



CLEARING PERMIT

Granted under section 51E of the Environmental Protection Act 1986

PERMIT DETAILS

Area Permit Number: 4659/1

File Number: 2011/009587-1

Duration of Permit: From 20 February 2012 to 20 February 2014

PERMIT HOLDER

Linstar Holdings Pty Ltd

LAND ON WHICH CLEARING IS TO BE DONE

Lot 28 on Plan 24127, 866 Cheriton Road, Ginginup

AUTHORISED ACTIVITY

The Permit Holder shall not clear more than 0.7 hectares of native vegetation within the area cross hatched yellow on attached Plan 4659/1.

CONDITIONS

Nil.

A handwritten signature in black ink, appearing to read "K Faulkner", written over a horizontal line.

Kelly Faulkner
MANAGER
NATIVE VEGETATION CONSERVATION BRANCH

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

25 January 2012

Plan 4659/1



LEGEND

Clearing Instruments

-  Areas Approved to Clear
-  Road Centrelines
-  Cadastre




0 ————— 150 m

Scale 1:6057

(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 at measurement inaccuracies.

 Date 28/4/12
K. Faulkner

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
Our environment, our future
WA Crown Copyright 2002



1. Application details

1.1. Permit application details

Permit application No.: 4659/1
Permit type: Area Permit

1.2. Proponent details

Proponent's name: Linestar Holdings Pty Ltd

1.3. Property details

Property: LOT 28 ON PLAN 24127 (House No. 866 CHERITON GINGINUP 6503)
Local Government Area: Shire of Gingin

1.4. Application

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

1.5. Decision on application

Decision on Permit Application: Grant
Decision Date: 25 January 2012

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 Type: 999 Medium woodland; marri	The application is to clear 0.7 hectares of native vegetation for the purpose horticulture within a 10.9ha footprint area.	Degraded: Structure severely disturbed; regeneration to good condition requires intensive management (Keighery 1994)	The condition of the vegetation was established through a site inspection of the application area by Department of Environment and Conservation (DEC) officers on the 3 November 2011 (DEC 2011).
1027 Mosaic: Medium open woodland; jarrah & marri, with low woodland; banksia / Medium sparse woodland; jarrah & marri (Shepherd, 2009).	The vegetation under application consists of mature Eucalyptus todtiana trees and Xanthorrhoea preissii amongst a ground cover of weed species. The vegetation under application is considered to be in a degraded (Keighery, 1994) condition (DEC, 2011).		
Hedde Vegetation Complex: KARAMAL COMPLEX - SOUTH ; Open forest of Eucalyptus marginata (Jarrah) - Corymbia calophylla (Marri) with second storey of Banksia grandis (Bull Banksia) (Hedde et al, 1980).			

3. Assessment of application against clearing principles

Comments

The application is to clear 0.7 hectares of native vegetation within a 10.9ha footprint area for the purpose of irrigated lucerne production. The area under application is approximately 8 km north from the Gingin townsite.

The vegetation proposed to be cleared consists of Eucalyptus todtiana and Xanthorrhoea preissii scattered throughout the paddock. The condition of the vegetation under application is considered to be degraded (DEC, 2011; Keighery, 1994).

There have been 11 records of fauna species of conservation significance within a 10km radius of the application area. A recent site inspection considered the vegetation under application to be in a degraded (Keighery, 1994) condition (DEC, 2011) and unlikely to be suitable habitat for species of conservation significance known to exist in the local area (DEC, 2011).

The application area is considered not to occur within an extensively cleared landscape, with approximately 45 per cent of pre-European vegetation remaining in the local area (10km).

Given the small area under application and that the vegetation under application is considered to be in a degraded (Keighery, 1994) condition (DEC, 2011) it is unlikely that the proposed clearing will significantly impact on biodiversity in the local area. Additionally the application is not considered to comprise of a high level of biodiversity, nor is it likely to impact upon ground water quality, surface water quality or cause appreciable land degradation in the local area.

Given the above, the application is not likely to be at variance to any of the clearing principles

Methodology	References
	-DEC (2011)
	-DEC (2007-)
	-Keighery (1994)
	GIS Databases
	-Pre-European Vegetation
	-NLWRA, Current Extent of Native Vegetation
	-SAC Bio Datasets (November 2011)

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

Comments

The area under application has a white sandy strip of soil (approximately 3.2 hectares) that runs through the centre of the property, sections of the vegetation under application are within this sandy strip. The nature of the soil occurring within this strip indicates an extreme risk of eutrophication occurring under irrigated production (Commissioner of Soil and Land Conservation, 2011). The risk can be somewhat mitigated by the proposed planting of lucerne due to its deep rooted nature. If the lucerne can be successfully established and maintained it would allow the plant to scavenge nutrients leaching down the soil profile, however there is no way of ensuring that the land will remain under lucerne production. Excess nutrient levels are likely to impact on the Gingin Brook and Conservation Category Wetland from the proposed irrigation production, however given the distance to application from the Gingin Brook and CCW, this should allow for the nutrients to be significantly diluted before entering these areas. Excluding the white sandy strip of soil from the production area is likely to have both environmental as well as operational benefits (Commissioner of Soil and Land Conservation, 2011).

The property under application falls within an area (Gingin Groundwater) which is proclaimed under the Rights in Water and Irrigation Act 1914 (RIWI Act). The Department of Water (DoW, 2011) has advised that there is a Groundwater Licence under the RIWI Act associated with this property.

The Shire of Gingin has acknowledged that the proposal falls under the Shire's Town Planning Scheme No. 8 and no further planning approval is required for the proposed centre pivot for Lucerne on Lot 28 Cheriton Road (Shire of Gingin, 2011).

Linestar Holdings Pty Ltd has amended the application via correspondence to DEC by removing a larger section of Banksia woodland (approximately 2.8ha). The removal of the section of Banksia woodland was in response to a letter DEC sent to the applicant which raised concerns about the significant feeding habitat for Carnarby's black cockatoo within their previous application. Linestar Holdings Pty Ltd has decided to move and realign the centre of the pivot for lucerne growing to avoid the black cockatoo feeding area (Linestar Holdings Pty Ltd, 2012).

Methodology	References
	- Commissioner of Soil and Land Conservation (2011)
	- DoW (2011)
	- Linestar Holdings Pty Ltd (2012).
	- Shire of Gingin (2011)

4. References

- Commissioner of Soil and Land Conservation (2011); Land Degradation Advice and Assessment Report for clearing permit application CPS 4659/1 received 8/12/2011; Department of Agriculture and Food Western Australia (TRIM Ref. DOCA455929).
- DEC (2007 -) NatureMap: Mapping Western Australia's Biodiversity. Department of Environment and Conservation. URL: <http://naturemap.dec.wa.gov.au/>. Accessed November 2011.
- DEC (2011) Site Inspection Report for Clearing Permit Application CPS 4659/1, Lot 28 Cheriton Road, Ginginup. Site inspection undertaken 3/11/2011. Department of Environment and Conservation, Western Australia (TRIM Ref. DOCA457095).
- DoW (2011) Information received by the applicant in relation to clearing permit application CPS 4659/1. Linestar Holdings (Ref:A441759).
- Heddlé, 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.

Linstar Holdings Pty Ltd (2012) Direct Interest Submission for clearing permit application CPS 4659/1. Received 18 January 2012, (Ref. A467791).

Shepherd, D.P. (2009) 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.

Shire of Gingin (2011) Direct Interest Submission for clearing permit application CPS 4659/1. Received 18 November 2011, Shire of Gingin, Western Australia (Ref. A450885).

5. 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)