



CLEARING PERMIT

Granted under section 51E of the Environmental Protection Act 1986

Purpose Permit number:	CPS 6513/1
Permit Holder:	Justin Harris
Duration of Permit:	1 August 2015 – 1 August 2017

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 grazing.

2. Land on which clearing is to be done

Lot 129 on Deposited Plan 232768, Boyanup.

3. Area of Clearing

The Permit Holder must not clear more than 3.75 hectares of native vegetation within the area hatched yellow on attached Plan 6513/1.

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 – ASSESSMENT SEQUENCE AND MANAGEMENT PROCEDURES

5. 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.

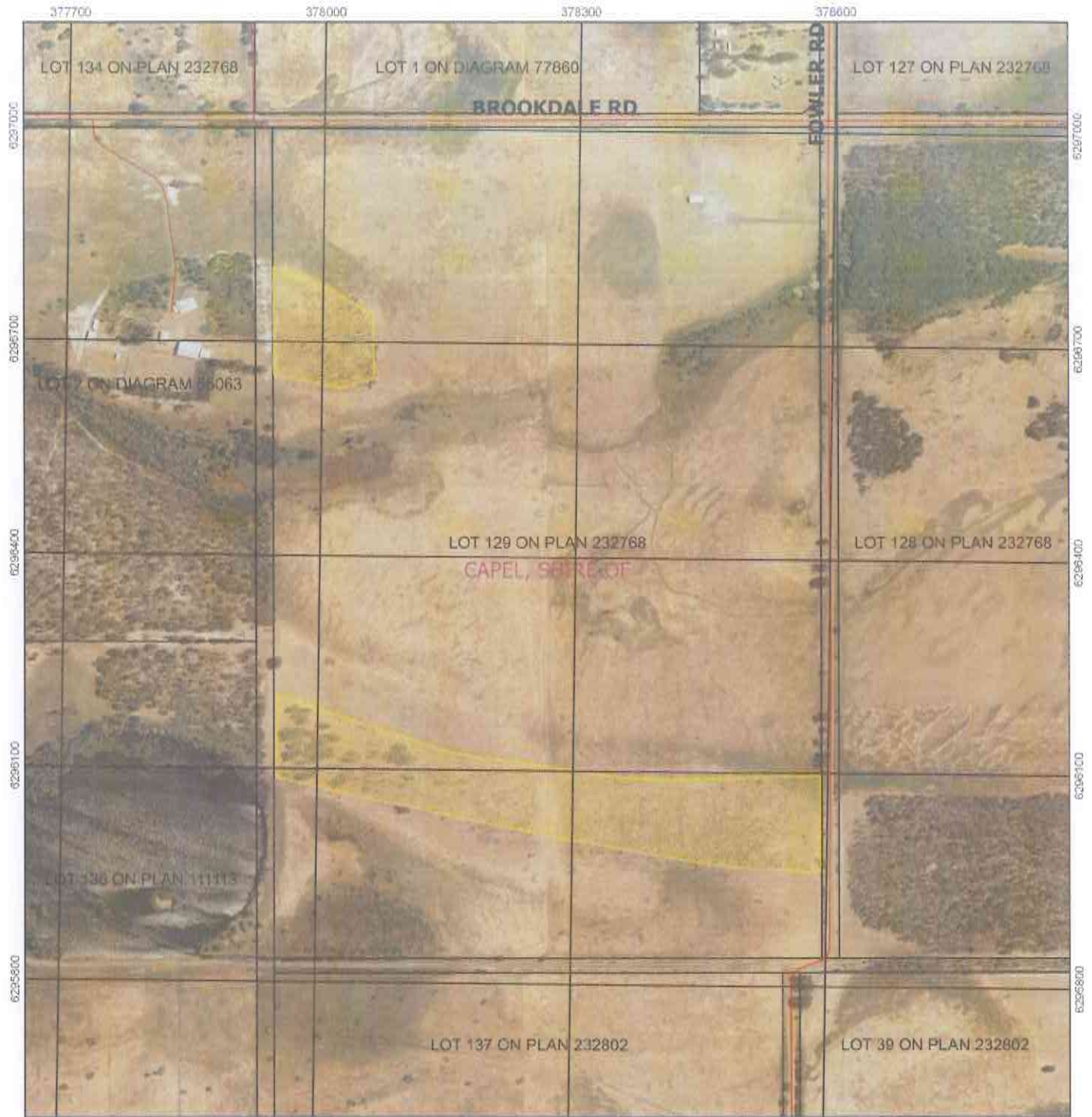
A handwritten signature in cursive script, appearing to read "M Warnock", written over a horizontal line.

M Warnock
SENIOR MANAGER
CLEARING REGULATION



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

2 July 2015

Plan 6513/1



Legend

-  Areas approved to clear
 -  Roads
 -  LGA
 -  Cadastre
- Virtual Mosaic (LGATE-V001)



1:5,000

MGA 94
Geocentric Datum of Australia 1984

M Wamock Date 2/7/15
M Wamock

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.: 6513/1
Permit type: Purpose Permit

1.2. Proponent details

Proponent's name: Mr Justin Harris

1.3. Property details

Property: LOT 129 ON PLAN 232768, BOYANUP
Local Government: CAPEL, SHIRE OF
Authority:
DER Region: GREATER SWAN
DPaW District: WELLINGTON
LCDC: CAPEL
Localities: BOYANUP

1.4. Application

Clearing Area (ha)	No. Trees	Method of Clearing	For the purpose of:
3.75		Grazing	Grazing & pasture

1.5. Decision on application

Decision on Permit Application: Granted
Decision Date: 2 July 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
Beard Vegetation Association 1000 – Mosaic: medium forest; jarrah-marri/Low woodland; banksia/Low forest; teatree (<i>Melaleuca</i> spp.) (Shepherd et al. 2001).	The proposal is to clear up to 3.75 hectares of native vegetation within Lot 129 on Deposited Plan 232768, Boyanup, for the purpose of grazing.	Completely Degraded; No longer intact, completely/almost completely without native species (Keighery 1994).	The vegetation under application consists of dead mature <i>Melaleuca</i> sp. and <i>Agonis flexuosa</i> . The condition of the vegetation and presence of numerous dead trees within the application area are a result of a 2012 fire and grazing.
Hedde Vegetation Complex Bassendean Complex – Central and South: vegetation ranges from woodland of <i>Eucalyptus marginata</i> (Jarrah) - <i>Allocasuarina fraseriana</i> (Sheoak) - <i>Banksia</i> species to low woodland of <i>Melaleuca</i> species, and sedgeland on the moister sites. This area includes the transition of <i>Eucalyptus marginata</i> (Jarrah) to <i>Eucalyptus tottiana</i> (Pricklybark) in the vicinity of Perth (Hedde et al. 1980).			The vegetation structure and condition were determined through a site inspection conducted by Department of Environment Regulation officers on 22 April 2015 (DER 2015).

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 proposal is to clear up to 3.75 hectares of native vegetation within Lot 129 on Deposited Plan 232768, Boyanup, for the purpose of grazing. A Department of Environment Regulation (2015) site inspection found the vegetation to be in completely degraded (Keighery 1994) condition. This was attributed to a fire on the property in 2012 and a history of grazing.
	The vegetation under application is divided into two sections (DER 2015):
	1. Dead mature <i>Melaleuca</i> sp. and <i>Agonis flexuosa</i> , in completely degraded (Keighery 1994) condition. There are also several large, live <i>Agonis flexuosa</i> within the area which the applicant has advised will not be cleared.
	2. Predominately dead <i>Melaleuca</i> sp. with little to no regeneration, in completely degraded (Keighery 1994) condition.

There are numerous rare and priority flora species recorded from the local area (10 kilometre radius), the closest of which is located approximately one kilometre from the application area. No conservation significant flora species were identified within the application area during a DER site inspection (DER 2015). Given the completely degraded (Keighery 1994) condition of the vegetation, it is not likely that any priority flora species occur within the application area.

There are several priority ecological communities within the local area (10 kilometre radius), the closest of which is approximately seven kilometres from the application area. Given its degraded condition, the vegetation under application is not representative of a priority ecological community.

There are numerous threatened fauna species recorded within the local area (10 kilometre radius) (Parks and Wildlife 2007-). During a DER site inspection, some water birds were observed on the property (DER 2015). Given the completely degraded (Keighery 1994) condition of the vegetation under application, it is not likely to represent significant fauna habitat.

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

Methodology References:
DER (2015)
Parks and Wildlife (2007-)
Keighery (1994)
GIS Databases:
- SAC Biodatasets accessed May 2015

(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

There are numerous threatened fauna species recorded within the local area (10 kilometre radius) (Parks and Wildlife 2007-). During a DER site inspection, water birds were observed on the property (DER 2015).

The vegetation under application is mapped as 3c by the South West Regional Ecological Linkage Project, meaning the area has 'an edge touching or less than 1000 metres from a natural area selected in 3b', which is the lowest proximity value in the project whilst still being part of the ecological linkage (Molloy et al. 2009).

Given the completely degraded (Keighery 1994) condition of the vegetation under application, it is not likely to represent significant fauna habitat. The applicant has advised that the healthy *Agonis flexuosa* trees will not be cleared. DER acknowledges this advice given the habitat that these trees could potentially provide to fauna within a nearby wetland (Parks and Wildlife 2015a).

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

Methodology References:
DER (2015)
Parks and Wildlife (2007-)
Parks and Wildlife (2015a)
Keighery (1994)
Molloy et al. (2009)

(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

There are numerous rare flora species mapped within the local area (10 kilometre radius), the nearest of which is over two kilometres from the application area. No rare flora species were identified within the application area during a DER site inspection (DER 2015). Given the completely degraded (Keighery 1994) condition of the vegetation, it is not likely that any rare flora species occur within the application area.

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

Methodology References:
DER (2015)
Keighery, B.J. (1994)
GIS Databases:
- SAC Biodatasets accessed May 2015

(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

There are several threatened ecological communities mapped within the local area (10 kilometre radius), the nearest of which is located approximately five kilometres from the application area. Given its degraded condition, the vegetation under application is not likely to include a threatened ecological community.

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

Methodology GIS Databases:
- SAC Biodatasets accessed May 2015

(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 area under application is located within the Shire of Capel, within which there is approximately 34 per cent pre-European extent remaining (Government of Western Australia 2013).
 The vegetation under application has been mapped as Beard Vegetation Association 1000, which retains approximately 27 per cent of its pre-European extent within the IBRA Bioregion (Government of Western Australia 2013).
 Mapped Heddle Vegetation Complex Bassendean Complex – Central and South retains approximately 26 per cent of its pre-European extent (Parks and Wildlife 2015b).
 The local area (10 kilometre radius) has approximately 25 per cent native vegetation remaining.
 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).
 The vegetation under application is in completely degraded (Keighery 1994) condition and is not representative of the mapped vegetation association.
 Given this, the proposed clearing is not likely to be at variance to this principle.

	Pre-European (ha)	Current Extent (ha)	Remaining (%)	Extent in DPaW Managed Lands (%)
IBRA Bioregion*				
Swan Coastal Plain	1 501 222	586 975	39	36
Shire*				
Shire of Capel	55 945	19 064	34	44
Beard Vegetation Association in Bioregion*				
1000	94 175	24 973	27	17
Heddle Vegetation Complex**				
Bassendean Complex – Central and South	87 476	22 869	26	5

Methodology References:
 Commonwealth of Australia (2001)
 Parks and Wildlife(2015b)
 EPA (2008)
 Government of Western Australia (2013)
 Heddle, E. M., Loneragan, O. W., and Havel, J. J. (1980)
 Keighery, B.J. (1994)
 GIS Databases:
 - NLWRA, Current Extent of Native Vegetation
 - Virtual Mosaic

(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**
 There are numerous wetlands identified by the Geomorphic Wetlands Swan Coastal Plain dataset mapped within the property under application. The vegetation proposed to be cleared is adjacent to Multiple Use category wetlands and was identified as Melaleuca sp. (DER 2015), which grow in association with damp soils.
 The vegetation to be cleared is adjacent to Waneragup Lake, a Conservation Category wetland and a lake identified under the Environmental Protection (Swan Coastal Plan Lakes) Policy 1992. The Environmental Protection Authority's Guidance Statement 33 (EPA 2008) recommends a minimum 50 metre buffer to wetlands that are to be protected. The western section the vegetation under application area occurs within this 50 metre buffer of Waneragup Lake, though it is noted that the applicant has advised that the trees within this area will not be cleared.
 Given the above, the proposed clearing is at variance to this principle.

Methodology References:
DER (2015)
EPA (2008)
GIS Databases:
- EPP Lakes
- Geomorphic Wetlands
- Hydrography, Linear

(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 Wellington-Blackwood land resource survey indicates that the areas proposed to be cleared occur on the map unit Bassendean B1 phase, Map Unit 212Bs_B1 – extremely low to very low relief dunes, undulating sandplain and discrete sand rises. On/in the deep bleached grey sands sometimes with a pale yellow B horizon or a weak iron-organic hardpan at depths generally greater than two metres (CSLC 2015).

The Commissioner of Soil and Land Conservation (CSLC 2015) has advised that the risk of salinity, wind erosion and water erosion from the proposed clearing is low and that the capability of the land under application for the proposed agricultural use is moderate.

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

Methodology References:
CSLC (2015)
Northcote et al. (1960-68)
GIS Databases:
- Geomorphic Wetlands
- Soils, statewide

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

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

The vegetation to be cleared is adjacent to Waneragup Lake, a Conservation Category wetland and a lake identified under the Environmental Protection (Swan Coastal Plan Lakes) Policy 1992. The Environmental Protection Authority's Guidance Statement 33 (EPA 2008) recommends a minimum 50 metre buffer to wetlands that are to be protected. The western section the vegetation under application area occurs within this 50 metre buffer of Waneragup Lake, though it is noted that the applicant has advised that the trees within this area will not be cleared.

The vegetation under application is mapped as 3c by the South West Regional Ecological Linkage Project, meaning the area has 'an edge touching or less than 1000 metres from a natural area selected in 3b', which is the lowest proximity value in the project whilst still being part of the ecological linkage (Molloy et al. 2009). The vegetation under application consists predominately of dead *Melaleuca* sp. in completely degraded (Keighery 1994) condition.

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

Methodology References:
EPA (2008)
Keighery (1994)
Molloy et al. (2009)
GIS Databases:
- Geomorphic Wetlands
- EPP Lakes

(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**

There are numerous wetlands identified by the Geomorphic Wetlands Swan Coastal Plain dataset mapped within the property under application. The vegetation to be cleared occurs adjacent to Multiple Use category wetlands. No standing water was observed during a site inspection conducted by Department of Environment Regulation officers on 22 April 2015 (DER 2015).

The Commissioner of Soil and Land Conservation (CSLC 2015) has advised that no salinity is currently observed on the property and that the risk of salinity and eutrophication developing from the proposed clearing is low.

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

Methodology References:
CSLC (2015)

DER (2015)
GIS Databases:
- Geomorphic Wetlands
- EPP Lakes

(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 area under application occurs adjacent to several wetland systems. The Commissioner of Soil and Land Conservation (CSLC 2015) has advised that the removal of vegetation is not expected to contribute to flooding due to the soil types present.

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

Methodology References:
CSLC (2015)
GIS Databases:
- Geomorphic Wetlands

Planning instruments and other relevant matters.

Comments The original application was to clear up to 5 hectares of native vegetation, including a section of wetland dependent vegetation in the south-west of the property. The applicant was advised that the proposed clearing of this wetland vegetation fell within the buffer zone of Waneragup Lake, a Conservation category wetland in the adjacent property, and that the clearing of this vegetation would lead to waterlogging, eutrophication, and degradation of the ground water and surface water quality. The applicant removed this section of vegetation from the application area.

The Capel Land Conservation District Committee advised that the remaining areas of native vegetation within the property should be protected from grazing livestock and be allowed to regenerate and that the large healthy trees within not be cleared (Capel LCDC 2015).

No Aboriginal Sites of Significance are mapped within the subject area.

The application area does not occur within a Country Areas Water Supply Act (1947) or a Public Drinking Water Source Area. The application area occurs within the Bunbury Groundwater Area, an area proclaimed under the Rights in Water and Irrigation Act (1914).

The application areas is zoned Rural under the Greater Bunbury Regional Scheme and the Capel Town Planning Scheme No. 7.

No submissions were received in relation to the proposed clearing.

Methodology References:
Capel LCDC (2015)
GIS Databases:
- Aboriginal Sites of Significance
- CAWS Act areas
- Greater Bunbury Regional Scheme zones
- PDWSA
- RIWI Act areas
- Town Planning Scheme zones

4. References

Capel LCDC (2015) Advice received in relation to Clearing Permit Application CPS 6513/1. Advice received 20 April 2015. Capel Land Conservation District Committee, Western Australia (DER REF: A898087)

Commonwealth of Australia (2001) National Objectives and Targets for Biodiversity Conservation 2001-2005, Canberra.

CSLC (2015) Advice received in relation to Clearing Permit Application CPS 6513/1. Advice received 14 May 2015. Commissioner of Soil and Land Conservation, Western Australia (DER REF: A909111 and A909134).

DER (2015) Site Inspection Report for Clearing Permit Application CPS 6513/1, Lot 129 on Deposited Plan 232769, Boyanup. Site Inspection conducted on 22 April 2015. Department of Environment Regulation, Western Australia (DER REF: A898809).

Parks and Wildlife (2007-) NatureMap: Mapping Western Australia's Biodiversity. Department of Parks and Wildlife, Western Australia. URL: <http://naturemap.dpaw.wa.gov.au/>.

Parks and Wildlife (2015a) Advice received in relation to Clearing Permit Application CPS 6513/1. Advice received 11 May 2015. Department of Parks and Wildlife, Western Australia (DER REF: A907414).

Parks and Wildlife (2015b) 2015 South West Forest and Swan Coastal Plain Vegetation Complex Statistics: a report prepared for the Department of Environment Regulation. Current as of March 2015. Department of Parks and Wildlife, Perth, Western Australia.

EPA (2008) Environmental Guidance for Planning and Development. Guidance Statement No. 33. Environmental Protection Authority. Western Australia.

Government of Western Australia (2013) 2013 Statewide Vegetation Statistics incorporating the CAR Reserve Analysis (Full Report). Current as of June 2013. WA Department of Parks and Wildlife, Perth.

- Hedde, E. M., Loneragan, O. W., and Havel, J. J. (1980) Vegetation Complexes of the Darling System, Western Australia. In Department of Conservation and Environment, Atlas of Natural Resources, Darling System, Western Australia.
- Keighery, B.J. (1994) Bushland Plant Survey: A Guide to Plant Community Survey for the Community. Wildflower Society of WA (Inc). Nedlands, Western Australia.
- Molloy, S., Wood, J., Hall, S., Wallrodt, S. and Whisson, G. (2009) South West Regional Ecological Linkages Technical Report, Western Australian Local Government Association and Department of Environment and Conservation, Perth.
- Northcote, K. H. with Beckmann G G, Bettenay E., Churchward H. M., van Dijk D. C., Dimmock G. M., Hubble G. D., Isbell R. F., McArthur W. M., Murtha G. G., Nicolls K. D., Paton T. R., Thompson C. H., Webb A. A. and Wright M. J. (1960-68): 'Atlas of Australian Soils, Sheets 1 to 10, with explanatory data'. CSIRO and Melbourne University Press: Melbourne.
- 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.