



## **CLEARING PERMIT**

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

### **PERMIT DETAILS**

Area Permit Number: 6424/1  
File Number: 2011/008153-1  
Duration of Permit: From 18 July 2015 to 18 July 2017

### **PERMIT HOLDER**

Albert Charles Credaro  
Ruby Louise Credaro  
Robert Charles Credaro  
Phyllis Esther Credaro

### **LAND ON WHICH CLEARING IS TO BE DONE**

Lot 4079 on Deposited Plan 164510, Yelverton

### **AUTHORISED ACTIVITY**

The Permit Holder shall not clear more than 12 native trees within the area shaded yellow on attached Plan 6424/1.

### **CONDITIONS**

Nil

A handwritten signature in black ink, appearing to read "Jane Clarkson", written over a horizontal line.

Jane Clarkson  
MANAGER  
CLEARING REGULATION

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

18 June 2015

# Plan 6424/1



## Legend

- Roads
- Local Govt. Authorities (LGA)
- Cadastre
- Virtual Mosaic (LGATE-V001)
- Areas approved to clear



1:5,000

MGA 94

Geocentric Datum of Australia 1994

*Jane Clarkson* Date *18.6.15*  
Jane Clarkson

Officer with delegated authority under Section 20  
of the Environmental Protection Act 1986



GOVERNMENT OF  
WESTERN AUSTRALIA



## 1. Application details

### 1.1. Permit application details

Permit application No.: 6424/1  
Permit type: Area Permit

### 1.2. Proponent details

Proponent's name: AC, RL, RC and PE Credaro

### 1.3. Property details

Property: LOT 4079 ON DEPOSITED PLAN 164510, YELVERTON  
Colloquial name:  
Local Government Authority: BUSSELTON, CITY OF  
DER Region: Greater Swan  
DPaW District: BLACKWOOD  
LCDC: SUSSEX  
Localities: YELVERTON

### 1.4. Application

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

### 1.5. Decision on application

Decision on Permit Application: Granted  
Decision Date: 18 June 2015

## 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
<p>The vegetation under application is mapped as Beard vegetation association 1181: Medium woodland, jarrah &amp; Eucalyptus haematoxylon (Whicher Range) (Shepherd et al. 2001);</p> <p>Mapped Mattiske vegetation complexes:</p> <p>Y (Yelverton): Woodland of Eucalyptus marginata subsp. marginata-Corymbia calophylla-Allocasuarina fraseriana-Agonis flexuosas<sup>24</sup> and open woodland of Corymbia calophylla on low undulating uplands in the humid zone.</p> <p>Yd (Yelverton): Woodland of Allocasuarina fraseriana-Eucalyptus marginata subsp. marginata-Xylomelum occidentale-Banksia attenuata on sandy slopes in the humid zone.</p> <p>Yw (Yelverton): 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).</p>	<p>The clearing consists of 12 native trees within Lot 4079 on Deposited Plan 164510, Yelverton, for the purpose of extractive industry.</p>	<p>Completely Degraded; No longer intact, completely/almost completely without native species (Keighery 1994).</p>	<p>The vegetation condition was determined through aerial imagery.</p>

### 3. Assessment of application against clearing principles

**Comments** Application CPS 6424/1 is to clear 12 native trees within Lot 4079 on Deposited Plan 164510, Yelverton, for the purpose of sand extraction. The trees are within a paddock that is in a completely degraded (Keighery 1994) condition, having been subject to prior grazing pressures. An extractive pit exists approximately 100 metres south of the application area.

Several priority and one rare flora species are mapped within the local area (10 kilometre radius) within the same vegetation association and soil type as the application area. The closest of these are approximately 2.3 kilometres and eight kilometres, respectively, from the application area. Given the completely degraded (Keighery 1994) condition of the vegetation, these species are not likely to occur within the application area and their conservation status is not likely to be impacted by the proposed clearing.

Several Priority Ecological Communities are mapped within the local area. The closest of these is a Priority 1 and is described as Whicher Scarp G2 i.e. shrublands of near permanent wetlands in creeklines of the Whicher Scarp (Whicher Scarp community G2), approximately 130 metres north east of the application area. Several Threatened Ecological Communities (TEC) are located within the local area. The application area is within the buffer of a Busselton Ironstone TEC, however, Parks and Wildlife (2015a) has advised that it is not representative of this community and that the proposed clearing is not likely to impact any significant flora and/or vegetation.

The local area retains approximately 20 per cent of its pre-European vegetation. However, given the completely degraded (Keighery 1994) condition of the vegetation and the small scale and scattered location of the trees proposed to be cleared, the application area is not considered to be a significant remnant in a highly cleared landscape.

For the above reasons, the proposed clearing is not likely to have a detrimental impact on significant habitat for indigenous fauna. The City of Busselton (2015a) inspected a number of trees within the application area and reported no evidence of possum activity. However, Parks and Wildlife (2015a) has identified the application area as potentially supporting Western Ringtail Possums and therefore advocates the presence of a possum spotter at the time of clearing to ensure that appropriate methods are used to protect the possums and/or allow for their dispersal.

No watercourses are mapped within the application area. Two minor, perennial watercourses are mapped approximately 80 metres east and 70 metres west, respectively, of the application area. The former is within a mapped wetland which has a management category of Multiple Use. The application area is approximately 125 metres south west of a Conservation Category Wetland. The hydrological function of this wetland is dependent on the upslope Multiple Use Wetland extent, therefore Parks and Wildlife (2015a) recommends protection of the entire wetland system with an appropriate buffer. Three trees have been excluded from the original application area to increase the buffer of the wetlands.

Given the absence of watercourses, the small scale of the application area and the scattered location of the trees, the proposed clearing is not likely to cause deterioration in the quality of surface or groundwater, result in appreciable land degradation or cause or exacerbate the incidence of flooding.

The nearest conservation area is Haag Nature Reserve, located approximately one kilometre west of the application area. Given this distance, the proposed clearing is not likely to impact on the environmental values of this conservation area.

Given the above, the application is not likely to be at variance to the clearing principles.

#### Methodology

References:  
City of Busselton (2015a)  
Keighery, B.J. (1994)  
Parks and Wildlife (2015a)

GIS Datasets:  
- Hydrology, linear  
- Geomorphic Wetlands, Augusta to Walpole  
- IBRA Australia  
- DPaW Tenure  
- NLWRA  
- Pre-European Vegetation  
- Matiske Vegetation  
- Clearing Regulations - Environmentally Sensitive Areas  
- SAC Biodatasets Accessed March 2015

## Planning instruments and other relevant matters.

**Comments** The original application area consisted of 15 trees. This was subsequently modified to exclude three trees to increase the buffer of the wetlands. Their exclusion corresponds with the area approved within the City of Busselton's (2015b) planning consent and the conditions relating to the fencing and rehabilitation of the creekline and adjacent area. This condition also reflects Condition 3 of the Western Australian Planning Commission's subdivision approval for Lot 4079 (application reference 150908) which requires the installation of fencing to restrict stock access to protect the Conservation Category Wetland and associated watercourse area to the satisfaction of Parks and Wildlife (Parks and Wildlife 2015b).

The City of Busselton issued a Permit to Commence: Extractive industry (sand) - Lot 4079 Haag Road, Yelverton on 8 February 2011 applicable to an area in the southern area of the Lot (clearing permit CPS 4586/1).

The application area is located within the Town Planning Scheme Zone of Agriculture.

The application area is within the Busselton-Capel Groundwater Area and the Geographe Bay Rivers Surface Water Area, proclaimed under the Rights in Water and Irrigation Act 1914.

**Methodology** References:  
City of Busselton (2015b)  
Parks and Wildlife (2015b)

GIS Datasets:  
- RIWI Act, Surface Water Areas and Irrigation  
- RIWI Act, Groundwater Areas  
- Town Planning Scheme Zones

## 4. References

- City of Busselton (2015a) Advice received in relation to clearing permit application CPS 6424/1 received 10 February 2015. City of Busselton (DER Ref: A864852).
- City of Busselton (2015b) Decision on application for planning consent: application No: DA15/0007. City of Busselton (DER Ref: A864852).
- 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.
- Parks and Wildlife (2015a) Advice received in relation to clearing permit application CPS 6424/1, received 4 February 2015. Department of Parks and Wildlife, Western Australia (DER Ref: A861736).
- Parks and Wildlife (2015b) Advice relating to extractive industry (sand) – Lot 4079 Chambers Road Yelverton, received 24 March 2015. Department of Parks and Wildlife, Western Australia (DER Ref: A885888).
- Shepherd, D.P., Beeston, G.R. and Hopkins, A.J.M. (2001) Native Vegetation in Western Australia, Extent, Type and Status. Resource Management Technical Report 249. Department of Agriculture, Western Australia.