



1. Application details

1.1. Permit application details

Permit application No.: 172/1

Permit type: Area Permit

1.2. Proponent details

Proponent's name: Panoramic Enterprises Pty Ltd

1.3. Property details

Property: LOT 3692 ON PLAN 205131 (BAMBUN 6503)

Local Government Area: Shire Of Gingin

Colloquial name: Airfield Rd, Gingin, 15km from Gingin

1.4. Application

Clearing Area (ha)	No. Trees	Method of Clearing	For the purpose of:
45		Mechanical Removal	Grazing & Pasture

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 1014: Mosaic: Low woodland; banksia / shrublands; tea-tree thickets.	The area under notice is on the Swan Coastal Plain, approximately 13 kilometres south of the Gingin town site. The property is comprised of Bassendean sands with vegetation mainly comprised of regrowth Grass Trees, and one main stand of degraded Eucalyptus trees (site visit).	Completely Degraded: No longer intact; completely/almost completely without native species (Keighery 1994)	Observed during site inspection: the majority of the property has been previously cleared and now contains regrowth grass trees and the occasional paddock tree. Areas of thicker vegetation are to be retained; the main copse of vegetation and the wetlands on the property. The proponent is happy to fence off the wetlands. The area proposed to be cleared amounts to 38 ha
Hedde: Bassendean Complex-North; low open forest and low open woodland and sedgelands (Shepherd et al 2001, Hopkins et al 2001)			

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**
The property has been previously cleared and used for the grazing of stock in the past. Vegetation on site is comprised of regrowth Grass Trees and the occasional paddock tree. Due to the extremely degraded condition of the vegetation, it is considered unlikely that the removal and/or clean up of remaining vegetation would impact on biodiversity.

Methodology Site inspection

(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 at variance to this Principle**
The vegetation proposed to be cleared consists of regrowth Grass Trees and the removal of small dead trees and branches. It is considered unlikely that significant habitat exists within this vegetation, and that its removal would impact negatively on fauna populations.

Methodology Site inspection.

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

Comments Proposal is not likely to be at variance to this Principle

Lot 3692 Airfield Road has been seriously degraded through past landuse. The areas proposed to be cleared are relatively free of vegetation, other than Grass Trees.

There are no known Declared Rare Flora in the area under application.

Methodology Site inspection.
GIS Database - Declared Rare and Priority Flora List - CALM 13/08/03

(d) Native vegetation should not be cleared if it comprises the whole or a part of, or is necessary for the maintenance of a significant ecological community.

Comments Proposal is not at variance to this Principle

There are no known Threatened Ecological Communities (TEC's) present on site, although they are present within the local area. Not considered to be an issue as areas which are not degraded and may potentially contain TEC's are being maintained.

Methodology GIS Database - Threatened Ecological Communities

(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 vegetation complex on Lot 3692 Airfield Road is Bassendean Complex -North, or Beard Complex 1014. Both of these vegetation types have more than 50% of their original extent remaining, and in the case of Bassendean Complex - North, have a relatively high percentage in reserve.

As well as the clearing of Grass Trees, the applicant would also like to 'clean up' the small vegetated area in the centre of the property. As the area has been previously cleared, it is considered that little to no impact would occur to the quality of remnant vegetation on site.

reserves/CALM-	Pre-European area (ha)	Current extent (ha)	Remaining %*	Conservation status**	% in managed land
IBRA Bioregion	1,529,235	657,450	43%	Depleted	
Shire of Gingin	181,526	98,552	54.3%	Least Concern	
Beard veg type: 1014	48,359	25,871	53.5%	Least Concern	10.8%
Heddle veg type	74,147	53,384	72%	Least Concern	27.5%

* (Shepherd et al. 2001)

** (Department of Natural Resources and Environment 2002)

Methodology Site inspection.
Shepherd et al. (2001)

(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

Vegetation proposed to be cleared does not include any wetland or water dependant vegetation. The applicant has committed to fencing the wetland areas of the property with an appropriate buffer distance.

Methodology Site inspection.
GIS Database - Geomorphic Wetlands (Classification), Swan Coastal Plain - DoE 21/10/04

(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

Department of Agriculture advice indicates that 'the proposed clearing of approximately 45 hectares of land within Lot 3692 for grazing and pasture is not likely to cause appreciable on site and off site land degradation, subject to the implementation of an appropriate nutrient and irrigation management plan and the maintenance of appropriate stocking rates on the property.'

Methodology DAWA (2004). Land degradation assessment report.

(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 at variance to this Principle

The majority of the property is severely degraded and cleared in the past. The applicant has committed to reserving vegetation within and around wetland areas on the property, and thus it is not considered that the clearing as applied would impact on the environmental values of nearby conservation areas.

Methodology Site inspection.

(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 at variance to this Principle

Removal of vegetation is not expected to lead to a deterioration in groundwater quality on site. The area has been extensively cleared in the past, and the proposed clearing of Grass Trees is not expected to have any additional impacts on the water table.

Methodology Site inspection.

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

Comments Proposal is not at variance to this Principle

Flooding is unlikely to occur as a result of clearing, as clearing would present a negligible change to hydrology.

Methodology GIS Database - FMD 100 Year ARI Floodway and Flood Fringe areas - DoE 02/03
Site inspection.

Planning instrument or other matter.

Comments

Not applicable.

Methodology

4. Assessor's recommendations

Purpose	Method	Applied area (ha)/ trees	Decision	Comment / recommendation
Grazing & Pasture	Mechanical Removal	45	Grant	The proponent applied to clear 45 ha of native vegetation. Following a site visit and discussion with the proponent, the proponent only wishes to clear 38ha as delineated on Plan 172/1. The Department has no objection to the clearing of 38 ha, as proposed, subject to the following condition: 1. The Permit holder shall construct fences that enclose the wetlands on the property. The fences shall be constructed and maintained so as to be adequate to exclude stock access. The following advice should be given: The proponent has committed to try to relocate grass trees if possible. The permit holder should revegetate buffer areas around the perimeter of the property. Revegetation is to consist of native vegetation endemic to the local area.

5. References

DAWA (2004) Land degradation assessment report. Office of the Commissioner of Soil and Land Conservation, Department of Agriculture Western Australia. DoE TRIM refND383.

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.

EPA (2003) Guidance for the Assessment of Environmental Factors -level of assessment of proposals affecting natural areas within the System 6 region and Swan Coastal Plain portion of the System 1 Region. Report by the EPA under the Environmental Protection Act 1986. No 10 WA.

Hedde, 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.

Keighery, BJ (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.

