



CLEARING PERMIT

Granted under section 51E of the Environmental Protection Act 1986

PERMIT DETAILS

Area Permit Number: 3091 / 1
File Number: DEC11173
Duration of Permit: From 21 June 2009 to 21 June 2011

PERMIT HOLDER

Anh Dung Luu
Pek Hong Ng

LAND ON WHICH CLEARING IS TO BE DONE

Lot 3449 on Plan 205129 Tangletoe Road, Muckenburra

AUTHORISED ACTIVITY

Clearing of up to 0.8 hectares of native vegetation within the area hatched yellow on attached Plan 3091/1.

CONDITIONS

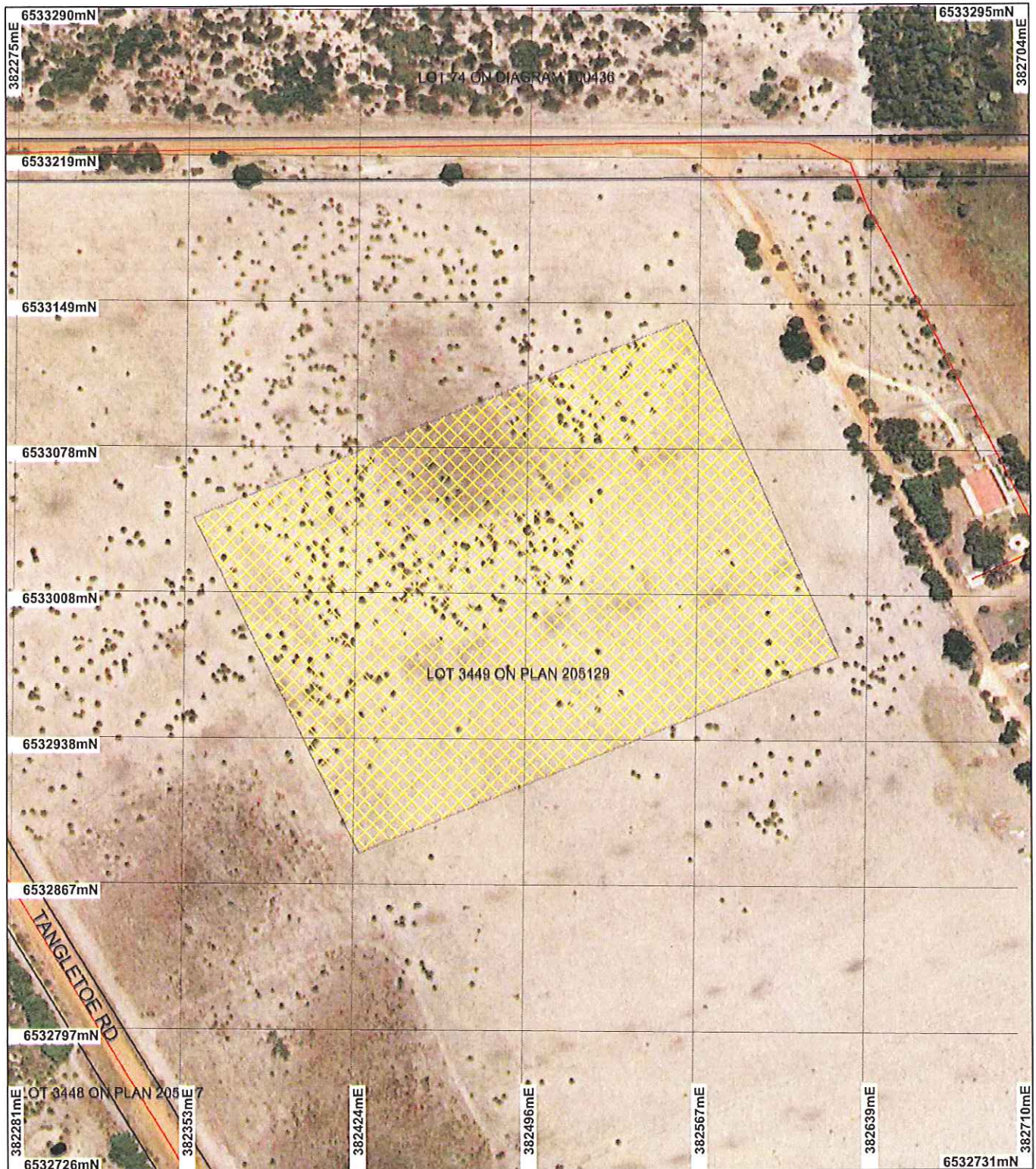
Nil

Kelly Faulkner
MANAGER
NATIVE VEGETATION CONSERVATION BRANCH

*Officer delegated under Section 20
of the Environmental Protection Act 1986*

21 May 2009

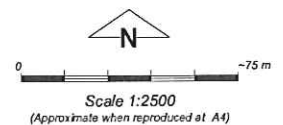
Plan 3091/1



LEGEND

Clearing Instruments

- Areas Approved to Clear
- Road Centrelines
- Cadastre for labelling
- Qingjin 50cm Orthomosaic - Landgate 2006



Geocentric Datum Australia 1994

Note: the data in this map have not been projected. This may result in geometric distortion or measurement inaccuracies.

K Pauling

Officer with delegated authority under Section 20 of the Environmental Protection Act 1986

Information derived from this map should be confirmed with the data custodian acknowledged by the agency acronym in the legend.



Department of Environment and Conservation

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1. Application details

1.1. Permit application details

Permit application No.: 3091/1
Permit type: Area Permit

1.2. Proponent details

Proponent's name: Anh Dung Luu and Pek Hon Ng

1.3. Property details

Property: LOT 3449 ON PLAN 205129
Local Government Area: Shire Of Gingin
Colloquial name:

1.4. Application

Clearing Area (ha)	No. Trees	Method of Clearing	For the purpose of:
0.8		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 1014: Mosaic: Low woodland; banksia / Shrublands; teatree thicket (Shepherd 2007; SAC Bio Datasets 05/05/2009)	The area under application (0.8ha of vegetation within a 4ha area) is located within Lot 3449 (a 68ha property).	Completely Degraded: No longer intact; completely/almost completely without native species (Keighery 1994)	The condition of the native vegetation under application was determined from site inspection conducted 7 May 2009 (DEC, 2009).
Hedde Vegetation Complex Bassendean Complex North: Vegetation ranges from a low open forest and low open woodland of Banksia species E. totiana to low woodland of Melaleuca species and sedgelands which occupy the moister sites. (Hedde et al, 1980)	The native vegetation under application comprises mostly weed species with scattered Xanthorrhoea preissii, Acacia sp, Dasypogon sp, Patersonia occidentalis, Juncus sp and Lepidosperma sp (DEC, 2009).		

3. Assessment of application against clearing principles

Comments

The vegetation under application (0.8ha of native vegetation within a 4ha area) includes predominantly weed species with some scattered Xanthorrhoea preissii and Acacia sp in a completely degraded condition (DEC, 2009). This vegetation is considered to comprise limited habitat or biodiversity values. The assessment considered that the proposed clearing is not likely to impact any biodiversity, land degradation, or environmental water values within the local or regional context.

A section of the area under application comprises a mapped multiple use wetland, which covers an area of ~0.3ha, and there is a multiple use wetland located 40m south-west. Aerial imagery shows that these wetlands are mostly devoid of vegetation and a site inspection of the wetland within the area under application observed sparse native vegetation of Dasypogon sp, Patersonia occidentalis, Juncus sp and Lepidosperma sp; therefore, support limited attributes and functions. In addition, there is a Resource Enhancement Wetland (REW) mapped 120m east of the area under application.

Given the relatively small scale of native vegetation proposed to be cleared and the completely degraded condition, this proposal is not considered likely to be at variance to any of the clearing principles.

The area under application is within the Proclaimed Groundwater Area of Gingin. Therefore any abstraction of groundwater would require a licence. A Licence to Take Water on Lot 3449 has been refused by the Department of Water; therefore, the landowners are proposing to abstract surface water that ponds on the eastern boundary of the property (JDA, 2008).

There is no RIWI Act Licence, Works Approval or EP Act Licence that affects the area under application.

Water and Rivers Commission (2001) identifies recommended buffer distances for land uses from wetland areas, with the minimum area being 200 metres on transmissive soils for market gardens. There is a REW located 120m east of the area under application and the area under application occurs on sandy soils (Northcote et al, 1960-68).

Development approval from the Shire of Gingin is required for the horticultural development.

Submission (2009) was received for this application. Given the property is cleared and degraded, there was no objection to the proposal.

Lot 3449 is freehold land; and is zoned rural under the local Town Planning Scheme.

Methodology

References:

- DEC (2009)
 - JDA (2008)
 - Northcote et al (1960-68)
 - Submission (2009)
 - Water and Rivers Commission (2001)
- ##### GIS databases:
- Cadastre
 - Geomorphic Wetlands (Mgt Categories), Swan Coastal Plain
 - Gingin 50cm Orthomosaic - Landgate 2006
 - RIWI Act, Groundwater Areas
 - SAC Bio Datasets 14/04/09
 - Soils, Statewide
 - Town Planning Scheme Zones

4. Assessor's comments

Comment

The assessable criteria have been addressed and the proposed clearing is not likely to be at variance to any of the clearing principles.

5. References

- DEC (2009) Site Inspection Report for Clearing Permit Application CPS 3091/1, Lot 3449 Tangletoe Road, Muckenburra. Site inspection undertaken 07/05/2009. Department of Environment and Conservation. TRIM Ref DOC84100
- 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.
- JDA (2008) Recharge of Surface Water to Support Superficial Aquifer Licence Application for Lot 3449 Tangletoe Road, Muckenburra. TRIM Ref DOC82043
- 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. (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.
- Submission (2009) Direct Interest Submission Lot 3449 Tangletoe Road, Muckenburra. TRIM Ref DOC83808

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)