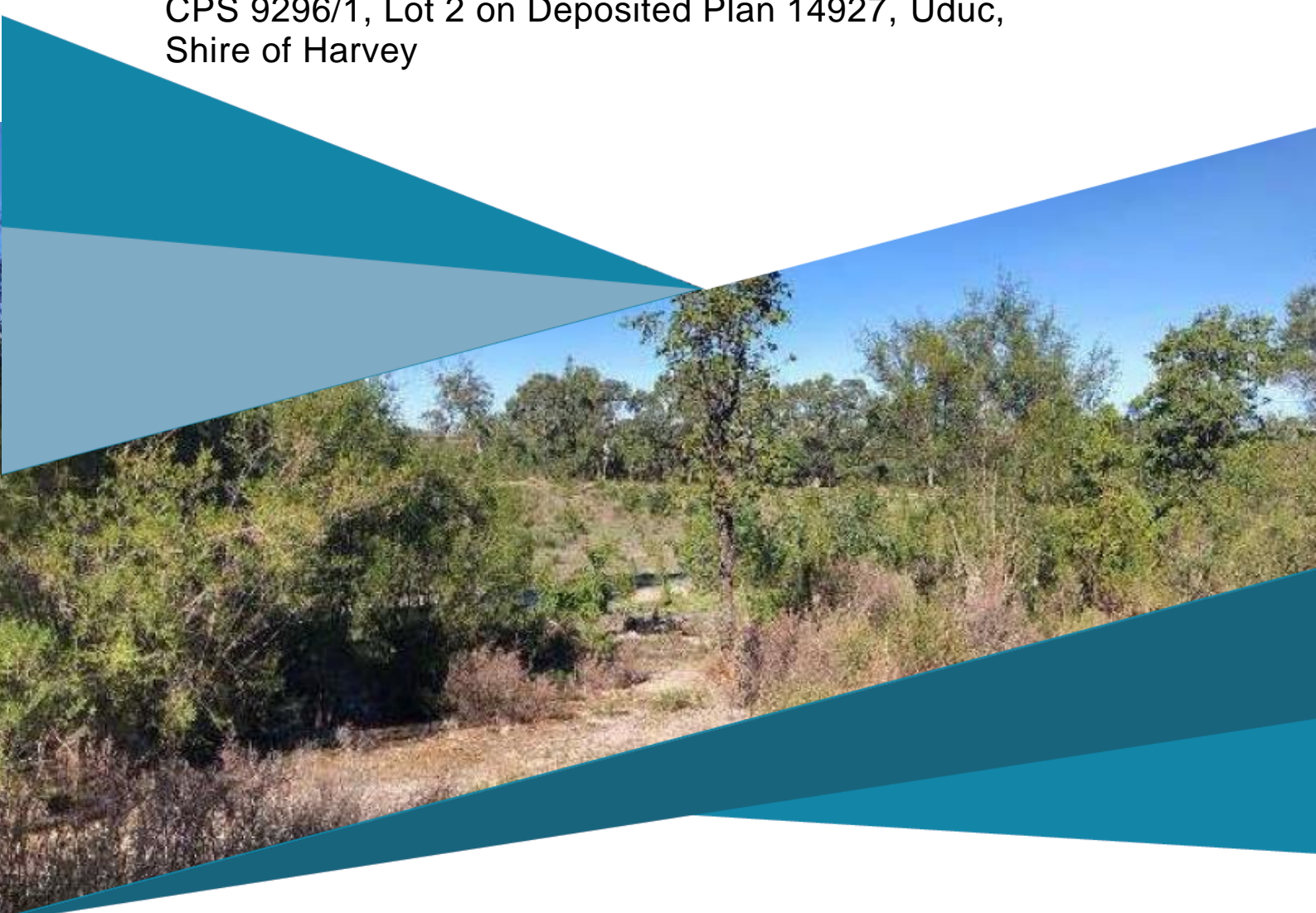




Government of **Western Australia**
Office of the **Appeals Convenor**
Environmental Protection Act 1986

Appeals Convenor's Report to the Minister for Environment

Appeal objecting to the conditions of Clearing Permit
CPS 9296/1, Lot 2 on Deposited Plan 14927, Uduc,
Shire of Harvey



Appellant	Mr Warwick Boardman
Permit holder	World Range Pty Ltd
Authority	Department of Water and Environmental Regulation (DWER)
Appeal No.	056 of 2021
Date	May 2022

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Image source: World Range Pty Ltd (2021) Supporting information for clearing permit application CPS 9296/1.

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Acknowledgement of Country

The Office of the Appeals Convenor acknowledges the traditional custodians throughout Western Australia and their continuing connection to the land, waters and community.

We pay our respects to all members of the Aboriginal communities and their cultures, and to Elders past, present and emerging.

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1 Executive summary

1.1 Decision under appeal

This appeal is against the conditions applied by the Department of Water and Environmental Regulation (DWER) to Clearing Permit CPS 9296/1 (clearing permit), granted to World Range Pty Ltd (permit holder) under Part V of the *Environmental Protection Act 1986* (EP Act). The clearing permit was granted on 23 December 2021, and authorises the clearing of up to 8.6 hectares (ha) of native vegetation within Lot 2 on Plan 14927, Uduc, in the Shire of Harvey (Figure 1). The purpose of the proposed clearing is to facilitate sand extraction.

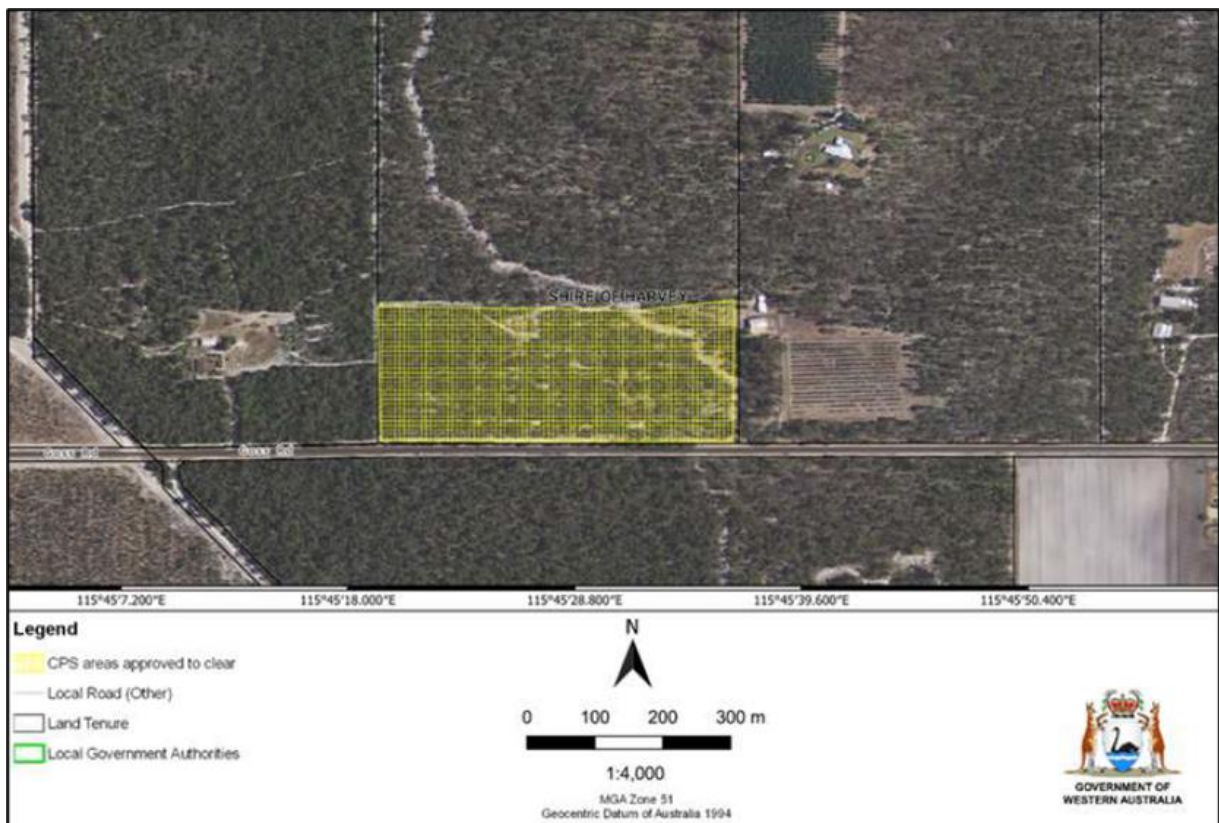


Figure 1 Area authorised to be cleared under CPS 9296/1 (yellow shading)¹

¹ Department of Water and Environmental Regulation (2021) *Clearing Permit granted under section 51E of the Environmental Protection Act 1986: Purpose Permit Number CPS 9296/1*. Granted 23 December 2021. Available from: <https://ftp.dwer.wa.gov.au/permit/9296>

1.2 Grounds of appeal and appellant concerns

The appellant is Mr Warwick Boardman. The grounds of appeal are outlined in Table 1.

Table 1 Grounds of appeal (summarised)

Ground	Main concerns the appellant submitted
The revegetation and rehabilitation condition should be changed	The provision under condition 8(c) that the permit holder is not required to undertake revegetation and rehabilitation on the written approval of DWER is inappropriately facilitating an alternative and yet-to-be-approved end land use of horticulture.
The clearing footprint should be modified	There is no compelling reason to clear 0.01 ha of the 'Banksia Woodlands of the Swan Coastal Plain' ecological community.

1.3 Key issues and conclusions

From the appellant's concerns, we have identified two issues at the heart of the appeal. We summarise our conclusions for these issues below. Section 2 of this report details our reasoning and Section 3 provides supporting information.

Is the revegetation and rehabilitation condition appropriate?

The permit holder applied to clear 'in preparation for sand extraction and avocado planting (final land use)'.² The permit holder was granted development approval for sand extraction on 12 October 2021 (Section 3.2). Under the Shire of Harvey District Planning Scheme No.1³, the permit holder will also require development approval for the proposed horticulture.

Noting that the permit holder had not yet applied for development approval for the proposed horticulture, DWER granted the clearing permit for the purpose of sand mining only, subject to 10 conditions. Condition 8 on the clearing permit requires the permit holder to revegetate and rehabilitate areas cleared for temporary works within 12 months of the area no longer being required for the purpose for which it was cleared. This condition also includes a provision (under part (c)) that the permit holder is not required to undertake revegetation and rehabilitation on the written approval of DWER.

On review, DWER recommended that the provision in condition 8(c), which provides flexibility for an alternative end land use (horticulture) that is not specified in the clearing permit, be removed in order to better align with the purpose for which the proposed clearing was approved. We agree with DWER's recommendation.

In coming to this recommendation, we acknowledge the permit holder's strong objections to DWER's position, which are summarised in Section 2.1.

Is it necessary to modify the clearing footprint?

The clearing footprint includes 0.01 ha of native vegetation mapped as the 'Banksia Woodlands of the Swan Coastal Plain' ecological community⁴ along the eastern perimeter.

² World Range Pty Ltd (2021) *CPS 9296/1 – Application to Clear Native Vegetation – Lot 2 Goss Road, Uduc*. Supporting information for clearing application CPS 9296/1 (cover letter to DWER dated 26 May 2021). Available from: <https://ftp.dwer.wa.gov.au/permit/9296>

³ Version updated 15/11/19: <https://www.wa.gov.au/system/files/2021-10/LPSC-Harvey-Scheme-Text.pdf>

⁴ Listed as a 'Priority 3(i)' priority ecological community (PEC) by the Department of Biodiversity, Conservation and Attractions, and as a component of the 'Endangered' threatened ecological community (TEC) of the same name under the *Environment Protection and Biodiversity Conservation Act 1999*; as per: Department of

This portion is narrow and linear, and appears to vary in width from about 0.3 metres (m) to about 0.9 m over a length of about 165 m.

DWER's assessment found that despite this mapping, the current vegetation composition within the clearing footprint is not consistent with the published values and attributes for this conservation-significant ecological community. DWER applied a condition to the clearing permit to minimise the risk of introduction and spread of weeds and dieback into adjacent vegetation, which is also mapped as this ecological community.

Noting that the native vegetation within the clearing footprint is not representative of the 'Banksia Woodlands of the Swan Coastal Plain' ecological community, we consider that the clearing footprint does not need to be modified.

1.4 Recommendation to the Minister

Allow the appeal in part, to the extent that condition 8(c) is removed from the clearing permit.

Biodiversity, Conservation and Attractions (2021) *Priority Ecological Communities for Western Australia, Version 32*. Species and Communities Program, 15/07/21. Department of Biodiversity, Conservation and Attractions, Perth, Western Australia. Available from: <https://www.dpaw.wa.gov.au/plants-and-animals/threatened-species-and-communities/wa-s-threatened-ecological-communities>

2 Reasons for recommendation

2.1 Is the revegetation and rehabilitation condition appropriate?

The appellant considers that the proposed horticulture should not have precedence over native vegetation in 'good' condition,⁵ in particular vegetation that is representative of a conservation-significant ecological community, nor over the revegetation and rehabilitation of land following sand extraction. The appellant requested that condition 8 be modified to remove the provision for the permit holder not to undertake revegetation and rehabilitation, or in the alternative that an area (0.53 ha) of native vegetation in 'good' condition in the north-eastern portion of the clearing footprint be excluded from the clearing approval. The appellant also sought clarification on whether the previous clearing approval (CPS 7978/1; expired) is a consideration for DWER for this clearing permit.

The revegetation and rehabilitation condition should be changed

Our conclusion is that DWER assessed the proposed clearing on its merits, with regard for the current condition of the native vegetation and understood that the permit holder had applied to clear for both sand extraction and horticulture. We note, however, that the permit holder is yet to receive development approval for the proposed horticulture, and consider condition 8(c) should be removed. We explain our reasoning below.

The majority of the proposed clearing impacts on about 8.07 ha of native vegetation that has re-grown since previous clearing undertaken in August 2019,⁶ and is considered by DWER to be in 'degraded' condition with the balance (0.53 ha) in 'good' condition (Figure 2).



Figure 2 Area of regrowth in 'degraded' condition (green outline) and area of native vegetation in 'good' condition (orange outline)⁷

⁵ Vegetation condition scale as per: Keighery, B.J. (1994) *Bushland Plant Survey: A Guide to Plant Community Survey for the Community*. Wildflower Society of WA (Inc). Nedlands, Western Australia

⁶ Approved under: Department of Water and Environmental Regulation (2018) *Clearing Permit granted under section 51E of the Environmental Protection Act 1986: Area Permit Number CPS 7978/1*. Granted 18 October 2018. Available from: <https://ftp.dwer.wa.gov.au/permit/7978>

⁷ World Range Pty Ltd (2021) *Figure 1: Clearing Application Footprint*. Supporting information for clearing application CPS 9296/1. Available from: <https://ftp.dwer.wa.gov.au/permit/9296>

The clearing permit is subject to conditions authorising the permit holder to clear 8.6 ha on Lot 2 on Plan 14927 until 15 January 2027 for the purpose of sand extraction, and requiring the permit holder to:

- avoid, minimise and reduce the impacts and extent of clearing
- take measures to minimise the risk of introduction and spread of weeds and dieback
- commence extractive industry no later than three months after clearing
- retain vegetation material and topsoil, and revegetate and rehabilitate areas cleared for temporary works within 12 months of no longer being required for the purpose of clearing, unless otherwise approved by DWER
- keep records in relation to clearing activities, and revegetation and rehabilitation
- provide records of clearing activities to DWER when requested.

Specifically, condition 8 in the clearing permit requires the permit holder to:

- (a) retain the vegetative material and topsoil removed by the proposed clearing and stockpile it in another cleared area
- (b) revegetate and rehabilitate areas cleared for temporary works within 12 months of the area no longer being required for the purpose for which it was cleared, in line with the specified methodology.

This rehabilitation condition also provides that:

- (c) the permit holder is not required to undertake revegetation and rehabilitation if DWER advises in writing that this is no longer required.

From the above, the permit holder will be required to rehabilitate the clearing footprint within 12 months post-extraction, unless otherwise approved by DWER.

The permit holder's supporting information for its original application states that the proposed clearing is 'in preparation for sand extraction and avocado planting (final land use)'.⁸ The permit holder submitted that re-purposing the site for horticulture following sand extraction 'is an innovative practice and is viewed as a progressive and sustainable land use', and 'is consistent [with] and justifies the initial clearing'.⁹

Development approval for sand extraction was granted to the permit holder by the Shire of Harvey on 12 October 2021, subject to conditions including rehabilitation (refer Section 3.2).

In advice to DWER on 2 December 2021, the Shire of Harvey advised that under its District Planning Scheme No.1 the permit holder will require development approval to undertake the proposed horticulture.¹⁰ In its decision report for the clearing permit, DWER noted that the permit holder had not yet applied for development approval for the proposed horticulture:

Noting the applicants [sic] does not have the necessary approvals for the proposed end land use for an avocado plantation, this purpose has been removed from the clearing permit application. Noting the revised purpose is for a temporary land use (extractive industry), a revegetation condition has been imposed on this permit.

However once the applicant obtains the necessary approvals to undertake horticulture within the area, noting the Shire of Harvey will assess the revised land use when an application for horticulture is received, the permit has been conditioned to allow for the applicant to request that revegetation is no longer required, once such approvals have been obtained.¹¹

⁸ World Range Pty Ltd (2021) *CPS 9296/1 – Application to Clear Native Vegetation – Lot 2 Goss Road, Uduc*. Supporting information for clearing application CPS 9296/1 (cover letter to DWER dated 26 May 2021). Available from: <https://ftp.dwer.wa.gov.au/permit/9296>

⁹ World Range Pty Ltd (2022) response to Appeal 056/21, 7 February 2022, page 1

¹⁰ Shire of Harvey (2021) Email to DWER dated 2 December 2021.

¹¹ Department of Water and Environmental Regulation (2021) *Clearing Permit Decision Report: Permit Number CPS 9296/1*. Dated 23 December 2021. Pages 5-6. Available from: <https://ftp.dwer.wa.gov.au/permit/9296>

It is understood that DWER's approval under condition 8(c) is therefore related to the permit holder obtaining development approval for the proposed horticulture, being an activity that is not specified in the clearing permit as a purpose for which the proposed clearing is approved.

This is clarified by DWER in its response to the appeal:

The intent of condition 8(c) was that the Department could provide approval to the Permit Holder to no longer undertake rehabilitation, only if the relevant approvals for the alternate end land use (horticulture) were obtained and provided to the Department within the required timeframes as constrained by condition 8(b).

Having reviewed this matter further, the Department acknowledges that the conditions applied to CPS 9296/1 should be refined so as to better align with the purpose of the clearing as explicitly authorised on the Clearing Permit, i.e. sand extraction alone.¹²

The permit holder was provided with an opportunity to respond to DWER's recommendation. In reply, the permit holder expressed strong opposition to the deletion of condition 8(c), including:

- the land was cleared under an earlier permit
- the proposed future change in use to horticulture is an appropriate sequential land use
- if a new permit is required, it will be the third required and will cost an additional \$3,500
- the land will be seriously disturbed as a sand pit and will have little or no environmental value requiring a permit application.¹³

The permit holder emphasised that the previous clearing undertaken in August 2019 (under clearing permit CPS 7978/1; expired) was for horticulture, but that this did not progress. We note that at the time the previous clearing permit was granted the Shire of Harvey did not require development approval for horticulture. The permit holder's subsequent application (the subject of this appeal) was to combine sand extraction with horticulture as the final land use as novel way of using the land to its best potential.

While the position of the permit holder is acknowledged, DWER has advised that in the absence of development approval for the subsequent final land use (or purpose), condition 8(c) should be deleted from the permit. We understand that this reflects the view of DWER that a purpose permit must be for an authorised purpose, consistent with the requirement in section 51O(4) of the EP Act which requires DWER to have regard to any development approval, planning instrument or other matter relevant to the proposal.

We agree with DWER's recommendation that the provision in condition 8(c), which provides flexibility for an alternative end land use (horticulture) that is not specified in the clearing permit as a purpose for which the proposed clearing is approved, be removed.

¹² Department of Water and Environmental Regulation response to Appeal 056/21, 15 March 2022, page 2.

¹³ World Range Pty Ltd (2022) Letter to Appeals Convenor, dated 26 March 2022.

2.2 Should the clearing footprint be modified?

The appellant submitted that an area of 0.01 ha mapped as the 'Banksia Woodlands of the Swan Coastal Plain' ecological community should be retained (with reference to cumulative impacts), and that there is no compelling reason to clear this portion of the clearing footprint. By the appeal, the appellant is seeking for the area (0.01 ha) of native vegetation along the eastern perimeter of the clearing footprint to be excluded from the clearing approval.

The clearing footprint does not need to be modified

Our conclusion is that DWER assessed the proposed clearing on its merits, with regard for 0.01 ha mapped as the 'Banksia Woodlands of the Swan Coastal Plain' ecological community along the eastern perimeter of the clearing footprint, and that its decision not to exclude this portion from the clearing footprint is justified. Given this, we consider that the clearing footprint does not need to be modified. We explain our reasoning below.

The clearing footprint includes 0.01 ha mapped as the 'Banksia Woodlands of the Swan Coastal Plain' ecological community along the eastern perimeter (Figure 3).



Figure 3 The clearing footprint (yellow hatching) in relation to 'Banksia Woodlands of the Swan Coastal Plain' ecological community mapping (blue hatching)¹⁴

DWER's assessment, as set out in its decision report for CPS 9296/1, considered the 'Banksia Woodlands of the Swan Coastal Plain' ecological community by its threatened (TEC) status.

The *Approved Conservation Advice* for the 'Banksia Woodlands of the Swan Coastal Plain' TEC¹⁵ provides advice as to different values and functional attributes and their thresholds to be considered representative of this TEC, including the principal features of an upper layer of low trees typically dominated by one or more specified *Banksia* species.

¹⁴ Department of Water and Environmental Regulation response to Appeal 056/21, 15 March 2022, page 3

¹⁵ Threatened Species Scientific Committee (2016) *Approved Conservation Advice (incorporating listing advice) for the Banksia Woodlands of the Swan Coastal Plain ecological community*. Canberra: Department of the Environment and Energy. Available from: <http://www.environment.gov.au/cgi-bin/sprat/public/publicshowcommunity.pl?id=131&status=Endangered>

The decision report states that:

The ... application area consists of mostly juvenile jarrah within the overstorey. *Banksia* sp. were present throughout the application area however were not dominant. Despite this, the photographs provided ... suggest little to no representation of the Banksia woodlands TEC or Banksia species within the application area. Historical clearing would also result in limited representation, if any, of the Banksia woodlands TEC within the application area.¹⁷

In response to the appeal, DWER advised that:

The Decision Report ... states that “the proposed clearing is unlikely to result in impacts on the mapped Banksia woodlands TEC” but that “the proposed clearing may indirectly impact the TEC through the removal of the 0.01 hectare area that overlaps with the mapped Banksia woodlands and through edge effects, including spread of weeds and dieback”.

The 0.01 ha area is a sliver on the eastern side of the Application Area located on the property boundary ... Aerial imagery and photographs provided by the Permit Holder show this area is largely already impacted by firebreaks/access roads. Given this, the area is unlikely to be representative of the TEC. Aerial imagery shows the TEC surrounding the Application Area is of better quality and therefore the risk of impacts from the proposed clearing relates to weed and dieback spread. The Department considers that the impacts to the TEC were adequately considered and mitigated through the permit conditions, including condition 6 requiring weed and dieback hygiene measures.¹⁸

Available aerial imagery indicates that the 0.01 ha portion of the clearing footprint is part of a broader adjacent occurrence (patch). The 0.01 ha portion is narrow and linear, and appears to vary in width from about 0.3 m at the southern end to about 0.9 m in width at the northern end over a length of about 165 m. The 0.01 ha portion also appears to be separated from the broader patch by a track/firebreak located between the perimeter of the clearing footprint and the property boundary.

Noting the narrow linear shape of the 0.01 ha portion, and with regard for its location between a track/firebreak on its eastern side and the proposed clearing for sand extraction on its western side, it is likely that this vegetation, if retained, would be subject to edge effects. This would likely affect its viability and result in its degradation over time, despite the clearing permit requirement relating to the management of weeds and dieback during clearing activities.

In any event, DWER’s assessment found that despite the mapping, the current vegetation composition within the clearing footprint is not consistent with the published values and attributes to be considered part of the ‘Banksia Woodlands of the Swan Coastal Plain’ TEC. DWER applied a condition to the clearing permit to minimise the risk of introduction and spread of weeds and dieback into adjacent vegetation, which is also mapped as this ecological community.

Noting that the native vegetation within the clearing footprint is not representative of the ‘Banksia Woodlands of the Swan Coastal Plain’ ecological community, we support DWER’s decision and consider that the clearing footprint does not need to be modified.

¹⁷ Department of Water and Environmental Regulation (2021) *Clearing Permit Decision Report: Permit Number CPS 9296/1*. Dated 23/12/21. Page 4. Available from: <https://ftp.dwer.wa.gov.au/permit/9296>

¹⁸ Department of Water and Environmental Regulation response to Appeal 056/21, 15 March 2022, page 3

3 Supporting information

3.1 DWER's assessment of the clearing permit application

On 19 May 2021, the permit holder applied to DWER for a 'purpose' permit under section 51E of the EP Act to clear 8.6 ha of native vegetation on Lot 2 on Plan 14927, Uduc, for the purpose of sand extraction and horticulture (reference CPS 9296/1).

The permit holder advised that Lot 2 is zoned as 'Rural' under the Greater Bunbury Region Scheme and as 'General Farming' under the Shire of Harvey District Planning Scheme No.1.¹⁹

The application was advertised for public comment for 21 days on 10 June 2021. One public submission was received from the appellant, raising similar concerns to those raised on appeal. DWER's consideration of the submission is set out in the decision report (page 6).

DWER assessed the clearing application against the 10 clearing principles set out in Schedule 5 of the EP Act. DWER's assessment found the proposed clearing:

- may be at variance with clearing principle (g), on the basis that the soils mapped within the application area are susceptible to subsurface acidification, wind erosion and phosphorus export
- is not likely to be at variance with clearing principles (a), (b), (c), (d), (e), (f), (h), (i) or (j).

DWER's assessment identified that the proposed clearing would result in:

- the potential to cause localised wind erosion
- the potential introduction and spread of weeds into adjacent vegetation, which could impact on the quality of the adjacent vegetation and its habitat values.

DWER also took into account two previous site inspection reports for the previous clearing permit (CPS 7978/1; expired) over the same footprint as CPS 9296/1, photographs provided by the permit holder, advice from the Shire of Harvey, and licensing requirements under the Rights in Water and Irrigation Act 1914.

Based on its assessment, including consideration of the permit holder's minimisation and mitigation measures, DWER determined that the proposed clearing is unlikely have long-term adverse impacts on environmental values and can be minimised and managed to be unlikely to lead to an unacceptable risk to environmental values.

Clearing Permit CPS 9296/1 was granted on 23 December 2021, authorising the clearing of up to 8.6 ha of native vegetation on Lot 2 for the purpose of sand extraction (only), subject to conditions relating to avoidance and minimisation, weed and dieback hygiene, wind erosion management, and revegetation and rehabilitation.

The decision to grant the clearing permit was published on DWER's website.

¹⁹ World Range Pty Ltd (2022) response to Appeal 056/21, 7 February 2022, page 1

3.2 Extractive industry approval rehabilitation requirements

On 12 October 2021, the Shire of Harvey granted development approval under the Planning and Development Act 2005 for sand extraction on Lot 2. Condition 3 of this development approval states:

Prior to the issuing of an Extractive Industry Licence, the Applicant shall prepare and submit for approval by the Shire, a Rehabilitation Management and Monitoring Plan ...²⁰

Condition 3 of the development approval goes on to set out the content that the Rehabilitation Management and Monitoring Plan' is to include:

- a) Compliance with the Department of Water and Environmental Regulation's "Water Quality Protection Note 15" and the Guidelines for Prepping Mine Closure Plans;
- b) Revegetation and rehabilitation of the extraction area the subject of this approval and include details of current and completed revegetation areas, in the form of a Staging Plan;
- c) Proposed rehabilitation back to a combination of pasture and native vegetation to ensure no net loss of agricultural land occurs and retain historical buffer setbacks to adjoining properties;
- d) The use of local endemic species within the rehabilitation of the proposed extraction area;
- e) Rehabilitation of native vegetation to achieve a success criterion of 80% vegetation cover after five (5) years of growth after the initial planting;
- f) Details of species types and maintenance and monitoring measures;
- g) The site is reinstated with a minimum of 400mm cover of overburden and topsoil to a finished rehabilitation level at least 1 m above the highest water table level; and
- h) All slopes of the batters at the end of excavation, being retained at no more than 1:6 vertical to horizontal, unless otherwise agreed to by the Shire;

In advice to DWER on 2 December 2021, the Shire of Harvey advised:

The Rehabilitation Management Plan has not yet been prepared for approval by the Shire (required as a Condition of Development Approval, prior to the issuing of an Extractive Industry Licence), should the rehabilitation management approved as part of the Rehabilitation Management Plan, need altering to support a future Development Application, the Shire has the ability to consider modifying the rehabilitation plan is required/satisfied with the proposed outcomes.²¹

²⁰ Shire of Harvey (2021) *Planning and Development Act 2005 – Shire of Harvey District Planning Scheme No. 1 – Notice of determination on application for development approval*. Development approval for extractive industry (sand) EX/001 on Lot 2 Goss Road, Uduc. Granted 12 October 2021.

²¹ Shire of Harvey (2021) Email to DWER dated 2 December 2021.

Appendix 1 Appeal process

The Minister assesses the merits of a decision

Environmental appeals follow a merits-based process. This means the Minister can consider all the relevant facts, law and policy aspects of the decision and decide whether it was correct and preferable.

For appeals relating to a decision to grant a clearing permit, including the conditions of that permit, the Minister can consider the environmental merits of the assessment by DWER based on the clearing principles set out in Schedule 5 of the EP Act, as well as planning and other relevant matters. Questions of additional information not considered by DWER, technical errors and attainment of relevant policy objectives are normally central to appeals.

We report to the Minister, as does the decision-making authority

To decide an appeal's outcome, the Minister for Environment must have a report from both:

- the Appeals Convenor [see section 109(3) of the EP Act], and
- the authority that originally made the decision under appeal [see section 106(1)].

To properly advise the Minister in our report, our investigation included:

- reviewing DWER's report and responses from the permit holder
- a meeting with the appellant on 16 March 2022
- reviewing other information, policy and guidance as needed.

Table 2 Documents we reviewed in the appeals investigation

Document	Date
Department of Water and Environmental Regulation (2021) <i>Clearing Permit granted under section 51E of the Environmental Protection Act 1986: Purpose Permit Number CPS 9296/1</i> . Granted 23/12/21. Available from: https://ftp.dwer.wa.gov.au/permit/9296	2021
Department of Water and Environmental Regulation (2021) <i>Clearing Permit Decision Report: Permit Number CPS 9296/1</i> . Dated 23/12/21. Pages 5-6. Available from: https://ftp.dwer.wa.gov.au/permit/9296	2021
Department of Biodiversity, Conservation and Attractions (2021) <i>Priority Ecological Communities for Western Australia, Version 32</i> . Species and Communities Program, 15/07/21. Department of Biodiversity, Conservation and Attractions, Perth, Western Australia. Available from: https://www.dpaw.wa.gov.au/plants-and-animals/threatened-species-and-communities/wa-s-threatened-ecological-communities	2021
Department of Water and Environmental Regulation (2018) <i>Clearing Permit granted under section 51E of the Environmental Protection Act 1986: Area Permit Number CPS 7978/1</i> . Granted 18 October 2018. Available from: https://ftp.dwer.wa.gov.au/permit/7978	2018
Threatened Species Scientific Committee (2016) <i>Approved Conservation Advice (incorporating listing advice) for the Banksia Woodlands of the Swan Coastal Plain ecological community</i> . Canberra: Department of the Environment and Energy. Available from: http://www.environment.gov.au/cgi-bin/sprat/public/publicshowcommunity.pl?id=131&status=Endangered	2016

Document	Date
Department of Environment Regulation (2014) <i>A guide to the assessment of applications to clear native vegetation under Part V Division 2 of the Environmental Protection Act 1986</i>	2014
Keighery, B.J. (1994) <i>Bushland Plant Survey: A Guide to Plant Community Survey for the Community</i> . Wildflower Society of WA (Inc). Nedlands, Western Australia.	1994