2014) and is therefore unlikely to support the abovementioned rare flora species.

In addition, the first species has not been recorded within the Bassendean Dune landform (Parks and Wildlife, 2014a).

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

#### Methodology

##### References:

- Brown et al, (1998)
  - DER (2014)
  - Parks and Wildlife (2014a)
- GIS Database:
- SAC Bio Datasets June 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**

The closest mapped threatened ecological community (TEC) is Swan Coastal Plain 1b, *Eucalyptus calophylla* woodlands (Vulnerable) on heavy soils of the Southern Coastal Plain. This TEC has been recorded approximately 2.7 kilometres away from the applied area.

The vegetation under application comprises of two different vegetation types neither of which consist of Eucalyptus calophylla woodlands on heavy soils (DER, 2014).

Considering that the vegetation under application is not a representation of the nearby TEC, nor is the clearing likely to impact on the TEC, the application is not likely to be at variance to this principle.

**Methodology** Reference:  
 - DER (2014)  
 GIS Database:  
 - SAC Bio Datasets June 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 likely to be at variance to this Principle**  
 The vegetation under application is represented by Beard Vegetation Association 1000 and Heddle Vegetation Complex Southern River which have 27 and 21 per cent respectively of their pre-European vegetation remaining within the Swan Coastal Plain IBRA Bioregion (Government of Western Australia, 2013 and Heddle et al, 1980).  
 The National Objectives and Targets for Biodiversity Conservation include a target that prevents the clearance of ecological communities with an extent below 30 per cent of that present pre-European settlement (Commonwealth of Australia, 2001).  
 The application is within an extensively cleared landscape with approximately 25 per cent of native vegetation remaining within a 10 kilometre radius of the applied area. Additionally, Beard Vegetation Association 1000 and Heddle Vegetation Complex Southern River are below the 30 per cent threshold level.  
 Over 90 per cent of the vegetation under application is in a degraded (Keighery, 1994) condition (DER, 2014) and is no longer a representation of the mapped vegetation types. Additionally, the proposed clearing is unlikely to contain a high level of biodiversity or conservation significant fauna therefore, is not significant as a remnant.  
 Given the above the application is not likely to be at variance to this principle.

	Pre-European (ha)	Current Extent Remaining (ha)	Remaining (%)	Extent in DPaW Managed Lands (%)
IBRA Bioregion				
Swan Coastal Plain	1,501,209	587,889	39	34.79
Shire				
Shire of Capel	55,945	19,123	34	44.37
Beard Vegetation Association in Bioregion 1000	94,175	25,175	27	16.76
Heddle Vegetation Complex Southern River Complex	57,171	12,059	21	1.65

**Methodology** References:  
 - Commonwealth of Australia (2001)  
 - Government of Western Australia (2013)  
 - Heddle et al, (1980)

**(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 4.2 hectares of the proposed clearing area is mapped as being within a resource enhancement wetland. There is approximately a further 1.4 hectares of the proposed clearing mapped within a multiple use wetland. The vegetation within the wetlands is considered to be in a degraded (Keighery, 1994) condition (DER, 2014).  
 Resource enhancement wetlands are priority wetlands which have been partially modified but still support substantial ecological attributes and functions (Waters and Rivers Commission, 2001). Multiple use wetlands are wetlands with few important ecological attributes and functions remaining (Water and Rivers Commission, 2001).  
 Approximately 0.15 hectares of the proposed clearing is within a lake protected under the Environmental



Protection (Swan Coastal Plain Lakes) Policy 1992 (EPP Lake). The vegetation within the lake is considered to be in a degraded (Keighery, 1994) condition (DER, 2014).

The proposed clearing will directly impact upon vegetation growing in association with wetlands.

Considering the above the proposed clearing is at variance to this principle.

Although wetland vegetation will be selectively cleared, impact to the wetlands area unlikely to be significant given there is very little native ground cover present within Lot 2269 (location of wetlands) and that the vegetation within Lot 2269 is in a degraded (Keighery, 1994) condition (DER, 2014).

**Methodology**    **References**  
- Water and Rivers Commission (2001)  
**GIS Database:**  
- Hydrography, linear  
- Geomorphic Wetlands, Swan Coastal plain

**(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 within the application area have been mapped by Northcote et al (1960-68) as sandy dunes with intervening sandy and clayey swamp flats with chief soils of leached sands sometimes with a clay D horizon below five feet, on the dunes and sandy swamps.

Given the occurrence of loose, sandy soils on site and the size of the proposed clearing there is a possibility of the area been subject to wind erosion during the dryer months.

The subject land is low lying with very little elevation (DER, 2014) therefore it is unlikely the proposed clearing will significantly increase water runoff causing land degradation.

Approximately 5.6 hectares of the areas under application has been mapped as wetland. Some of the soil present within the area under application consists of a black clayey nature (DER, 2014). This soil type within the proposed clearing area is situated at the lowest point of the proposed clearing and slopes slightly down towards a mapped Environmental Protection Policy Lake (EPP Lake). Given the presence of this soil type and as it is adjacent to an EPP Lake, the proposed clearing may increase the risk of waterlogging.

The proposed clearing may be at variance to this principle.

**Methodology**    **References:**  
- DER (2014)  
**GIS Database:**

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

**Comments      Proposal is not likely to be at variance to this Principle**

The closest conservation area to the application is the Dardanup Conservation Park, located approximately nine kilometres east of the proposed clearing area.

The proposed clearing area is separated from the conservation park by the Dardanup town site and large areas of cleared agricultural land.

Approximately 0.15 hectares of the proposed clearing is within an EPP Lake. The vegetation within the lake is in a degraded (Keighery, 1994) condition (DER, 2014). A site inspection of the proposed clearing area identified very little native vegetation within the mapped lake with the vegetation present being non-native weed species (DER, 2014). Considering the small amount of degraded (Keighery, 1994) vegetation proposed to be selectively cleared from the EPP Lake, it is unlikely the proposed clearing will impact on the conservation values of the lake.

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

**Methodology**    **GIS Database:**  
- DEC Tenure

**(i) Native vegetation should not be cleared if the clearing of the vegetation is likely to cause deterioration in the quality of surface or underground water.**

**Comments Proposal is not likely to be at variance to this Principle**

Approximately 4.2 hectares of the proposed clearing area is mapped as being within a resource enhancement wetland. There is a further 1.4 hectares of the proposed clearing mapped within a multiple use wetland. Adjacent to the proposed clearing area is a conservation category sumpland wetland and it is considered likely that the conservation values of this wetland extend into wetland areas proposed for clearing (Parks and Wildlife, 2014b). The wetlands in and around the proposed clearing areas contribute to a broader sumpland and dampland system (Parks and Wildlife, 2014b).

Understorey often provides the highest habitat values within wetlands. The mapped wetlands are within Lot 2269 where the diversity of vegetation in this area is limited with very little native ground cover present with the area being subject to historical grazing (DER, 2014). Considering the limited understorey present within the mapped wetlands and the vegetation is in a degraded (Keighery, 1994) condition (DER, 2014), it is unlikely the proposed clearing will significantly increase the cumulative impacts to the wetlands or alter their hydrology function decreasing the values of the sumpland and dampland system.

The groundwater salinity within the proposed clearing areas ranges from 1000 to 3000 milligrams of total dissolved solids per litre. The majority of the application area is to be parkland cleared and the applicant has advised large trees will remain. Considering this it is unlikely groundwater salinity would be altered from the proposed clearing.

Approximately 0.15 hectares of the proposed clearing is within an EPP Lake. The vegetation within the lake is in a degraded (Keighery, 1994) condition (DER, 2014). A site inspection of the proposed clearing area identified very little native vegetation within the mapped lake with the vegetation present being non-native weed species (DER, 2014). Considering the small amount of degraded (Keighery, 1994) vegetation proposed to be cleared from the EPP Lake, it is unlikely the proposed clearing will impact on the mapped lake and its values.

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

**Methodology**

**References**

- Parks and Wildlife (2014b)
- GIS Database:
- Hydrography, linear
- 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**

Approximately 4.2 hectares of the proposed clearing area is mapped as being within a resource enhancement wetland. There is a further 1.4 hectares of the proposed clearing mapped within a multiple use wetland. The area under application is subject to water inundation. However, the applied area is flat and a site inspection of the area under application did not identify any surface water within the applied area (DER, 2014).

Considering the above, the application is unlikely to cause or exacerbate the incidence or intensity of flooding.

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

**Methodology**

**References:**

- DER (2014)
- GIS Database:
- Geomorphic Wetlands, Swan Coastal plain

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

**Comments**

The area under application is within the Bunbury Groundwater area proclaimed under the Rights in Water and Irrigation (RIWI) Act 1914. The Department of Water (2014) has advised any groundwater abstraction in this area is subject to licensing. The Leederville and Yarragadee South aquifers underlie the subject lots, groundwater from these aquifers is not available (DoW, 2014). The issuing of a groundwater licence is therefore not guaranteed and if issued would contain a number of conditions (DoW, 2014). The DoW advises the applicant to contact them to ensure suitable groundwater allocation limits have not been reached for the area.

A submission (2014) has been received from the Capel Land Care District Committee (LCDC). The submission has concerns the proposed clearing will have an impact on fauna, flora and wetland values. The LCDC advises that the land is not fertile enough to be worth clearing for livestock production, which is why the former owner did not clear the property. In view of the increasing scarcity of vegetated areas of this type the Capel LCDC is therefore opposed to the granting of this application in its present form. The concerns raised in relation to fauna, flora and wetland values have been addressed in principles (a), (b), (c), (f) and (i) above. In addition, the

applicant has advised that it is not his intention to currently use the property for grazing.

The proposed clearing is within an area subject to the Environmental Protection (Swan Coastal Plain) Lakes Policy 1992 which places restrictions on the construction or alteration of any system for drainage of water into and out of the lake. The application was referred to the Environmental Protection Authority (EPA) for consideration.

The application was originally for the proposed clearing of 15 hectares. An assessment of the 15 hectares identified a number of environmental issues. A letter was sent to the applicant on 2 October 2014 outlining these issues. The applicant subsequently revised the subject area to 10.5 hectares.

**Methodology**    **References:**  
- DoW (2014)  
- Shire of Capel (2014)  
- Submission (2014)  
**GIS Database:**  
- EPP Lakes Policy 1992  
RIWI Areas, Groundwater

#### **4. References**

- Brown A., Thomson-Dans C. and Marchant N.(1998). Western Australia's Threatened Flora, Department of Conservation and Land Management, Western Australia.
- Burbidge, A. (2004) Threatened Animals of Western Australia, Department of Conservation and Land Management, Perth, Western Australia.
- Capel LCDC (2014) Submission received in relation to Clearing Permit Application CPS 6097/1 Lot 2269 and Lot 226, North Boyanup, Shire of Capel (DER Ref:A768806)
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- Department of Water (2014) Advice received in relation to Clearing Permit Application CPS 6097/1 Lot 2269 and Lot 226, North Boyanup, Shire of Capel (DER Ref:A765825)
- DER (2014). Site Inspection Report for Clearing Permit Application CPS 6097/1. Site inspection undertaken xx June 2014. Department of Environment Regulation, Western Australia (DER Ref A).
- 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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- Parks and Wildlife (2014a) South West Region. Advice received in relation to Clearing Permit Application CPS 6097/1 Lot 2269 and Lot 226, North Boyanup, Shire of Capel (DER Ref:A
- Parks and Wildlife (2014c) Species and Communities Wetlands. Advice received in relation to Clearing Permit Application CPS 6097/1 Lot 2269 and Lot 226, North Boyanup, Shire of Capel (DER Ref:A
- 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.
- Water and Rivers Commission (2001) Position Statement: Wetlands, Water and Rivers Commission, Perth.