



1. Application details

1.1. Permit application details

Permit application No.: 258/1
Permit type: Area Permit

1.2. Proponent details

Proponent's name: MR Lindsay A Monk Greenglow Pty Ltd

1.3. Property details

Property: LOT 53 ON PLAN 31975
Local Government Area: Shire Of Gingin
Colloquial name: Part Lot 53 Cowalla Rd, Wanerie, Gingin

1.4. Application

Clearing Area (ha)	No. Trees	Method of Clearing	For the purpose of:
7		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
Beard Vegetation association 1010: Medium open woodland: Marri and Tuart	The area under application is a long narrow strip extending from the southern boundary into a substantially cleared property (DoE GIS viewer).	Degraded: Structure severely disturbed; regeneration to good condition requires intensive management (Keighery 1994)	CALM (2005) advises that the vegetation in the notified area is severely altered, and is degraded. DAWA (2005) advises that subsequent to a site visit, it was established that the vegetation to be cleared includes mainly a monoculture of scattered grasstrees, among which grazing has occurred regularly.
Beard Vegetation association 1949: Low woodland; banksia on low sandhills, swamps in swales with tea-tree and paperbark. (Shepherd et al 2001, Hopkins et al 2001)	DAWA (2005) reports that the vegetation to be cleared includes mainly a monoculture of scattered grasstrees, among which grazing has occurred regularly		
Hedde Vegetation Association: Karakatta Complex; North Predominantly low open forest and low woodland of Banksia spp. E-E todiana, less consistently open forest of E. gomphocephala - E. todiana - Banksia species. (Hedde et al. 1980)			

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 likely to be at variance to this Principle
	The area under application is degraded and has sparse vegetation cover (CALM 2005), It has been significantly altered from its original condition, with regular grazing occurring between the monoculture of scattered grasstrees (DAWA 2005). The clearing as proposed is not likely to be in variance with this Principle.
Methodology	CALM (2005) Land clearing proposal advice (TRIM: CEO161/05) DAWA (2005) Land clearing proposal advice (TRIM: CEO133/05)

(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 may be at variance to this Principle

CALM (2005) reports:

Carnaby's Black Cockatoo *Calyptorhynchus latirostris* (listed as Threatened under the Wildlife Conservation Act and Endangered under the EPBC Act) is known to inhabit the local area (10km radius). Due to the altered nature of the area under application there are limited habitat opportunities for local fauna. Clearing of the remaining regrowth grasstrees is unlikely to pose a significant threat to any conservation category wildlife.

Methodology CALM (2005) Land clearing proposal advice (TRIM: CEO161/05)

[The comprehensiveness of the database is dependent on the amount of survey carried out in the area and does not necessarily represent a current listing].

(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

CALM (2005) advises that there are six species of priority flora present in the area under application, two of which are P1, two are P3 and two are P4.

CALM (2005) also advises that the area under application has been altered to a significant degree, such that the proposal to clear will have a limited impact on flora species of special conservation significance.

Methodology CALM (2005) Land clearing proposal advice (TRIM: CEO161/05)

GIS Databases:

- Declared Rare and Priority Flora List - CALM 13/08/03
- Threatened Flora Data Management System - CALM 13/08/03
- Herbarium Specimen Collection Database - CALM (WA Herb) (CALM 2004).

[The comprehensiveness of the database is dependent on the amount of survey carried out in the area and does not necessarily represent a current listing].

(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 likely to be at variance to this Principle

CALM (2005) advises that there are no records of TEC's occurring in the local area.

Methodology CALM (2005) (TRIM: CEO161/05)

GIS Databases:

- Threatened Plant Communities - DEP 06/95
- Threatened Ecological Communities - CALM 15/07/03
- Environmentally Sensitive Areas - DOE 22/10/04

[The comprehensiveness of the database is dependent on the amount of survey carried out in the area and does not necessarily represent a current listing].

(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 at variance to this Principle

The State Government is committed to the National Objectives Targets for Biodiversity Conservation which includes a target that prevents clearance of ecological communities with an extent below 30% of that present pre-European settlement (Department of Natural Resources and Environment, 2002; EPA, 2000). Local vegetation complexes in this application are below the recommended minimum of 30% representation (Shepherd et al 2001, Hopkins et al 2001, Heddle et al 1980).

CALM (2005) advises that the vegetation under assessment is not considered significant in a regional context based on its degraded nature and sparse vegetation cover.

	Pre-European area (ha)	Current extent (ha)	Remaining %*	Conservation Status**	% in reserves/CALM-managed land
IBRA Bioregion –					
Swan Coastal Plain	1,529,235***	657,450***	43	Least concern	
Shire of Gingin	315,560	177,688	56.3	Least concern	
Beard vegetation associations:					
1010	1,423	93	~6.5	Endangered	0.0
1949	132,958	34,012	25.6	Vulnerable	0.0
Heddle vegetation complex					
Karrakatta Complex; North	5,155	1,027	~20	Vulnerable	

* Shepherd et al. (2001)

** Department of Natural Resources and Environment (2002)

*** Area within the Intensive Landuse Zone

Methodology CALM (2005) (TRIM: CEO161/05)
Shepherd et al (2001)
Hopkins et al (2001)
Heddle et al (1980)
GIS Databases:
- Pre-European Vegetation - DA 01/01
- Heddle Vegetation Complexes - DEP 21/06/95

(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

The closest wetlands are over 400m from the area under application, occurring on the adjacent properties to the south and west. The clearing as proposed is not likely to have an effect on these wetlands.

Methodology GIS Databases:
- Hydrography, linear- DOE 01/02/04
- Geomorphic wetlands - Swan Coastal Plain -DOE 15/09/04
- EPP, Areas - DEP 06/95
- EPP, Lakes - DEP 28/07/03
- EPP, Wetlands (draft) - DEP 21/07/04
- ANCA Wetlands - CALM 08/01

[The comprehensiveness of the database is dependent on the amount of survey carried out in the area and does not necessarily represent a current listing].

(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

DAWA (2005) advise that their site assessment identified minor potential for wind erosion to occur following clearing. However, DAWA (2005) also advise that this may be controlled by implementing proper management strategies.

Methodology DAWA (2005) (TRIM: CEO133/05)
GIS Databases:
- Acid Sulphate Soil Risk Map, SCP DOE 01/02/04

[The comprehensiveness of the database is dependent on the amount of survey carried out in the area and does not necessarily represent a current listing].

(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

There are no records of conservation areas within 400m of the area under application. CALM (2005) advises that the land under application would not contribute significantly to any of the adjacent conservation reserves in the area because of its degraded nature and sparse vegetation cover.

Methodology CALM (2005) (TRIM: CEO161/05)
GIS databases:
- CALM Managed Lands and Water - CALM 01/08/04
- System 6 Conservation Reserves - DEP 06/95
- System 1 to 5 and 7 to 12 Areas - DEP 06/95

[The comprehensiveness of these databases is dependent on the amount of survey carried out in the area and does not necessarily represent a current listing].

(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

The notified area occurs within the Gingin groundwater area. However, due to the small size of the areas to be cleared (7ha) the clearing as proposed is not likely to have a significant impact on the quality of surface or underground water.

- Methodology** GIS Databases:
- Hydrography, linear- DOE 01/02/04
 - Geomorphic wetlands - Swan Coastal Plain -DOE 15/09/04
 - EPP, Areas - DEP 06/95
 - EPP, Lakes - DEP 28/07/03
 - EPP, Wetlands (draft) - DEP 21/07/04
 - ANCA Wetlands - CALM 08/01
 - Groundwater Subareas WRC 10/10/00

[The comprehensiveness of the database is dependent on the amount of survey carried out in the area and does not necessarily represent a current listing].

(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**
 Clearing of the small, linear corridor of degraded vegetation under application is not likely to exacerbate the extent or duration of flooding in the area.

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

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

Comments Shire of Gingin advise that the land clearing activity is not undertaken until Planning Consent for Irrigated Horticulture has been obtained.

Methodology Submission Shire of Gingin (TRIM ref No. NI932)

4. Assessor's recommendations

Purpose	Method	Applied area (ha)/ trees	Decision	Comment / recommendation
Horticulture	Mechanical Removal	7	Grant	Assessable criteria have been addressed and the clearing is at variance with Principle e and may be at variance with Principle b. However, the nature of the vegetation to be cleared has been highly altered and is not likely to be representative of the original vegetation on site, not is it likely to provide valuable habitat for indigenous fauna. Thus, the assessing officer recommends that the permit be granted.

5. References

ANCA (1996) A Directory of Important Wetlands in Australia. Second Edition. Australian Nature Conservation Agency, Canberra

CALM Land clearing proposal advice (2005). Advice to A/Director General, Department of Environment (DoE). Department of Conservation and Land Management, Western Australia. DoE TRIM ref CEO161/05.

DAWA Land degradation assessment report (2005). Office of the Commissioner of Soil and Land Conservation, Department of Agriculture 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.

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.