



1. Application details

1.1. Permit application details

Permit application No.: 1188/1

Permit type: Area Permit

1.2. Proponent details

Proponent's name: Trader Lodge Grazing Pty Ltd

1.3. Property details

Property: LOT 53 ON PLAN 31975 (WANERIE)

Local Government Area: Shire Of Gingin

Colloquial name:

1.4. Application

Clearing Area (ha)	No. Trees	Method of Clearing	For the purpose of:
12.2		Mechanical Removal	Horticulture

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
Hedde vegetation complex - Karakatta Complex North: predominantly low open forest and low woodland of Banksia species, Eucalyptus tottiana, less consistently open forest of E. gomphacephala, E. tottiana and Banksia species. (Hedde et al 1980) Beard vegetation association 1949: low woodland; Banksia on land sandhills, swamps in swales with tea-tree and paperbark. Beard vegetation association 1010: medium open woodland; marri and tuart. (Shepherd et al 2001, Hopkins et al 2001)	The area under application is located immediately adjacent to an area that has been granted under a previous application to clear native vegetation (CPS285/1). The proposed clearing has a similar long and narrow shape to the previous application and the vegetation also consists of a monoculture of scattered grass trees (DAWA 2005).	Degraded: Structure severely disturbed; regeneration to good condition requires intensive management (Keighery 1994)	DAWA (2005) advice for a previous application (CPS 258/1) on the same property indicates that the vegetation for the majority of the property consists of scattered grass trees and grazing has occurred in the past.

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 at variance to this Principle**
DAWA (2005) advice received for a previous application (CPS 258/1) on the same property indicated that the vegetation on the majority of the property was significantly altered from the original condition and consisted of a monoculture of scattered grass trees. It is thought that the property has been subject to regular grazing in the past.

There are a number of conservation estates within 5km of the proposed clearing and it is considered that these would have greater biological diversity than that of the area under application.

Methodology DAWA (2005) (DoE Trim Ref CEO133/05)
GIS Databases:
- CALM Managed Lands and Waters - CALM 01/07/05

(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**
For a previous application (CPS 258/1) on the same property, CALM (2005) indicated that the Specially Protected species Carnaby's Black Cockatoo (*Calyptorhynchus latirostris*) is known to occur in the local area (10km radius). However it is considered that due to the monoculture (grass trees) and degraded nature of the vegetation that it would provide limited habitat values for local fauna. Clearing of the regrowth grass trees is unlikely to pose a significant threat to any endemic wildlife.

Methodology CALM (2005) (DoE Trim Ref CEO161/05)
GIS Databases:
- Gingin 1m Orthomosaic - DLI 03

(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 a number of Priority species known to occur in the local area (10km radius) including:
Dodonaea hackettiana (Priority 4);
Dillwynia dillwynioides (P3);
Anigozanthus humilis subsp chrysanthus (P4);
Georgeantha hexandra (P4); and
Grevillea evanescens (P1)
(CALM 2005).
However due to the degraded nature of the area under application, it is unlikely that any species of conservation significance would occur in this disturbed area (CALM 2005).

Methodology CALM (2005) (DoE Trim Ref CEO161/05)
GIS Databases:
- Declared Rare and Priority Flora List - 01/07/05

(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 no known occurrences of Threatened Ecological Communities (TECs) within a 10km radius of the area under application (CALM 2005). In addition, the degraded nature of the vegetation under application would indicate that it is unlikely to support any TECs.

Methodology CALM (2005) (DoE Trim Ref CEO161/05)
GIS Databases:
- Threatened Ecological Communities - CALM 12/04/05

(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 at variance to this Principle**
The area under application has been mapped as Heddle vegetation complex Karrakatta Complex North (Heddle et al 1980) and Beard vegetation associations 1949 and 1010 (Shepherd et al 2001, Hopkins et al 2001). However, given that the vegetation proposed to be cleared is described as a monoculture of scattered grass trees (DAWA 2005), it is unlikely to be an accurate representation of any of these complexes. Therefore the area under application is not considered to be a significant remnant.

Methodology Heddle et al (1980)
Shepherd et al (2001)
Hopkins et al (2001)
DAWA (2005) (DoE Trim Ref CEO 133/05)

(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 not at variance to this Principle**
There are some Conservation Category Wetlands (CCWs) within 400m of the proposed clearing. However, considering that the vegetation under application consists of a monoculture of grass trees, the vegetation is not considered to be wetland or watercourse dependent.

Methodology GIS Databases:
- Hydrography, linear - DOE 01/02/04
- Geomorphic Wetlands (Mgmt Categories) - Swan Coastal Plain - DOE 15/09/04

(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 soils within the area under application are brown, siliceous, leached sands. DAWA (2005) advised that there is minor potential for wind erosion to occur as a result of clearing and that appropriate management strategies will control any resultant wind erosion. It is the assessing officers view through discussions with the proponent (pers.comm. Lindsay Monk 17/08/2006) that the proposed land use (turf farm) will adequately mitigate the effects of wind erosion as it is in the farms best interests commercially to maintain the topsoil to achieve productivity. Therefore clearing as proposed is unlikely to be at variance to this principle.

Methodology DAWA (2005) (DoE Trim Ref CEO133/05)
Lindsay Monk pers.comm. (17/08/2006)
GIS Databases:
- Soils, Statewide - DA 11/99

(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

A number of conservation estates occur with 5km of the proposed clearing including:
Gnangara-Moore River State Forest;
Moore River Nature Reserve; and
Moore River National Park.

However given the degraded nature of the vegetation proposed to be cleared, it is unlikely the area under application would provide buffering or ecological stepping stone values to these conservation estates.

Methodology GIS Databases:
- CALM Managed Lands and Waters - CALM 01/07/05
- Gingin 1m Orthomosaic - DLI 03

(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 no hydrographic features within the area under application. There are a number of conservation category wetlands on the adjoining property to the west. However these are over 400m from the area under application which is greater than the buffer distance (~200m) recommended in the Water and Rivers Commission Position Statement on Wetlands.

The proposed clearing is also not within a Public Drinking Water Source Area and the removal of scattered grass trees is unlikely to have a significant effect on the local groundwater.

It is considered that the proposed clearing is unlikely to significantly alter the quality of both surface and underground water.

Methodology Water and Rivers Commission (2001)
GIS Databases:
- Hydrography, Linear - DOE 01/02/04
- Geomorphic Wetlands (Mgmt categories) - Swan Coastal Plain - DOE 15/09/04
- Public Drinking Water Source Areas (PDWSAs) - DOE 09/08/05

(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 removal of a linear strip of scattered grass trees is unlikely to exacerbate the extent or duration of flooding in the local area.

Methodology GIS Databases:
- Hydrography, Linear - DOE 01/02/04

Planning instrument, Native Title, Previous EPA decision or other matter.

Comments

This application had previously been approved in principle on the 19 June 2006 and was awaiting planning consent from the Shire of Gingin for Irrigated Horticulture and an expanded groundwater licence to service the proposed area to be cleared. A direct interest submission from the Shire of Gingin advised that under the Town Planning Scheme No. 8, a Development Application to grow a Lucerne crop is not required for the property (DEC TRIM ref: DOC1034). The Department of Water has advised that a Ground Water Licence (GWL 153034(2)) has been granted allowing the applicant to irrigate 33.4ha of Lucerne. (DEC Trim ref: DOC 2499). There is no other RIWI Act Licence, Works Approval or EP Act Licence that will affect the area that has been applied to clear.

Methodology Direct interest submission from Shire of Gingin (DEC TRIM ref: DOC1034)
GWL (Trim Ref: DOC 2499)

4. Assessor's recommendations

Purpose	Method	Applied area (ha)/ trees	Decision	Comment / recommendation
Horticulture	Mechanical Removal	12.2	Grant	<p>The clearing as proposed has been assessed and it is considered that it is not likely to be at variance to the Principles.</p> <p>Development Approval is not required for the purposes of growing Lucerne and an in force water licence is current for this activity on the property.</p> <p>Therefore the assessing officer recommends that a permit be granted.</p>

5. References

- CALM (2005) Land clearing proposal advice. Advice to A/Director General, Department of Environment (DoE). Department of Conservation and Land Management, Western Australia. DoE TRIM ref CEO 161/05.
- DAFWA (2005) Land degradation assessment report. Office of the Commissioner of Soil and Land Conservation, Department of Agriculture and Food Western Australia. DoE TRIM ref CEO133/05.
- Department of Natural Resources and Environment (2002) Biodiversity Action Planning. Action planning for native biodiversity at multiple scales; catchment bioregional, landscape, local. Department of Natural Resources and Environment, Victoria.
- Heddl, 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.
- Hopkins, A.J.M., Beeston, G.R. and Harvey J.M. (2001) A database on the vegetation of Western Australia. Stage 1. CALMScience after J. S. Beard, late 1960's to early 1980's Vegetation Survey of Western Australia, UWA Press.
- Keighery, B.J. (1994) Bushland Plant Survey: A Guide to Plant Community Survey for the Community. Wildflower Society of WA (Inc). Nedlands, Western Australia.
- 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.
- Water and Rivers Commission (2001) Position Statement: Wetlands.

6. Glossary

Term	Meaning
CALM	Department of Conservation and Land Management
DAWA	Department of Agriculture
DEP	Department of Environmental Protection (now DoE)
DoE	Department of Environment
DoIR	Department of Industry and Resources
DRF	Declared Rare Flora
EPP	Environmental Protection Policy
GIS	Geographical Information System
ha	Hectare (10,000 square metres)
TEC	Threatened Ecological Community
WRC	Water and Rivers Commission (now DoE)