



CLEARING PERMIT

Granted under section 51E of the Environmental Protection Act 1986

PERMIT DETAILS

Area Permit Number: 5065/1
File Number: 2011/003588-1
Duration of Permit: For period up to three years

PERMIT HOLDER

Stoneform Nominees Pty Ltd

LAND ON WHICH CLEARING IS TO BE DONE

Lot 342 on Deposited Plan 214736

AUTHORISED ACTIVITY

The Permit Holder shall not clear more than 7.54 hectares of native vegetation within the area hatched yellow on attached Plan 5065/1.

CONDITIONS

Nil.

DRAFT

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

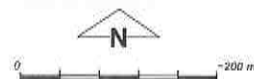
Plan 5065/1



LEGEND

- | | | |
|-------------------------|---|-----------------------------|
| Road Centrelines | State Forest / Timber Reserve | Public Roads |
| Cadastral for labelling | Marine Park | Unallocated Crown Land |
| Freehold | Crown Lease | Water |
| Crown Reserve (cont) | Lease / Reserve | Clearing Instruments |
| | Lease on State Forest / Timber Reserve (cont) | Areas Approved to Clear |

Carnarvon 1.4m Orthomosaic - Landgate 2002



Scale 1:7442
(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.

Date

Official 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.: 5065/1
Permit type: Area Permit

1.2. Proponent details

Proponent's name: Stoneform Nominees Pty Ltd

1.3. Property details

Property: LOT 342 ON PLAN 214736 (House No. 831 NORTH RIVER NORTH PLANTATIONS 6701)
Local Government Area:
Colloquial name:

1.4. Application

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

1.5. Decision on application

Decision on Permit Application: Undertaking
Decision Date: 26 July 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
Mapped Beard vegetation association 308 is described as - Mosaic: Shrublands; Acacia sclerosperma sparse scrub / Succulent steppe; saltbush & bluebush.	The proposal is to clear up to 7.54 hectares of native vegetation on Lot 342 on Plan 214736 Reserve 37376, North Plantations, for the purpose of horticulture development. The vegetation under application consists of buffel grass, acacia sp and river salt bush (<i>Attriplrx amnicola</i>) with an area of 0.04ha containing samphire species.	Degraded: Structure severely disturbed; regeneration to good condition requires intensive management (Keighery 1994) Good: Structure significantly altered by multiple disturbance; retains basic structure/ability to regenerate (Keighery 1994)	Condition of vegetation was established through a site inspection by Commissioner of Soil and Land Conservation (2012).

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 proposal is to clear up to 7.54 hectares of native vegetation on Lot 342 on Plan 214736 Reserve 37376, North Plantations, for the purpose of horticulture development.

The vegetation under application consists of buffel grass, Acacia sp and river salt bush (*Attriplrx amnicola*) with an area of 0.04ha containing samphire species in a degraded to good (Keighery 1994) condition (Commissioner of Soil and Land Conservation 2012).

No priority ecological communities, threatened ecological communities or rare flora have been mapped in the application area or local (10km radius) area.

There is a high percentage of vegetation remaining in local area and therefore the proposed clearing is not considered to impact on significant fauna habitat.

Given the above, it is not considered for the vegetation under application to comprise of a high level of biodiversity. The proposed clearing is not likely to be at variance to this principle.

-Commissioner of Soil and Land Conservation (2012)
 -Keighery (1994)
 GIS Databases
 -Sac Bio datasets (5 June 2012)

(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**
 Numerous threatened fauna species have been recorded within the local (10 km radius) area.

Given the clearing consists of 7.54ha of vegetation in a highly vegetated area (approx 85% remaining in 10km radius), it is unlikely the vegetation under application represents significant fauna habitat as similar habitat within the application area is likely to occur in better condition in surrounding vegetation.

Given this, the proposed clearing is not likely to be at variance to this Principle.

Methodology GIS Databases
 -SAC Bio datasets (5 June 2012)
 -Carnarvon 1.4m Orthomosaic - Landgate 2002

(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**
 No rare flora has been recorded within a 10 km radius of the proposed clearing.

Therefore, it is unlikely for the application area to contain or be necessary for the continued existence of rare flora.

The proposed clearing is not likely to be at variance to this Principle.

Methodology GIS Databases
 -Sac Bio datasets (5 June 2012)

(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**
 No threatened ecological communities (TEC) have been recorded within a 10 km radius of the proposed clearing.

Therefore, it is unlikely for the application area to contain or be necessary for the continued existence of a TEC.

The proposed clearing is not likely to be at variance to this Principle

Methodology GIS Databases
 -Sac Bio datasets (5 June 2012)

(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 vegetation under application is described as Beard vegetation association 308 which there is 99.2% of pre-European extent remaining (Government of Western Australia 2011).

The Beard vegetation association retains more than the threshold level (30%) recommended in the National Objectives Targets for Biodiversity Conservation, below which species loss appears to accelerate exponentially at an ecosystem level (Commonwealth of Australia 2001).

In addition, the application areas do not occur within an extensively cleared landscape as approximately 85% remains in the local area (10 km radius) and 99.7% remaining in the Shire of Carnarvon. Therefore, the proposal is not at variance to this principle

	Pre-European (ha)	Current Extent Remaining (ha)	Remaining (%)	Extent in DEC Managed Lands (%)
IBRA Bioregion*				
Carnarvon	8,382,609	8,360,610	99.74	11.43

Shire*					
Shire of Carnarvon	4,637,450	4,613,559	99.48	7.01	
Beard Vegetation Association in Bioregion*					
308	447,065	443,500	99.2	0.61	

* Government of Western Australia (2011)

- Methodology** References
- Government of Western Australia (2011)
 - Pre-European vegetation
 - Commonwealth of Australia (2001)
- GIS Databases
- Pre-European vegetation

(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 may be at variance to this Principle**
- The proposed clearing is 467m north of the Gascoyne River and occurs within the Gascoyne River floodplain.
- A site inspection identified river salt bush (*Atriplex amnicola*) (Commissioner of Soil and Land Conservation 2012) which is associated with river floodplains (WA Herbarium 1998).
- Given that the proposed clearing contains floodplain vegetation the proposed clearing may be growing in association with a watercourse and may be at variance to this Principle

- Methodology** References
- Commissioner of Soil and Land Conservation (2012)
 - WA Herbarium (1998)
- GIS Databases
- Hydrography, linear

(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 area under application is mapped as Delta land unit 2 which is predominately duplex or uniform fine textured saline alkali soils which are unsuitable for horticultural production due to the high salinity of surface and subsurface soils in the northern portion of the application area (Commissioner of Soil and Land Conservation 2012).
- However, the clearing is not considered to increase salinity of the local area (Commissioner of Soil and Land Conservation 2012).
- The proposed clearing may cause soil erosion during flooding of the area which occurs once a decade (Commissioner of Soil and Land Conservation 2012). Clearing may also increase future flood flows and accelerate soil erosion within the application area and within neighbouring properties that have been cleared for horticulture (Carnarvon LCDC 2012).
- Therefore, the proposed clearing may be at variance to this Principle. Therefore, the proposed clearing may be at variance to this Principle. Appropriate management strategies will minimise the impacts of native vegetation clearing.

- Methodology** References
- Commissioner of Soil and Land Conservation (2012)
 - Carnarvon LCDC (2012)
- GIS Databases
- Soils, 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 likely to be at variance to this Principle**
- The closest conservation areas to the proposed clearing are Chinamans Pool Nature Reserve located 1.6km south west of the application area, One Tree Point Nature Reserve located approximately 3.6km south west of the application area and Shark Bay Marine Park located 9.8km south of the application area.

The application area is not a part of an ecological linkage between these conservation areas.

Given this and the distance to the nearest conservation area, the proposed clearing is not likely to be at variance to this Principle.

Methodology GIS Databases
-DEC Managed Land

(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 likely to be at variance to this Principle**
The proposed clearing is 467m north of the Gascoyne River and occurs within the Gascoyne River floodplain.

The area under application is mapped as Delta land unit 2 which is predominately duplex or uniform fine textured saline alkali soils which are unsuitable for horticultural production due to the high salinity of surface and subsurface soils in the northern portion of the application area (Commissioner of Soil and Land Conservation 2012).

However, the clearing is not considered to increase salinity of the local area (Commissioner of Soil and Land Conservation 2012). Therefore it is not considered for the proposed clearing to increase salinity of ground or surface water.

The proposed clearing is not likely to be at variance to this Principle.

Methodology References
-Commissioner of Soil and Land Conservation (2012).
GIS Databases
-Hydrography, linear

(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 may be at variance to this Principle**
The proposed clearing is 467m north of the Gascoyne River and occurs within the Gascoyne River floodplain.

The proposed clearing may increase future major flood flows (occur once every 10 years) within the application area and within neighbouring properties that have been cleared for horticulture (Carnarvon LCDC 2012).

Therefore, the proposed clearing may be at variance to this Principle.

Methodology References
-Carnarvon LCDC (2012)
GIS Databases
-Hydrography, linear

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

Comments
The proposal is to clear up to 7.54 hectares of native vegetation on Lot 342 on Plan 214736 Reserve 37376, North Plantations, for the purpose of horticulture development.

The property under application (Lot 342 on Plan 214736) is currently in the process of being sold to Stoneform Nominees Pty Ltd and will be amalgamated with Lot 50 on Plan 137994 which is owned by Stoneform Nominees Pty Ltd.

The application area occurs within the RIWI Act Carnarvon Ground water area and the Carnarvon Irrigation District- Surface water area. Currently Stoneform Nominees Pty Ltd hold a groundwater license to abstract 48 000 KL to irrigate 8 ha for horticultural purposes. This license has an expiry date of 31 March 2014 (Department of Water 2012). The applicant does not hold a surface water license for the property (Department of Water 2012).

A submission (Carnarvon LCDC, 2012) was received advising that the soil characteristics of the lot are not suitable for intensive irrigated horticulture, and the clearing of native vegetation will increase future flood flows impacting neighbouring properties. This concern has been addressed in principle (g).

The Commissioner of Soil and Land Conservation (2012) advised that the area under application is mapped as Delta land unit 2 which is predominately duplex or uniform fine textured saline alkali soils which are unsuitable for horticultural production due to the high salinity of surface and subsurface soils in the northern portion of the application area. Soil salinity is production risk rather than a land degradation risk caused by the clearing

(Commissioner of Soil and Land Conservation 2012). However, successful cultivation of vegetable crops occurs on the same land system to the immediate east west and south of the application area (Commissioner Soil and Land Conservation 2012).

Methodology

References:

- Department of Water (2012)
- Carnarvan LCDC (2012)
- Commissioner of Soil and Land Conservation (2012)

4. References

- Carnarvon LCDC (2012) Land Degradation advice for clearing application CPS 5065/1 - Stoneform Nominees Pty Ltd. DEC ref A515297
- Commissioner of Soil and Land Conservation (2012) Land Degradation advice for clearing application CPS 5065/1 - Stoneform Nominees Pty Ltd. DEC ref A524311
- Department of Water (2012) Advice for clearing application CPS 5065/1 - Stoneform Nominees Pty Ltd. DEC ref A519587
- Government of Western Australia (2011); 2011 Statewide Vegetation Statistics incorporating the CAR Reserve Analysis (Full Report). WA Department of Environment and Conservation, Perth.
- 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., Beeston, G.R., and Hopkins, A.J.M. (2001), Native Vegetation in Western Australia. Technical Report 249. Department of Agriculture Western Australia, South Perth.
- Western Australian Herbarium (1998-) FloraBase - The Western Australian Flora. Department of Environment and Conservation. <http://florabase.dec.wa.gov.au/> (Accessed 20/7/2012)

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)