GOVERNMENT OF
WESTERN AUSTRALIA

CLEARING PERMIT

Granted under section 51E of the Environmental Protection Act 1986

PERMIT DETAILS
Area Permit Number: 8470/1
File Number: DWERVT2683
Duration of Permit: From 28 July 2019 to 28 July 2021

PERMIT HOLDER
Dunsborough and Districts Country Club Inc

LAND ON WHICH CLEARING IS TO BE DONE
Lot 265 on Deposited Plan 218286, Dunsborough

AUTHORISED ACTIVITY
The Permit Holder shall not clear more than 0.024 hectares of native vegetation within the area cross hatched yellow on attached Plan 8470/1.

CONDITIONS

1. **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.

2. **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 known *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.

3. **Fauna management**
   The Permit Holder shall retain all *habitat trees* within the area cross hatched yellow on attached Plan 8470/1.

4. **Western ringtail possum habitat management**
   The Permit Holder shall retain all *Agonis flexuosa* (peppermint tree) within the area cross hatched yellow on attached Plan 8470/1.

5. 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 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 1 of this Permit; and
(e) actions taken to minimise the risk of the introduction and spread of *weeds* and *dieback* in accordance with condition 2 of this Permit.

6. Reporting

The Permit Holder must provide to the *CEO* the records required under condition 5 of this Permit, when requested by the *CEO* or delegated officer

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;

habitat tree(s): means trees that have a diameter, measured at 1.5 metres from the base of the tree, of 500 millimetres or greater;

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 species-led ecological impact and invasiveness ranking 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

28 June 2019

Plan 8470/1

Legend

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

N

0 50m

1:946

(Approximate when reproduced at A4)

GDA 94 (Lat/Long)

Geocentric Datum of Australia 1994

Date 28 June 2019

Mathew Gannaway

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

GOVERNMENT OF WESTERN AUSTRALIA

Government of Western Australia
Department of Water and Environmental Regulation

Clearing Permit Decision Report

1. Application details

1.1. Permit application details

Permit application No.: CPS 8470/1
Permit type: Area Permit

1.2. Applicant details

Applicant's name: Dunsborough and Districts Country Club Inc
Application received date: 18 April 2019

1.3. Property details

Property: Lot 265 on Deposited Plan 218286
Local Government Authority: City of Busselton
Localities: Dunsborough

1.4. Application

Clearing Area (ha)	No. Trees	Method of Clearing	Purpose category:
0.024		Mechanical Removal	Recreation

1.5. Decision on application

Decision on Permit Application: Grant
Decision Date: 28 June 2019
Reasons for Decision:

The clearing permit application was received on 18 April 2019 and has been assessed against the clearing principles, planning instruments and other matters in accordance with section 51O of the *Environmental Protection Act 1986*, and it has been concluded that the proposed clearing may be at variance to clearing principle (b) and is not likely to be at variance to the remaining clearing principles.

The application area may contain suitable habitat for Carnaby's cockatoo (*Calyptorhynchus latirostris*), Baudin's cockatoo (*Calyptorhynchus baudinii*), forest red-tailed black cockatoo (*Calyptorhynchus banksii naso*), western ringtail possum (*Pseudocheirus occidentalis*) and south-western brush-tailed phascogale (*Phascogale tapoatafa* subsp. *wambenger).* To minimise impacts to these species the applicant has committed to retaining all large trees and all *Agonis flexuosa*, whereby the applicant's intention is to clear solely understorey vegetation. To ensure this commitment is adhered to and minimise impacts to the abovementioned species, the clearing permit contains conditions requiring that *Agonis flexuosa*, and trees with a diameter at breast height of greater the 500 millimetres be retained.

The Delegated Officer determined that the proposed clearing may increase the risk of dieback and weeds being introduced or spread into adjacent native vegetation. Dieback and weed management measures will minimise impacts to adjacent native vegetation.

In determining to grant a clearing permit subject to conditions, the Delegated Officer determined that the proposed clearing is not likely to have any unacceptable impacts to environmental values.

2. Site Information

Clearing Description: The application is to clear up to 0.024 hectares of native vegetation within Lot 265 on Deposited Plan 218286, Dunsborough, for the purpose of constructing a mountain bike trail. The applicant has advised that the trail would be between one and two metres wide and 121 metres long. The applicant seeks to augment a current network of existing nearby bike trails by creating this additional trail. The applicant has advised that the application area, which occurs adjacent to an existing golf course, has been selected to utilise existing cleared areas to minimise impacts to native vegetation and maintain the amenity of the Site (ABEC Environmental Consulting, 2019). The application area is indicated in Figure 1 below.

Vegetation Description: The application area is mapped as the Wilyabrup (Wr) south west vegetation complex which is described as woodland of *Corymbia calophylla* to *Eucalyptus marginata* subsp. *marginata* with closed heath of Myrtaceae, Proteaceae and Papilionaceae species on steep rocky slopes in the hyperhumid zone (Mattiske and Havel, 1998).

A flora and vegetation assessment (the Assessment) determined that the application area comprises one vegetation type, described as open forest of *Corymbia calophylla* over tall shrubland of *Xanthorrhoea preissii* over open heath of *Hakea lissocarpha, Trymalium ledifolium* and *Pimelea rosea* over a low open heath of *Hibbertia hypericoides* and *Acacia pulchella* over sedgeland of *Lepidosperma leptostachyum* and herbland of *Lagenophora huegelii, Stackhousia monogyna* and *Xanthosia candida* (Eco Logic Environmental Services, 2011).

Vegetation Condition: The Assessment determined that the application area is in a very good to excellent (Keighery, 1994) condition (Eco Logic Environmental Services, 2011).

Soil/Landform Type: The application area is mapped within the following land subsystems (Schoknecht et al., 2004):

- Wilyabrup rocky slope phase, described as low slopes (gradients generally 5-10 per cent) with shallow rocky soils and some granitic outcrop; and
- Wilyabrup exposed rocky slopes phase, described as low slopes (gradients mainly 5-10 per cent) with shallow rocky soils and some granitic outcrop, exposed to strong winds off the ocean.

Comments: The local area considered in the assessment of this application is defined as a 10 kilometre radius around the perimeter of the application area. According to available aerial imagery, the local area retains approximately 41.1 per cent native vegetation cover.

Figure 1: Application area (cross-hatched blue)

3. Assessment of application against clearing principles

According to available databases, nine threatened flora species and 22 priority flora species have been recorded within the local area. Based on the mapped soil and vegetation types, eight of these species have the potential to occur within the application area (Western Australian Herbarium, 1998-). The application area was historically subject to a Level 2 Flora and Vegetation Assessment (the Assessment) by Eco Logic Environmental Services in October 2011, which was undertaken to support a separate historical clearing permit application. The Assessment involved compiling information from databases, sampling of 10 metre by 10 metre quadrats located within representative vegetation types, as well as thoroughly traversing the site on foot to record all plant species present at the time of the survey (Eco Logic Environmental Services, 2011). The Assessment did not identify any threatened or priority flora species (Eco Logic Environmental Services, 2011). Noting the lack of conservation significant flora identified within the historical survey and that the application area is a small linear area of one to two metres wide adjacent to an existing golf course, the proposed clearing is not likely to contain or impact on any threatened or priority flora species.

According to available databases there are records of 20 conservation significant fauna species within the local area (this excludes marine, aquatic and migratory bird species which are not likely to utilise the application area) (DBCA, 2007-). Of these species the application area may provide suitable habitat for Carnaby's cockatoo, Baudin's cockatoo (both state listed as fauna that are threatened or is likely to become extinct as endangered fauna), forest red-tailed black cockatoo (state listed as fauna that is threatened or is likely to become extinct as vulnerable fauna) (collectively known as black cockatoos), western ringtail possum (state listed as fauna that is threatened or is likely to become extinct as vulnerable fauna) and south-western brush-tailed phascogale (state listed as fauna that is of special conservation need as conservation dependent fauna).

With regards to black cockatoos, the application area is described as containing open forest of *Corymbia calophylla*, with the Assessment noting the presence of some larger trees within the greater survey area (Eco Logic Environmental Services, 2011). *Corymbia calophylla* with a diameter at breast height of greater than 500 millimetres have the potential to develop suitable breeding hollows for black cockatoos (Commonwealth of Western Australia, 2012), and therefore the application area may contain breeding habitat for these species. Hollow bearing trees also provide habitat for the south-western brush-tailed phascogale and western ringtail possum. The application area may also contain *Agonis flexuosa*, which is a preferred habitat for the western ringtail possum, as the Assessment described *Agonis flexuosa* as occurring within the surrounding area.

The applicant has committed to retaining all large trees and *Agonis flexuosa*, whereby the intention is to clear solely understorey vegetation (ABEC Environmental Consulting, 2019). To ensure this commitment is adhered to and minimise impacts to the abovementioned species, the clearing permit contains conditions that require the retention of *Agonis flexuosa* and trees with a diameter at breast height of greater than 500 millimetres. Noting this, the proposed clearing is unlikely to impact on significant habitat for the abovementioned fauna.

There are six threatened ecological communities (TEC) and four priority ecological communities (PEC) recorded within the local area. Based on the mapped soil and vegetation types (Eco Logic Environmental Services, 2011), the application area is not likely to be representative of any of these communities. The Assessment noted that none of the listed TEC's or PECs recorded within the vicinity of the study area was recorded during the survey (Eco Logic Environmental Services, 2011). Noting this, and the distance to the closest TEC or PEC, the small linear proposed clearing is not likely to impact on any TEC's or PEC's.

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 local area surrounding the application area retains approximately 41.1 per cent native vegetation cover. The Jarrah Forest Interim Biogeographic Regionalisation of Australia bioregion retains approximately 53.41 per cent of the pre-European extent of native vegetation (Government of Western Australia, 2018). The mapped south west vegetation complex retains approximately 70 per cent of the pre-European extent (Government of Western Australia, 2018). Noting these vegetation figures are all greater than the 30 per cent threshold, and given its small size and linearity, the application area is not considered to be a significant remnant within an extensively cleared landscape.

According to available databases, the closest conservation area is Ngari Capes Marine Park, located approximately 700 metres from the application area. Noting this distance, the proposed clearing is unlikely to impact on the environmental values of Leeuwin-Naturaliste National Park or any other conservation area.

Noting the small size and linearity of the application area, and the absence of mapped wetlands or watercourses within or adjacent to the application area, the proposed clearing is not likely to impact on riparian vegetation, cause appreciable land degradation, cause deterioration in the quality of surface or underground water, or cause or exacerbate the incidence or intensity of flooding.

The application area is adjacent to remnant vegetation, and the proposed clearing is likely to increase the risk of introduction or spread of weeds and dieback into adjacent vegetation. Weed and dieback management conditions will assist in managing this risk.

The assessment has determined that the proposed clearing may be at variance to Principle (b) and is not likely to be at variance to any of the remaining clearing principles.

Planning instruments and other relevant matters

No Aboriginal sites of significance have been mapped within the application area.

The clearing permit application was advertised on the Department of Water and Environmental Regulation website on 17 May 2019 with a 21 day submission period. No public submissions have been received for this application.

The property on which this application occurs, being Lot 265 on Deposited Plan 218286, is leased by the applicant from the City of Busselton for the purpose of recreation, which is consistent with the purpose of this application. The City of Busselton has advised that it is happy to authorise the submission of the application for a clearing permit, in relation to the 150 metres (approximately) of mountain bike track proposed within the lot referred to above (ABEC, 2019).

4. References

ABEC environmental consulting (2019) Native Vegetation Clearing Application, Lot 265 Deposited Plan 218286 (reserve 34894), Dunsborough WA. Supporting Information for Clearing Permit Application CPS 8470/1.

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

Commonwealth of Australia (2012) EPBC Act referral guidelines for three threatened black cockatoo species, Canberra.

Department of Biodiversity, Conservation and Attractions (2007-) Naturemap: Mapping Western Australia's Biodiversity. Department of Biodiversity, Conservation and Attractions, Perth. http://naturemap.dpaw.wa.gov.au/default.asp.

Eco Logic Environmental Services (2011) Level 2 Flora and Vegetation Assessment, Proposed Mountain Bike Track Extension, Dunsborough and districts country club. Additional Information for Clearing Permit Application CPS 8470/1.

Government of Western Australia. (2018) 2017 Statewide Vegetation Statistics incorporating the CAR Reserve Analysis (Full Report). Current as of December 2017. WA Department of Biodiversity, Conservation and Attractions. Available from: https://catalogue.data.wa.gov.au/dataset/dbca-statewide-vegetation-statistics

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.

Schoknecht, N., Tille, P. and Purdie, B. (2004) Soil-landscape mapping in South-Western Australia – Overview of Methodology and outputs' Resource Management Technical Report No. 280. Department of Agriculture.

Western Australian Herbarium (1998–). FloraBase—the Western Australian Flora. Department of Biodiversity, Conservation and Attractions. https://florabase.dpaw.wa.gov.au/. Accessed January 2019.

GIS Databases:

- Aboriginal Sites of Significance
- DBCA Managed Estate
- Directory of Important Wetlands
- Geomorphic Wetlands Augusta to Walpole
- Groundwater salinity
- Hydrography, hierarchy
- Hydrography, linear
- Land Degradation datasets
- SAC Bio Datasets
- Soils, Statewide
- Topographic contours
- South West Vegetation Complex