



GOVERNMENT OF  
WESTERN AUSTRALIA

## CLEARING PERMIT

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

### PERMIT DETAILS

Area Permit Number: 6606/1  
File Number: DER 2015/001360-1  
Duration of Permit: From 3 October 2015 to 3 October 2017

### PERMIT HOLDER

Berry Sweet Strawberry Farm Pty Ltd

### LAND ON WHICH CLEARING IS TO BE DONE

Lot 2 on Diagram 74408 (Channybearup 6260).

### AUTHORISED ACTIVITY

The Permit Holder shall not clear more than 7.57 hectares of native vegetation within the area cross hatched yellow on attached Plan 6606/1.

### CONDITIONS

Nil

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*

3 September 2015

# Plan 6606/1



## Legend

-  Cadastre
-  Imagery
-  Clearing Instruments Activities
-  Roads
-  Local Government Authority



1:6,436

(Approximate when reproduced at A4)  
GDA 94 (Lat/Long)

Geocentric Datum of Australia 1994

*M Warnock* Date 3/9/15

M Warnock

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



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## 1. Application details

### 1.1. Permit application details

Permit application No.: 6606/1  
Permit type: Area Permit

### 1.2. Proponent details

Proponent's name: Berry Sweet Strawberry Farm Pty Ltd

### 1.3. Property details

Property: LOT 2 ON DIAGRAM 74408, CHANNYBEARUP  
Local Government Authority: MANJIMUP, SHIRE OF  
DER Region: South Coast  
DPaW District: DONNELLY  
LCDC: MANJIMUP  
Localities: CHANNYBEARUP

### 1.4. Application

Clearing Area (ha)	No. Trees	Method of Clearing	For the purpose of:
7.57		Mechanical Removal	Dam construction or maintenance

### 1.5. Decision on application

Decision on Permit Application: Granted  
Decision Date: 3 September 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 1144 is described as tall forest comprising karri & marri ( <i>Corymbia calophylla</i> ) (Shepherd et al, 2001). Matiske Vegetation PM1 Complex consists of tall open forest of <i>Eucalyptus diversicolor</i> with mixtures of <i>Corymbia calophylla</i> on valley slopes and low forest of <i>Agonis juniperina</i> , <i>Banksia seminuda</i> , <i>Callistachys lanceolata</i> on valley floors in the perhumid zone (Matiske and Havel, 1998)	The clearing of 7.57 hectares of native vegetation within Lot 2 on Diagram 74408, Channybearup, is for the purpose of constructing a dam.	Good: Structure significantly altered by multiple disturbance; retains basic structure/ability to regenerate (Keighery 1994)  To  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 undertaken by the Department of Environment Regulation (DER, 2015).  The vegetation under application largely comprises <i>Agonis</i> sp. and <i>Melaleuca</i> sp. over sedges and <i>Pteridium esculentum</i> (bracken fern).

## 3. Assessment of application against clearing principles

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

#### Comments

#### Proposed clearing is not likely to be at variance to this Principle

The applicant proposes to clear 7.57 hectares of native vegetation within Lot 2 on Diagram 74408, Channybearup, for the purpose of constructing a dam. The vegetation ranges from very good to good (Keighery, 1994) condition and largely comprises *Agonis* sp., and *Melaleuca* sp., over *Pteridium esculentum* (bracken fern) and scattered sedges (DER, 2015).

One priority flora species (Priority 1) has been recorded (once) in the local area (10 kilometre radius), within the same soil type and vegetation association as the application area. This species is an open, erect shrub, which grows to 1.5 metres high within littered, organic brown soil amongst high, open or dense forests (Western Australian Herbarium, 1998- ). The application area is not representative of a high, open or dense forest, as it generally occupies a lower position in the landscape and comprises *Agonis* sp., and *Melaleuca* sp., over sedges and bracken fern (DER, 2015). Therefore, the proposed clearing is not likely to impact on this species.

There are records of two rare flora species within the local area. One of these records is an un-validated occurrence identified in 1921. This species has not been recorded within the surrounding 40 kilometre radius outside of this occurrence; therefore the vegetation under application is not expected to include this species.

The second species has been recorded twice within the local area, with both records noted as growing within Greater Beedilup National Park, at the base of granite outcrops deep within karri and marri woodland/forest. No granite outcrops were identified within the application area, and it is unlikely that the species is present on site.

The local area surrounding the application is highly vegetated with approximately 70 per cent native vegetation remaining.

There are no priority or threatened ecological communities recorded within the local area.

No large habitat trees were identified within the application area (DER, 2015), and given that the surrounding landscape is extensively vegetated, with high quality remnant vegetation conserved within the nearby Big Brook State Forest and Greater Beedilup National Park, the application area is not likely to comprise significant habitat for fauna.

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

**Methodology** References:  
-DER (2015)  
-Keighery (1994)  
-Western Australian Herbarium (1998- )

GIS Databases:  
-SAC Bio Datasets (Accessed August 2015)  
-NLWRA, Current Extent of Native Vegetation  
-Parks and Wildlife Tenure

**(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 Proposed clearing is not likely to be at variance to this Principle**

Several fauna species listed as rare or likely to become extinct under the Wildlife Conservation Act 1950 have been recorded within the local area (10 kilometre radius) including, *Bettongia penicillata* subsp. *ogilbyi* (woylie), *Calyptorhynchus banksii* subsp. *naso* (forest red-tailed black cockatoo), *Calyptorhynchus baudinii* (Baudin's cockatoo), *Calyptorhynchus latirostris* (Carnaby's cockatoo), *Phascogale tapoatafa* subsp. *tapoatafa* (southern brush-tailed phascogale), *Pseudocheirus occidentalis* (western ringtail possum) and *Setonix brachyurus* (quokka) (Parks and Wildlife, 2007-).

The application area provides suitable habitat for some of the species listed above, however, it is not considered to be significant, particularly given the presence of extensive high quality vegetation within nearby conservation areas surrounding the application area. The Shire of Manjimup retains approximately 84 per cent of its pre-European vegetation extent of which 94 per cent of this is within Parks and Wildlife estate (Government of Western Australia 2014), and the local area retains approximately 70 per cent native vegetation.

There are no large habitat trees within the application area and there were no hollows or western ringtail possum dreys identified within the trees under application (DER, 2015). Therefore the vegetation proposed to be cleared is not likely to comprise significant habitat for fauna indigenous to Western Australia.

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

**Methodology** References:  
-DER (2015)  
-Government of Western Australia (2014)  
-Parks and Wildlife (2007- )

GIS Databases:  
-SAC Bio Datasets (Accessed August 2015)

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

**Comments Proposed clearing is not likely to be at variance to this Principle**

There are records of two rare flora species within the local area (10 kilometre radius). The closest of these is mapped approximately five kilometres east of the application area. This singular record was identified in 1921. Given that there are no further records of this species within a 40 kilometre radius, it is unlikely that the application area includes, or is necessary for the continued existence of this species.

The second rare flora species is mapped at two locations approximately 7.5 and 9.2 kilometres south west of the application area respectively. This species is a tuberous, perennial, herb that grows 0.2 to 0.4 metres within sandy loams on winter-wet flats, margins of lakes, creeklines and granite outcrops (Western Australian Herbarium, 1998- ). The two abovementioned records are both growing at the base of, or within, granite outcrops amongst karri and marri woodland/forest within Greater Beedilup National Park.

There were no granite outcrops identified within the application area, and given that the vegetation under application is not representative of karri/marri woodland or forest (DER, 2015), it is unlikely to include, or be necessary for the continued existence of this species.

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

**Methodology** References:  
 -DER (2015)  
 -Western Australian Herbarium (1998- )

GIS Databases:  
 -SAC Bio Datasets (Accessed August 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** **Proposed clearing is not likely to be at variance to this Principle**  
 No Threatened Ecological Communities (TEC) have been mapped within the local area (10 kilometre radius). The closest record of a TEC is the 'Scott River Ironstone Association' located approximately 45 kilometres west of the area under application.

Given the distance to the closest TEC it is unlikely that the vegetation under application is necessary for the maintenance of this community. Therefore the clearing as proposed is not likely to be at variance to this Principle.

**Methodology** GIS Databases:  
 -SAC Bio Datasets (Accessed August 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** **Proposed clearing is not at variance to this Principle**  
 The application area is located within the Warren Interim Biogeographic Regionalisation of Australia (IBRA) bioregion. This IBRA bioregion retains approximately 79 per cent of its pre-European vegetation extent (Government of Western Australia, 2014).

The application area is mapped as Beard Vegetation Association 1144 and Mattiske Vegetation Complex PM1, which retain approximately 80 and 65 per cent of their pre-European vegetation extents within the Warren IBRA bioregion respectively (Government of Western Australia, 2014).

Aerial imagery indicates that the local area (10 kilometre radius) surrounding the area under application retains approximately 70 per cent native vegetation.

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). All of the abovementioned vegetation extents are greater than this 30 per cent threshold.

Given the above the clearing as proposed is not considered to be within an area that has been extensively cleared, nor is it considered a significant remnant.

The proposed clearing is not at variance to this principle.

	Pre-European (ha)	Current Extent (ha)	Remaining (%)	Extent in Parks and Wildlife Managed Lands (%)
<b>IBRA Bioregion*</b>				
Warren	833,985	660,315	79	84
<b>Shire*</b>				
Shire of Manjimup	697,368	586,852	84	94
<b>Beard Vegetation Association in Bioregion*</b>				
1144	159,668	128,191	80	92
<b>Mattiske Vegetation Complex **</b>				
PM1	25,801	16,730	65	58



**Methodology** References:  
-Commonwealth of Australia (2001)  
-\*Government of Western Australia (2014)  
-\*\*Parks and Wildlife (2015)

GIS Databases:  
-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 Proposed clearing is at variance to this Principle**

A perennial watercourse known as Fly Brook intersects the application area, which originates within Lots 1 and 2 on Diagram 74408, Lot 2 being the subject of this application. Fly Brook eventually drains into the Donnelly River, located approximately 20 kilometres south west.

A site inspection of the application area identified *Melaleuca* sp., and sedges, which are commonly associated with wetlands and watercourses (DER, 2015).

Given that a watercourse intersects the application area and riparian vegetation was identified on site, the proposed clearing is at variance to this principle.

There are several existing dams that intersect Fly Brook which are located immediately south and north of the application area. Therefore it is not likely that the proposed clearing will impact significantly on the hydrological regime of the watercourse.

**Methodology** References:  
-DER (2015)

GIS Databases:  
-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 Proposed clearing is not likely to be at variance to this Principle**

The area under application has been mapped as soil type UC1 which is described as steep hilly to hilly dissected lateritic plateau with steep valley side slopes and chief soils comprised of hard, and also sandy, neutral, acidic, yellow and yellow mottled soils, with conspicuous but relatively smaller areas of red earths. Associated are areas of block laterite, gravelly and bouldery and soils on tops of rises and their colluvial slopes. There are also some areas of leached sands soils on terraces of major streams (Northcote et al 1960 - 1968).

Sandy soils are prone to wind erosion, however given that the application area is relatively low lying, and that there are no signs of erosion within the previously cleared and farmed areas immediately north within Lot 1 on Diagram 74408, it is not likely that the proposed clearing will cause appreciable land degradation.

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

**Methodology** References:  
-Northcote et al. (1960-68)

**(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 Proposed clearing is not likely to be at variance to this Principle**

Numerous conservation areas are located within the local area (10 kilometre radius). The closest of these are Big Brook State Forest and Greater Beedalup National Park, located 1.4 kilometres east and west of the application area respectively.

The application area does not form a linkage between any existing remnants, and is therefore not likely to have an impact on fauna movement between remnant vegetation and Big Brook State Forest or Greater Beedalup National Park. Therefore the proposed clearing is not likely to impact on the conservation values of either of these conservation areas.

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

**Methodology** GIS Databases:  
-Parks and Wildlife 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**      **Proposed clearing is not likely to be at variance to this Principle**  
A perennial watercourse known as Fly Brook intersects the application area, which originates within Lots 1 and 2 on Diagram 74408, Lot 2 being the subject of this application. Fly Brook eventually drains into the Donnelly River, located approximately 20 kilometres south west.

The application area is bordered by dams to the north and south which have all been constructed along the upper reaches of Fly Brook. Given that the upper reaches of this watercourse have been heavily dammed, it is not likely for the proposed clearing to result in any increased sedimentation of the watercourse downstream.

Given the extensively vegetated surrounding areas, it is not expected that the clearing of 7.57 hectares of native vegetation will lead to a rise in the watertable and thus a rise in groundwater salinity levels.

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

**Methodology**      GIS Databases:  
-Hydrography, linear  
-Hydrography, hierachy

**(j) Native vegetation should not be cleared if clearing the vegetation is likely to cause, or exacerbate, the incidence or intensity of flooding.**

**Comments**      **Proposed clearing is at variance to this Principle**  
The applicant has advised that whilst the majority of the vegetation is proposed to be removed mechanically, some of the vegetation will be flooded.

Whilst flooding will occur, it will be localised and maintained within the confines of the dam wall. Therefore the impact of flooding will not extend to any areas of remnant vegetation outside of the application area.

The proposed clearing is at variance to this Principle.

**Planning instruments and other relevant matters.**

**Comments**      The Shire of Manjimup (2015) has issued planning approval for the proposed dam construction, subject to several conditions.

The application area is zoned 'priority agriculture' under the town planning scheme.

There are no Aboriginal Sites of Significance mapped within the application area.

There have been no submissions received from the general public in response to the proposed clearing.

The application area is within the Donnelly River and its Tributaries Surface Water Area, proclaimed under the Rights in Water and Irrigation Act 1914. The Department of Water was notified of the proposed clearing and has advised that a licence to take water or interfere with bed and banks is not required as the watercourse being used for the dam originates within the applicants property (DoW, 2015).

**Methodology**      References:  
-DoW (2015)  
-Shire of Manjimup (2015)  
  
GIS Databases:  
-Aboriginal Sites of Significance  
-RIWI Surface Water Areas  
-Town Planning Scheme Zones

**4. References**

- Commonwealth of Australia (2001) National Objectives and Targets for Biodiversity Conservation 2001-2005, Canberra.  
DER (2015) Site Inspection undertaken for Clearing Permit Application CPS 6606/1. Department of Environment Regulation, Perth, Western Australia. DER Ref A959703.  
DoW (2015) Rights in Water and Irrigation Act Advice for Clearing Permit Application CPS 6606/1. Department of Water, Western Australia (DER Ref A930719).  
Government of Western Australia (2014) 2014 Statewide Vegetation Statistics incorporating the CAR Reserve Analysis (Full Report). Current as of June 2014. WA Department of Parks and Wildlife, 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.

- 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.
- Parks and Wildlife (2007- ) NatureMap: Mapping Western Australia's Biodiversity. Department of Parks and Wildlife. URL: <http://naturemap.dpaw.wa.gov.au/>. Accessed August 2015.
- Parks and Wildlife (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.
- 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.
- Shire of Manjimup (2015) Planning Approval for Dam Construction within Lot 2, Channybearup Road, Channybearup. Additional information for Clearing Permit Application CPS 6606/1. DER Ref A959706
- Western Australian Herbarium (1998- ) FloraBase - The Western Australian Flora. Department of Parks and Wildlife. <http://florabase.dpaw.wa.gov.au/> (Accessed August 2015).