



CLEARING PERMIT

Granted under section 51E of the Environmental Protection Act 1986

PERMIT DETAILS

Area Permit Number: 7403/2
File Number: DER2016/000409
Duration of Permit: From 12 May 2017 to 12 May 2020

PERMIT HOLDER

Red Moon Property Holdings Pty Ltd

LAND ON WHICH CLEARING IS TO BE DONE

Lot 1 on Plan 8940, Beedelup

AUTHORISED ACTIVITY

The Permit Holder shall not clear more than 48.12 hectares of native vegetation within the combined areas hatched yellow and hatched red on attached Plan 7403/2.

CONDITIONS

1. Type of clearing authorised

This Permit does not authorise the Permit Holder to clear native vegetation between 1 May and 31 September of any given year within the area cross-hatched red on attached Plan 7403/2.

2. Avoid, minimise and reduce the impacts and extent of 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:

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

3. 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*:

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

4. Records must be kept

The Permit Holder must maintain the following records for activities done pursuant to this Permit, in relation to the clearing of native vegetation authorised under this Permit:

- (a) the location where the clearing occurred, recorded using a Global Positioning System (GPS) unit set to Geocentric Datum Australia 1994 (GDA94), expressing the geographical coordinates in Eastings and Northings or decimal degrees;
- (b) the date that the area was cleared;
- (c) the size of the area cleared (in hectares);
- (d) actions taken to avoid, minimise and reduce the impacts and extent of clearing in accordance with condition 2 of this Permit; and
- (e) actions taken to minimise the risk of the introduction and spread of *weeds* and *dieback* in accordance with condition 3 of this Permit.

5. Reporting

The Permit Holder must provide to the *CEO* the records required under condition 4 of this Permit, when requested by the *CEO*.

DEFINITIONS

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

CEO means the Chief Executive Officer of the Department responsible for the administration of the clearing provisions under the *Environmental Protection Act 1986*;

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 Biodiversity, Conservation and Attractions Regional Weed Rankings Summary, regardless of ranking; or
- (c) not indigenous to the area concerned.



Mathew Gannaway
MANAGER
NATIVE VEGETATION REGULATION



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

20 August 2018

Plan 7403/2



Legend

-  CPS areas approved to clear
 -  CPS subject to conditions
- Virtual Mosaic - WA Now



MGA 94
Geocentric Datum of Australia 1994
Matthew Gennavey Date *20/05/2018*
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.: 7403/2
Permit type: Area Permit

1.2. Applicant details

Applicant's name: Red Moon Property Holdings Pty Ltd ATF the Red Moon Property Trust
Application received date: 14 December 2016

1.3. Property details

Property: Lot 1 on Plan 8940, Beedelup
Local Government Authority: Shire of Manjimup
Localities: Beedelup

1.4. Application

| Clearing Area (ha) | No. Trees | Method of Clearing | Purpose category: |
|--------------------|-----------|--------------------|---------------------------------|
| 48.12 | | Mechanical Removal | Dam construction or maintenance |

1.5. Decision on application

Decision on Permit Application: Grant
Decision Date: 20 August 2018
Reasons for Decision: The clearing permit application has been assessed against the clearing principles, planning instruments and other matters in accordance with section 51O of the *Environmental Protection Act 1986*, and has concluded that the findings from the previous assessment for CPS 7403/1 are still relevant.

The Delegated Officer noted that the amendment relates only to clearing activities within the area of "dam 2" at the southern end of Lot 1 in the first instance, not the area of "dam 1" at the northern end of Lot 1. It is considered that suitable measures to mitigate potential risks of water erosion are in place and that the proposed clearing is unlikely to lead to any unacceptable impact to the environment at this location.

The Delegated Officer decided to grant clearing permit 7403/2 subject to avoid/minimise, dieback and weed control management and record and reporting conditions.

2. Site Information

Clearing Description The amended application is to clear 42.12 hectares of native vegetation within Lot 1 on Plan 8940, Beedelup, for the purpose of dam construction. Clearing is proposed to occur within the area of "dam 2" in the first instance; clearing activities within the area of "dam 1" at the northern end of Lot 1 will occur at a later date (figure 1).

Vegetation Description The application area has been mapped as the following vegetation types:

Mattiske vegetation complex WH1: Tall open forest of *Eucalyptus diversicolor-Corymbia calophylla* on slopes and tall open forest of *Eucalyptus patens* on valley floor in perhumid and humid zones.

Mattiske vegetation complex YN1: Mixture of tall open forest of *Eucalyptus diversicolor* and tall open forest of *Corymbia calophylla-Eucalyptus patens-Eucalyptus marginata* subsp. *marginata* over *Agonis flexuosa* and *Agonis juniperina* on valleys in perhumid and humid zones.

Mattiske vegetation complex CRb: Tall open forest of *Corymbia calophylla-Eucalyptus diversicolor* on upper slopes with *Allocasuarina decussata-Banksia grandis* on upper slopes in hyperhumid and perhumid zones (Mattiske and Havel, 1998).

Vegetation Condition 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).

Soil type Wheatley Subsystem (80% of application area) - Soils are loamy gravels, sandy gravels and loamy earths.

Yanmah Subsystem (20% of application area) - Soils are loamy gravels, sandy gravels and deep sands with non-saline soils on the valley floors (DER, 2017; GIS database).



Figure 1: Application to amend clearing permit condition 1 for area of 'dam 2' hatched yellow.

3. Assessment of application against clearing principles

The applicant applied to amend clearing permit CPS 7403/1, requesting to undertake clearing activities between 1 May and 31 September 2018, only within the area of "dam 2" at the southern end of Lot 1 (cross hatched yellow within Figure 1); no clearing within the area of "dam 1" at the northern end of Lot 1 will occur during this time.

The proponent clarified that the watercourse associate with 'dam 2' is spring fed and water flows east from this spring to the existing dam, and that clearing is to only occur between this existing dam and the spring. The topography of the proposed clearing area for 'dam 1' at the northern end of Lot 1 is very steep and very likely to experience soil erosion if cleared during winter periods. The topography of the proposed clearing area of 'dam 2' in the southern end of Lot 1 is significantly less, and less likely to experience soil erosion matters, particularly as erosion mitigation measures (erosion containment drains) are in place prior to clearing. The proponent also clarified further that erosion containment measures, such as erosion containment drains and batters, are in place to mitigate potential land degradation (Supporting documentation, 2018).

The assessment against the clearing principles has not changed and can be found in Decision Report CPS 7403/1.

Planning instruments and other relevant matters.

The assessment against Planning and Other Matters has not changed and can be found in Decision Report CPS 7403/1.

4. References

- Department of Environment Regulation (2017) Site Inspection Report for Clearing Permit Application CPS 7403/1. Site inspection undertaken on 30 January 2017. Department of Environment Regulation, Western Australia (DER Ref: A1380437).
- 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.
Supporting documentation and applicant advice, pers. comm. 10 and 17 July 2018 for CPS 7403/2 (2018) (DWER Ref: A1704269)