



## CLEARING PERMIT

*Granted under section 51E of the Environmental Protection Act 1986*

<b>Purpose Permit number:</b>	CPS 5679/1
<b>Permit Holder:</b>	AC Central West Pty Ltd
<b>Duration of Permit:</b>	7 September 2013 – 7 September 2018

The Permit Holder is authorised to clear native vegetation subject to the following conditions of this Permit.

### PART I – CLEARING AUTHORISED

**1. Purpose for which clearing may be done**

Clearing for the purpose of horticulture.

**2. Land on which clearing is to be done**

Lot 8627 on Deposited Plan 152170, Canna

**3. Area of Clearing**

The Permit Holder must not clear more than 1 hectare of native vegetation within the area hatched yellow on attached Plan 5679/1.

**4. Application**

This Permit allows the Permit Holder to authorise persons, including employees, contractors and agents of the Permit Holder, to clear native vegetation for the purposes of this Permit subject to compliance with the conditions of this Permit and approval from the Permit Holder.

A handwritten signature in cursive script, appearing to read "M Warnock", written over a horizontal line.

M Warnock  
MANAGER  
NATIVE VEGETATION CONSERVATION BRANCH

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

8 August 2013

# Plan 5679/1



## LEGEND

- Clearing Instruments
-  Areas Approved to Clear
  - Cadastre for labelling
  - Mellenbye 50cm Orthomosaic - Landgate 2006



0 150 m

Scale 1:5430

(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.

*M Warnock* Date 8/8/13  
M Warnock

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.



Government of Western Australia  
Department of Environment Regulation

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



# Clearing Permit Decision Report

Government of Western Australia  
Department of Environment Regulation

## 1. Application details

### 1.1. Permit application details

Permit application No.: 5679/1  
Permit type: Purpose Permit

### 1.2. Proponent details

Proponent's name: AC Central West Pty Ltd

### 1.3. Property details

Property: LOT 8627 ON PLAN 152170 (Lot No. 8627 SWANSON CANNA 6627)  
Local Government Area: Shire of Morawa  
Colloquial name:

### 1.4. Application

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

### 1.5. Decision on application

Decision on Permit Application: Grant  
Decision Date: 8 August 2013

## 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
Vegetation under application is mapped as Beard vegetation association 684, which is described as: Mosaic: Shrublands; jam scrub with scattered York gum in the valleys / Allocasuarina campestris thicket (Shepherd et al, 2001).	Chinese Jujube fruit tree horticulture project.  The application to clear is for one hectare of native vegetation within Lot 8627 on Deposited Plan 152170, Canna, for the purpose of horticulture (Chinese Jujube fruit trees).	Degraded: Structure severely disturbed; regeneration to good condition requires intensive management (Keighery 1994)  Completely Degraded: No longer intact; completely/almost completely without native species (Keighery 1994)	The vegetation under application is in a completely degraded to degraded condition as a result of historical agricultural practices such as grazing and cropping. Only upperstorey species remain including Eucalyptus ebbanoensis, E. leptopoda, E. burrocoppinensis and E. ewartiana, Acacia sp. and Melaleuca sp.; wild oats are the predominate weed (ACC, 2013a and 2013b).

## 3. Assessment of application against clearing principles

### Comments

The application to clear is for one hectare of native vegetation within Lot 8627 on Deposited Plan 152170, Canna, for the purpose of horticulture (Chinese Jujube fruit trees).

The vegetation under application is in a completely degraded to degraded (Keighery,1994) condition as a result of historical agricultural practices such as grazing and cropping. Only upperstorey species remain including Eucalyptus ebbanoensis, E. leptopoda, E. burrocoppinensis and E. ewartiana, Acacia sp. and Melaleuca sp. The understorey is either sparse or absent and consists predominately of wild oats (ACC, 2013a and 2013b).

There are no rare or priority flora species recorded within the application area. The applicant advised that the rare eucalyptus species known within the local area does not occur within the application area (ACC, 2013b). There are no threatened ecological communities, with comparable vegetation associations, in the vicinity of the application area.

The application area is mapped within the highly cleared Avon Wheatbelt Bioregion where 19 per cent of the pre-European vegetation type remains (Government of Western Australia, 2013). However, the vegetation under application is in a completely degraded to degraded (Keighery 1994) condition and therefore no longer

truly represents this vegetation community. In addition, due to the degraded condition of the vegetation under application and lack of understorey species, it is unlikely for the application area to contain significant fauna habitat, or for the proposed clearing to cause or exacerbate land degradation, flooding or impact on water quality.

Two minor, non-perennial watercourses occur 60 metres from the application area. Photographs supplied show a dampland indicative species, *Melaleuca* sp. (paperbark) occurring within a small area on the eastern edge of the application area (ACC, 2013a). However, any impact posed by the clearing is considered to be negligible given the small clearing size and degraded condition of this dampland. The current and past agricultural land uses have significantly altered the vegetation structure and composition so that it would no longer support any significant ecological values and has limited functionality as a dampland.

The closest conservation estate is 7.7 kilometres to the north-east and is unlikely to be impacted by the proposed clearing.

The assessment of the application identified that the clearing is at variance to Principle (f), may be at variance to Principle (e), not at variance to Principle (h) and not likely to be at variance to the remaining Principles.

#### Methodology

#### References

- ACC (2013a and 2013b)
  - Government of Western Australia (2013)
  - Keighery (1994)
  - Shepherd et al (2001)
- GIS databases:
- Hydrogeology, statewide
  - Hydrography, linear
  - Pre-European vegetation
  - SAC Bio datasets (Accessed July 2013)

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

#### Comments

The Shire of Morawa has no objections to the proposed clearing (and end landuse) and has granted planning approval (SoM, 2013).

The area under application falls within EPA Position Statement No.2 agricultural area, which has a general presumption against clearing within this area for agricultural purposes (EPA, 2000).

In exceptional circumstances the EPA would consider supporting clearing for agriculture within this region if:

- (a) There are alternative mechanisms for protecting biodiversity.
- (b) The area to be cleared is relatively small, depending on the scale at which biodiversity changes over the area, including extent of vegetation in the surrounding area and recognising that values will vary for different ecosystems.
- (c) The proponent demonstrates that the elements set out in Section 4.3 of this Position Statement are being met. This will require extensive local and regional biodiversity work.
- (d) Land degradation, including aquatic environments and threatening processes, such as dieback, salinisation or disruption of catchment processes, on-site and off-site would not be exacerbated.

The proposed end landuse is for horticulture and involves a small area (one hectare) of vegetation in a completely degraded to degraded condition.

The applicant has been proactive in revegetating 10,000 hectares, using 40 to 50 endemic flora species, within the Morawa and Perenjori Shires over the last six years. They have also revegetated approximately 1,050 hectares on Lot 8627 (location of the application area) and adjacent property (Lot 8922) using a local species mix which includes *Eucalypts loxophleba* and *E. leptopoda*, *Acacia saligna*, *A. acuminata*, *A. hemitiles*, *A. victoreae*, *A. murrayana*, *A. resinomarginea* and a variety of saltbush (*Atriplex* spp) (ACC, 2013a and 2013b).

The application area is mapped within the Gascoyne Rights in Water and Irrigation Regulation Groundwater area. The Department of Water has advised that the applicant's current groundwater licence (for irrigation of sandalwood trees) will need to be amended to include the purpose of market garden (horticulture) (DoW, 2013).

Lot 8627 is zoned Rural under the Local Town Planning Scheme.

No submissions from the public have been received.

#### Methodology

#### References

- ACC (2013a and 2013b)
- DoW (2013)
- SoM (2013)

#### 4. References

- ACC (2013a) AC Central West Pty Ltd, application for clearing permit CPS 5679/1, Lot 8627 on Deposited Plan 152170, Canna, for the purpose of horticulture received from AC Central West Pty Ltd (DER Ref. A645778).
- ACC (2013b) AC Central West Pty Ltd, supporting documentation for Clearing Permit Application CPS 5679/1, Lot 8627 on Deposited Plan 152170, Canna, for the purpose of horticulture received from AC Central West Pty Ltd (DER Ref. A654767).
- DoW (2013) Department of Water supporting documentation for application for Clearing Permit CPS 5679/1, Lot 8627 on Deposited Plan 152170, Canna, for the purpose of horticulture (DER Ref. A650074).
- EPA (2000) Environmental protection of native vegetation in Western Australia. Clearing of native vegetation, with particular reference to the agricultural area. Position Statement No. 2. December 2000. Environmental Protection Authority, Western Australia.
- Government of Western Australia. (2013). 2012 Statewide Vegetation Statistics incorporating the CAR Reserve Analysis (Full Report). Current as of October 2012. 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.
- SoM (2013) Shire of Morawa supporting documentation for application for Clearing Permit CPS 5679/1, Lot 8627 on Deposited Plan 152170, Canna, for the purpose of horticulture (DER Ref. A650074).

#### 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)