



1. Application details

1.1. Permit application details

Permit application No.: 2441/1

Permit type: Area Permit

1.2. Proponent details

Proponent's name: Fingold Enterprises Partnership as Trustee for the(Margaret River Free Range Trust1,2,3)

1.3. Property details

Property: LOT 4223 ON PLAN 167144 (House No. 1 BLUNSDON ROSA BROOK 6285)
LOT 4223 ON PLAN 167144 (House No. 1 BLUNSDON ROSA BROOK 6285)

Local Government Area: Shire Of Augusta-Margaret River

Colloquial name:

1.4. Application

Clearing Area (ha)	No. Trees	Method of Clearing	For the purpose of:
7		Mechanical Removal	Building or Structure

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
<p>Beard Vegetation Association 3: Medium Forest; Jarrah-Marri (Sheperd et al. 2001; Hopkins et al. 2001)</p> <p>Mattiske:</p> <p>BINDELLA (BD) : Low woodland of Melaleuca preissiana (Moonah) - Banksia littoralis (Swamp Banksia) - Hakea lasianthoides on valley floors and open forest to woodland of Eucalyptus marginata subsp. marginata (Jarrah) - Corymbia calophylla (Marri) - Eucalyptus patens (Blackbutt) on slopes in perhumid and humid zones.</p> <p>KINGIA (KI) : Open forest of Eucalyptus marginata subsp. marginata (Jarrah) - Corymbia calophylla (Marri) - Allocasuarina fraseriana (Sheoak) - Banksia grandis (Bull Banksia) - Xylomelum occidentale (Woody Pear) on lateritic uplands in perhumid and humid zones. (Mattiske Consulting, 1998)</p>	<p>The proposal involves the clearing of 7ha for the purpose of developing a chicken farm. The North West corner of the site is in good to excellent condition (Keighery 1994) and the remaining section of the site is degraded (Keighery 1994).</p>	<p>Degraded: Structure severely disturbed; regeneration to good condition requires intensive management (Keighery 1994)</p>	<p>The condition and description of the vegetation under application was obtained via the aerial mapping system.</p>

Excellent: Vegetation structure intact; disturbance affecting individual species, weeds non-aggressive (Keighery 1994)

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 may be at variance to this Principle**

The proposal is for the clearing of 7ha of native vegetation for the purpose of developing a chicken farm. The vegetation under application is considered to be in a degraded (Keighery, 1994) condition within the south east portion of the application area; and considered to be in good to excellent (Keighery, 1994) condition within the north west portion. This section of the application area has higher biodiversity than the southern.

The proposed clearing is 1km from an Environmentally Sensitive Area (ESA), being the Donnybrook Sunklands Areas, and has several more ESA's within a 10km radius. The ESA's consist mainly of wetlands.

There are numerous records of priority flora species recorded within the local area (10km radius), however there are only two species (Grevillea brachystylis, Priority 3 and Chorizema reticulatum, Priority 3) which may occur within the area under application, as these species are primarily associated with the same soil and vegetation types.

The north western section of the application area is part of a vegetated parcel of land with high connectivity through the Busselton region.

Therefore the clearing may be at variance to this principle.

Methodology Keighery (1994)
Shepherd et al. (2001)
GIS Database:
- DEFL, SAC Dataset (22/04/08)
- TEC Database, SAC Dataset (22/04/08)
- CALM Managed Lands and Waters
- Matiske Vegetation (1994)
- Bussleton 50cm ORTHOMOSAIC - DLI04

(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**

Within the local area (10km radius of the proposed clearing) there are four records of threatened fauna. The fauna includes Galaxiella munda (Western Mud Minnow, Threatened), Calyptorhynchus banksii naso (Forest Red-tail Black Cockatoo, Threatened), Engaewa pseudoreducta (Margaret River Burrowing Crayfish, Threatened) and Nannatherina balsoni (Balston's Pygmy Perch, Threatened).

The local area (10km radius) is approximately 75% vegetated with 95% of the vegetation managed by DEC. In addition to this, given the size (7ha) and degraded nature of the native vegetation (Keighery 1994) within some areas of the application area it is unlikely that clearing will have a detrimental effect on habitat for fauna indigenous to Western Australia, therefore is not at variance to this principle.

Methodology GIS Database:
- Threatened Fauna, SAC Bio Dataset (22/04/08)
- CALM Managed Lands and Waters
- Bussleton 50cm ORTHOMOSAIC - DLI04

(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**

Within the local area (10km radius) of the site under application there is one record of rare flora, Drakaea micrantha.

The rare flora species is 5.7km north of the proposed clearing site and prefers to grow in grey sandy soils, Drakaea micrantha occurs in a different soil type to the area under application. As such Drakaea micrantha is unlikely to grow in the proposed clearing site and so the proposal is not likely to be at variance to the principle.

Methodology Northcote et al (1960-68)
Shepherd et al. 2001
GIS Database:
- DEFL, SAC Bio Dataset (22/04/08)
- Matiske Vegetation (1998)
- Bussleton 50cm ORTHOMOSAIC

(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 at variance to this Principle

There are no known Threatened Ecological Communities (TEC) within a 10km radius of the area under application. Therefore the proposed clearing is not likely to be at variance to this principle.

Methodology GIS Database:
- TEC, SAC Bio Dataset (22/04/08)

(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

	Pre European	Current Area	Remaining
IBRA Bioregion			
Jarrah Forest (JF)	4,506,655	2,440,940	54.16
Shire (LGA)			
Augusta - Margaret River	223,634	150,658	67.3
Beard Vegetation Association			
Beard Unit: 3	2,390,590	1,6587,247	69.32
Mattiske Vegetation			
Blackwood (Bd)	3,561	3,169	89
Kingia (KI)	1,022,353	995,087	97.3

The area under application is located in the Jarrah Forest Bioregion and is in the Shire of Augusta-Margaret River. The extent of remaining vegetation within the Jarrah Forest bioregion is 54.16%. The extent of remaining of pre-European vegetation (3) within the Jarrah Forest bioregion is 69.32% (Shepherd et al. 2007).

Beard vegetation association 3 and Mattiske vegetation Bd and KI have not been extensively cleared within the Jarrah Forest bioregion, and is higher than the desirable 30% threshold level target identified by the EPA (2000). The local area (10km radius) is approximately 75% vegetated and 95% of the native vegetation is managed by DEC. Due to the amount of surrounding vegetation present, the proposed clearing is not at variance to this principle.

Methodology EPA (2000)
Mattiske Consulting (1998)
Shepherd (2007)
Shepherd et al. (2001)
GIS Database:
- Mattiske Vegetation (1998)
- Interim Biogeographic Regionalisation of Australia

(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 two perennial watercourses (first order streams) which are tributaries of the Margaret River, located 240m south and 220m north of the site under application. The site is not considered to be in association with any water courses or wetlands, and therefore clearing will have no impact on the tributary banks, habitat for aquatic fauna or water quality.

Given this, the proposal is not at variance to this principle.

Methodology GIS Database:
- Hydrography linear (hierarchy) - DoW 13/7/06

(g) Native vegetation should not be cleared if the clearing of the vegetation is likely to cause appreciable land degradation.

Comments Proposal may be at variance to this Principle

The soils within the area under application are described as hard acidic yellow mottled soils containing small to very large amounts of ironstone gravels (Northcote et al. 1960-68).

The topography of the site is between 105m to 110m AHD (Australian Height Datum), and the relief is low.

The groundwater salinity is <500 mg/L (low) and the hydrogeology consist of sedimentary rocks with extensive and deep aquifers. The mean annual rainfall is 1100mm per annum and the evapotranspiration rate is 800 mm. The proposed site is made up of gentle undulating hills to flat terrain.

Given the flat landforms it is a requirement prior to receiving shire approval to complete an environmental assessment, in particular examining aspects of hydrology (SAMR, 2008).

Given the recommendations of the Shire of Augusta-Margaret River due to low topographic relief, the proposed clearing may cause appreciable land degradation and therefore may be at variance to this principle.

Methodology Northcote et al. (1960-68)
SAMR (2008)
GIS Database:
- Evapotranspiration Areal Actual
- Hydrogeology, Statewide
- Groundwater Salinity, Statewide
- Rainfall Mean Annual
- Topographic Contours, Statewide

(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 proposed clearing site is surrounded by conservation areas (120m to 400m from site). The conservation areas include Rapids Conservation Park and Blackwood State Forest. Rapids Conservation Park is 2,383ha and the Blackwood State Forest is 52,286ha, all of which have excellent to very good (Keighery 1994) vegetation. Given the scale of the site (7ha) and the remaining surrounding native vegetation on either side of the clearing and within the local area (10km radius), the proposed clearing is unlikely to impact on the environmental values of any nearby conservation areas in the local area.

The remaining vegetation not under application on the property will buffer the conservation park from the proposed land use.

Methodology Keighery (1994):
GIS Database:
- CALM Managed Lands and Waters

(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**
There are two perennial watercourses (first order streams) which are tributaries of the Margaret River, located 240m south and 220m north from the site under application.

The groundwater salinity is low at <500 mg/L. The mean annual rainfall is 1100mm per annum and the evapotranspiration rate is 800 mm.

The area under application is unlikely to impact on water quality to streams, any connecting watercourses and riparian vegetation and thus the proposed clearing is not at variance to this principle.

Methodology Northcote et al. (1960-68)
GIS Database:
- Evapotranspiration Areal Actual
- Groundwater Salinity, Statewide
- Rainfall Mean Annual
- Topographic Contours, Statewide

(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 area under application is small (7ha) and the catchment area is well vegetated (75%). The proposed clearing is not likely to cause or exacerbate the incidence or intensity of flooding.

Methodology GIS Database:
- Hydrogeology, Statewide
- Groundwater Salinity, Statewide
- Topographic Contours, Statewide

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

Comments

The Town Planning Scheme for the area under application is zoned as Rural.

Development Approval has not yet been granted. The Shire has met the applicant and a number of design concepts have been discussed involving the positioning of the sheds. In order to accommodate the level of development proposed on the site (as well as access, associated infrastructure, and significant fire management requirements - also involving clearing), a level of clearing may be required. In some of the design concepts, the level of clearing possibly required is in the order of 8 ha of consolidated vegetation (not including significant areas of regrowth). The Shire's position is that development should be accommodated within previously cleared areas as far as is practical.

DEC advises that no licences are required for poultry farming, although refer to the Department of Environment (DoE) Code of Practice Poultry Practice for guidelines on poultry farming.

Methodology

GIS Database:
- Town Planning Scheme Zones - MFP 31/08/98

4. Assessor's comments

Comment

The application has been assessed against the clearing principles, planning instruments and other matters in accordance with s51O of the Environmental Protection Act 1986, and the proposed clearing may be at variance to Principles (a) and (g), Principles (c) and (j) are not likely to be at variance and the remaining Principles are not at variance.

5. References

- EPA (2000) Environmental protection of native vegetation in Western Australia. Clearing of native vegetation, with particular reference to the agricultural area. Position Statement No. 2. December 2000. Environmental Protection Authority, 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.
- 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.
- Northcote, K. H. with Beckmann G G, Bettenay E., Churchward H. M., van Dijk D. C., Dimmock G. M., Hubble G. D., Isbell R. F., McArthur W. M., Murtha G. G., Nicolls K. D., Paton T. R., Thompson C. H., Webb A. A. and Wright M. J. (1960-68): 'Atlas of Australian Soils, Sheets 1 to 10, with explanatory data'. CSIRO and Melbourne University Press: Melbourne.
- SAMR (2008). Advice from the Shire of Augusta-Margaret River. 13 May 2008 (DEC TRIM Ref: DOC52945).
- Shepherd, D.P. (2007). Adapted from: Shepherd, D.P., Beeston, G.R., and Hopkins, A.J.M. (2001), Native Vegetation in Western Australia. Technical Report 249. Department of Agriculture Western Australia, South Perth. Includes subsequent updates for 2006 from Vegetation Extent dataset ANZWA1050000124.
- 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.
- T.Chapman, R. Johnstone and M. Massam, Department of Environment and Conservation, Fauna Note No. 06/2005. Red-tailed Black Cockatoo.

6. Glossary

Term	Meaning
BCS	Biodiversity Coordination Section of DEC
CALM	Department of Conservation and Land Management (now BCS)
DAFWA	Department of Agriculture and Food
DEC	Department of Environment and Conservation
DEP	Department of Environmental Protection (now DEC)
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 DEC)

