



CLEARING PERMIT

Granted under section 51E of the Environmental Protection Act 1986

PERMIT DETAILS

Area Permit Number: 3249 / 1
File Number: 22776
Duration of Permit: From 17 October 2009 to 17 October 2011

PERMIT HOLDER

Lindsay Monk (on behalf of Trader Lodge Grazing Pty Ltd)

LAND ON WHICH CLEARING IS TO BE DONE

LOT 53 ON PLAN 31975 (WANERIE 6503)

AUTHORISED ACTIVITY

Clearing of up to 41 hectares of native vegetation within the area hatched yellow on attached Plan 3249/1.

CONDITIONS

Nil.

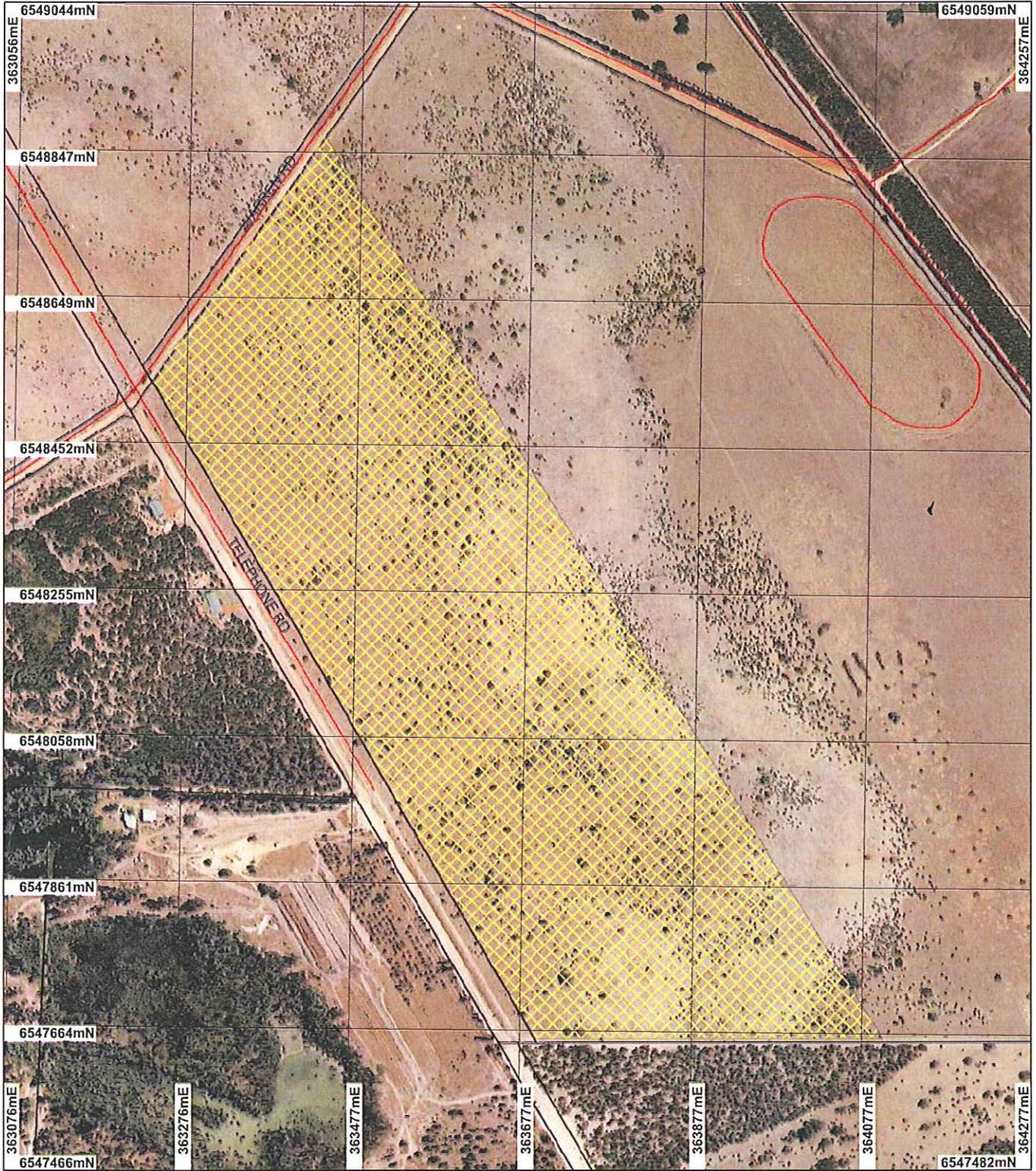
A handwritten signature in blue ink that reads "Keith Claymore".

Keith Claymore
A/ ASSISTANT DIRECTOR
NATURE CONSERVATION DIVISION

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

17 September 2009

Plan 3249/1



LEGEND

- Road Centrelines
- Cadastral Clearing Instruments
- Areas Approved to Clear

Gingin 50cm Orthomosaic - Landgate 2008



Scale 1:7000

(Approximate when reproduced at A4)

Geocentric Datum Australia 1994

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

K. Graymore Date 17/10/09

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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* Project Data is denoted by asterisk. This data has not been quality assured. Please contact map author for details.



1. Application details

1.1. Permit application details

Permit application No.: 3249/1

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 6503)

Local Government Area:

Colloquial name:

1.4. Application

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

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 - Karrakatta Complex North: predominantly low open forest and low woodland of Banksia species, Eucalyptus todtiana, less consistently open forest of E. gomphacephala, E. todtiana and Banksia species (Hedde et al. 1980).	Aerial photo indicates that vegetation in the area under application is in a degraded condition. DAWA (2005) advised that the vegetation proposed to be clearing on the same property as a monoculture of grasstrees (Xanthorrhoea sp.). Information provided in the application advised vegetation within the area under application is limited to grasstrees and Christmas trees (Nuytsia sp.).	Completely Degraded: No longer intact; completely/almost completely without native species (Keighery 1994)	Information provided in the application advised vegetation within the area under application is limited to grasstrees and Christmas trees (Nuytsia sp.). Aerial photo and DAWA (2005) advice suggest that the remaining native vegetation in this property is completely degraded. The condition of the vegetation has been assessed through aerial photos (Gingin 50cm Orthomosaics - Landgate 2006) and DAWA (2005).
Beard vegetation association 1949: low woodland; Banksia on land sandhills, swales in swales with tea-tree and paperbark.			
Beard vegetation association 1010: medium open woodland; marri and tuart (Shepherd et al. 2007).	Vegetation description is based on aerial photography and site inspection report (DAWA 2005; Gingin 50cm Orthomosaic - Landgate 2006)		

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 applied area is 41 ha with native vegetation limited to a monoculture of grasstrees and Nuytsia sp. over pasture that is regularly grazed (DAWA 2005). The purpose of the proposed clearing is to establish Lucerne crop. The remaining native vegetation in the property appears to be degraded and subject to significant disturbance.

There are two Priority Flora species (*Anigozanthus humilis* subsp. *chrysanthus* and *Dodonaea hackettiana*) and three Priority Ecological Communities within the local area (10 km radius).

Due to grazing disturbance, there is not likely to be any significant understorey vegetation which can support

Priority Flora or species found in the Priority Ecological Communities. Due to the significant disturbance and completely degraded (Keighery 1994) condition, the remaining vegetation is unlikely to contain high levels of biological diversity and the surrounding conservation areas are likely to contain a higher biological diversity than the native vegetation under application.

Methodology DAWA (2005)
Keighery (1994)
GIS Databases:
- CALM Managed Lands and Waters - CALM 01/07/05
- Clearing Regulations, Environmentally Sensitive Areas 30/05/05
- Gingin 50cm Orthomosaic - Landgate 2006
- NLWRA, Current Extent of Native Vegetation 20/01/01
- SAC Biodatasets - accessed 18/08/09

(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**
The Declared Threatened Fauna species *Calyptorhynchus latirostris* (Carnaby's Black Cockatoo) is known to occur approximately 8.4 km east of the area under application.

The native vegetation in the proposal area is limited to a monoculture of grasstrees and *Nuytsia* sp. over introduced pasture species (DAWA 2005) and is considered in a completely degraded condition.

Given the lack of suitable foraging habitat for Cockatoos and limited understorey it is considered unlikely that the vegetation under application provides significant fauna habitat for Carnaby's Cockatoo or ground dwelling fauna.

Methodology DAWA (2005)
Keighery (1994)
GIS Databases:
- CALM Managed Lands and Waters - CALM 01/07/05
- Gingin 50cm Orthomosaic - Landgate 2006
- SAC Biodatasets - Accessed 18/08/2009

(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 no known occurrences of rare flora in the local area (10 km radius). Given that the vegetation under application consists only of individual grasstrees and *Nuytsia* sp. and a grazed understorey (DAWA 2005), and as there are no known records of rare flora in the local area (10 km radius), the area under application is not considered likely to support rare flora.

Methodology DAWA (2005)
GIS Databases:
- Gingin 50cm Orthomosaic - Landgate 2006
- SAC Biodatasets - Accessed 18/08/2009

(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) in the local area (10 km radius). The grazing disturbance and completely degraded (Keighery 1994) vegetation condition (DAWA 2005) suggest that the area under application is not likely to support any TECs or PECs.

Methodology DAWA (2005)
Keighery (1994)
GIS Databases:
- Gingin 50cm Orthomosaic - Landgate 2006
- SAC Biodatasets - Accessed 18/08/2009

(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 likely to be at variance to this Principle**
The applied clearing area has been mapped as Heddle vegetation complex 47 - Karrakatta Complex North (Heddle et al. 1980) and Beard Vegetation Associations 1949 and 1010 (Shepherd 2007).

However, as the vegetation in the property is limited to a monoculture of grasstrees (DAWA 2005) and *Nuytsia* sp., it is considered unlikely to be representative of the pre-European vegetation types.

The remaining vegetation of grasstrees and *Nuytsia* sp. is not likely to be significant as a remnant given the completely degraded condition due to historic grazing pressures (DAWA 2005; Keighery 1994).

Methodology DAWA (2005)
Heddle et al. (1980)
Keighery (1994)
Shepherd (2007)
GIS Databases:
- Gingin 50cm Orthomosaic - Landgate 2006
- Interim Biogeographic Regionalisation of Australia - EA 18/10/00
- Local Government Authorities - DLI 8/07/04
- Pre European Vegetation - DA 01/01
- SAC Biodatasets - Accessed 18/08/2009

(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 likely to be at variance to this Principle

There are some Conservation Category Wetlands to the west of the proposal area. The closest of them is situated within ~ 150 m off the western tip of the applied clearing area. There are also other non-perennial swamps and flood limit areas to the west of the area under application.

Given the distance to the wetlands in the local area and the completely degraded condition of the vegetation under application it is considered that these wetlands are unlikely to be impacted by the proposed clearing.

Methodology - ANCA wetlands - Environment Australia 26/3/99
- EPP Lakes Policy Area - DEP 14/05/97
- Geomorphic Wetlands (Mgt Categories) - Swan Coastal Plain
- Gingin 50cm Orthomosaic - Landgate 2006
- Hydrography, linear - DoW
- Hydrography, linear (hierarchy) - DoW
- Ramsar wetlands - DEC 03

(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

Chief soils are brown, siliceous, leached sands (Northcote et al. 1960-68). DAWA (2005) identified the potential for wind erosion to occur within these sandy soils following clearing of native vegetation.

The clearing as proposed may result in appreciable land degradation however, wind erosion can be adequately managed on site by establishment of the proposed Lucerne crop following the clearing, or by implementing other appropriate management strategies.

Methodology DAWA (2005)
Northcote et al. (1960-68)
GIS Databases:
- Average Annual Rainfall Isohyets - WRC 29/09/98
- Groundwater Salinity, Statewide - DoW
- Salinity Risk LM 25m - DOLA
- Soils, Statewide - DA
- Topographic Contours, Statewide - DOLA

(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 three Conservation Areas within the local area (10 km radius): Gngangara-Moore River State Forest, Moore River Nature Reserve and Moore River National Park. They are situated farther than ~ 3.5 km from the area under application.

The remaining native vegetation is a monoculture of grasstrees and *Nuytsia* sp. over introduced pasture species. The vegetation is considered to be completely degraded (Keighery 1994).

Given the distance and completely degraded nature, the vegetation under application is not likely to provide buffering or ecological linkage to the nearby conservation areas.

- Methodology** DAWA (2005)
Keighery (1994)
GIS Databases:
- Gingin 50cm Orthomosaic - Landgate 2006
- Register of National Estate - EA
- CALM Managed Lands and Waters - DEC
- Systems 1-5 and 7-12 Areas - DEC

(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 may be at variance to this Principle

There are no hydrographic features within the area under application. There are some Conservation Category Wetlands to the west of the proposal area, with the closest situated ~ 150 m from the western tip of the application area. There are also other non-perennial swamps and flood limit areas to the west of the area under application.

Given the distance to the nearest wetland and limited native vegetation within the area under application it is not considered likely the proposed clearing will result in deterioration in surface or underground water quality.

- Methodology** DAWA (2005)
Keighery (1994)
GIS Databases:
- Gingin 50cm Orthomosaic - Landgate 2006
- Groundwater Salinity, Statewide - DoW
- Hydrographic Catchments - Catchments - DoW
- Hydrography, linear - DoW
- Public Drinking Water Source Areas (PDWSAs) - 07/02/06
- RiWI, Areas - DoW
- Salinity Risk LM 25m - DOLA
- Topographic Contours, Statewide - DOLA

(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

Chief soils are brown, siliceous, leached sands (Northcote et al. 1960-68). The proposed clearing area has a low relief topography and the nearest surface water expression area, which is a Conservation Category Wetland, is located approximately 150 m to the west of the area under application.

The property has already been significantly cleared and the vegetation is considered to be completely degraded (Keighery 1994).

Given the sandy soils, where water infiltration is expected to be high, and the degraded condition (Keighery 1994) of the vegetation, the proposed clearing is not likely to cause waterlogging or exacerbate flooding.

- Methodology** Keighery (1994)
Northcote et al. (1960-68)
GIS Databases:
- Hydrographic Catchments - Catchments - DoW
- Hydrography, linear - DoW
- Soils, Statewide - DA
- Topographic Contours, Statewide - DOLA
- Average Annual Rainfall Isohyets - WRC 29/09/98

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

Comments

The proponent has a DoW licence to extract 573,000 kL of water and has lodged a new application to increase entitlements.

A Direct interest submission (2009) from the Chittering Valley Land Conservation District Committee has commented on the application stating that 'This site is old cleared farmland with regrowth. If regrowth with trunk circumference 625 mm or more is cleared it is recommended that revegetation occur along the south western and the western boundary of Lot 53 adjacent to the remnant vegetation parcel on the neighbouring property. The reason for requesting this condition is to ensure that the hydrological balance does not change. The

wetlands on the property to the west are still in reasonable condition and altering the hydrology could lead to adverse changes to them'.

Shire of Gingin (2009) advised that the Council has no objection to the proposal as the land clearing is to facilitate a land use which is "as of right" under Council's TPS No. 8.

Methodology

Direct interest submission (2009)

Shire of Gingin (2009)

GIS database:

- Cadastre - Landgate Dec 07
- Native Title Claims - LA 2/5/07
- RIWI Act, Groundwater Areas - DoW 13/07/06
- RIWI Act, Irrigation Districts - DoW 13/07/06
- Town Planning Scheme Zones - MFP 31/08/98
- Country Area Water Supply Act (Part IIA) Clearing Control Catchments 29/06/2006
- Aboriginal Sites of Significance 26 April 2007
- Public Drinking Water Source Areas (PDWSAs) - 07/02/06

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 is not likely to be at variance to any of the Principles.

5. References

- DAWA (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.
- Direct interest submission (2009) Chittering Valley Land Conservation District Committee. TRIM Ref: DOC 97517.
- 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, B.J. (1994) Bushland Plant Survey: A Guide to Plant Community Survey for the Community. Wildflower Society of WA (Inc). Nedlands, Western 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.
- 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.
- Shire of Gingin (2009) Direct interest submission. TRIM Ref: DOC 97600.

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)