



CLEARING PERMIT

Granted under section 51E of the Environmental Protection Act 1986

PERMIT DETAILS

Area Permit Number: 6155/1

File Number: DER2014/001325-1

Duration of Permit: 29 November 2014 to 29 November 2016

PERMIT HOLDER

System 3 Pty Ltd

LAND ON WHICH CLEARING IS TO BE DONE

Lot 2659 on Deposited Plan 88995, Beermullah

AUTHORISED ACTIVITY

The Permit Holder shall not clear more than 1.15 hectares of native vegetation within the area shaded yellow on attached Plan 6155/1.

CONDITIONS

Nil.

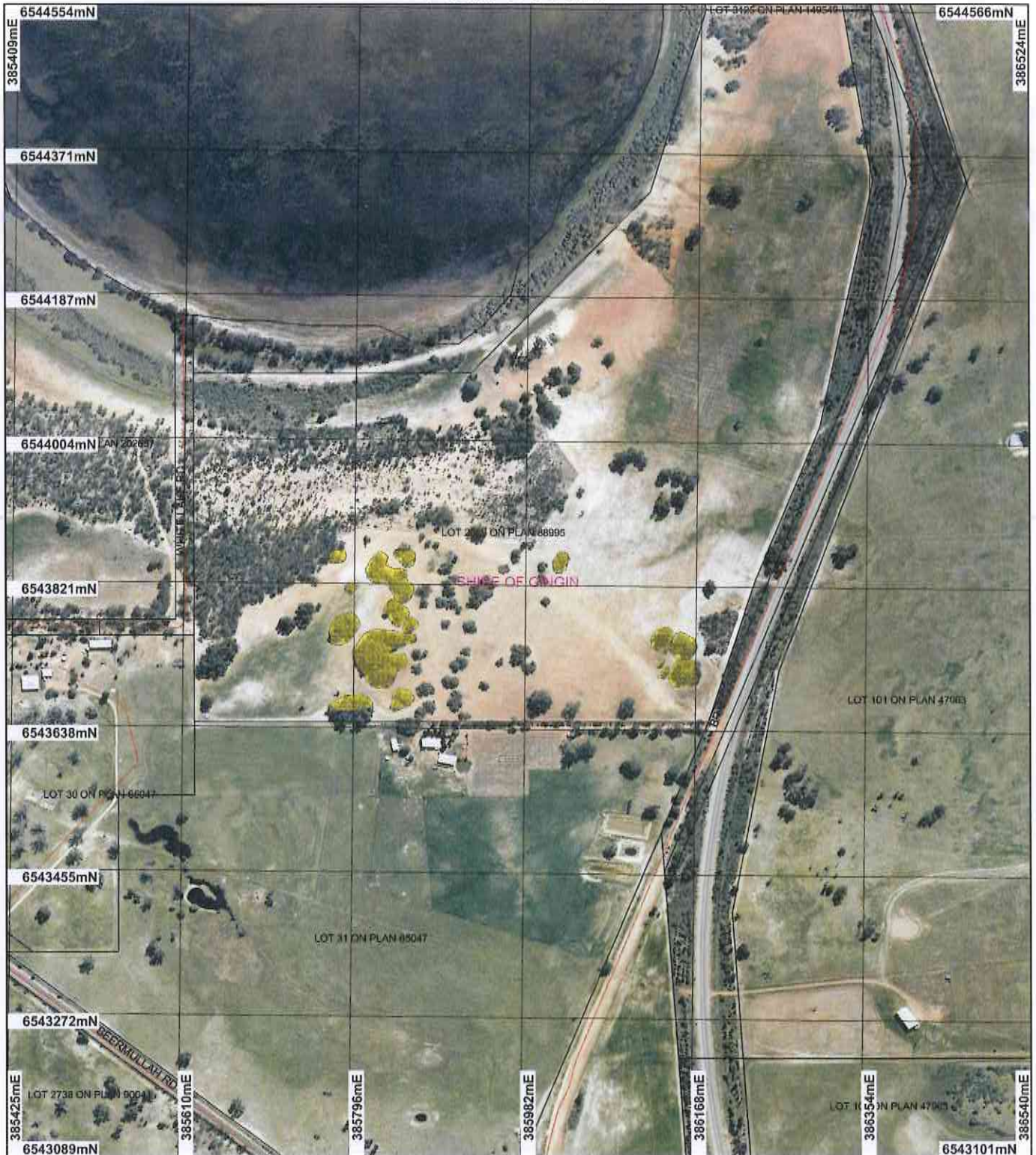
A handwritten signature in cursive script, appearing to read "M Warnock", written over a horizontal line.

M Warnock
SENIOR MANAGER
CLEARING REGULATION

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

30 October 2014

Plan 6155/1



LEGEND

-  Road Centrelines
-  Local Government Authorities
-  Cadastre for labelling
-  Clearing Instruments
-  Areas Approved to Clear



Scale 1:6500
(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 *30/10/14*
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.



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* Project Data is denoted by asterisk. 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.: 6155/1
Permit type: Area Permit

1.2. Proponent details

Proponent's name: System 3 Pty Ltd

1.3. Property details

Property: LOT 2659 ON PLAN 88995 (BEERMULLAH 6503)
Local Government Area: Shire of Gingin
Colloquial name:

1.4. Application

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

1.5. Decision on application

Decision on Permit Application: Grant
Decision Date: 30 October 2014

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 1014 is described as: Mosaic: Low woodland; banksia/Shrublands; teatree thicket (Shepherd et al, 2001).	The clearing of 1.15 hectares of native vegetation is for the purposes of irrigated horticulture.	Degraded: Structure severely disturbed; regeneration to good condition requires intensive management (Keighery 1994) To Completely Degraded: No longer intact; completely/almost completely without native species (Keighery 1994).	The vegetation condition was assessed through a site inspection conducted by Department of Environment Regulation (DER) officers (DER, 2014). The site inspection determined that the vegetation under application is in a degraded to completely degraded condition (Keighery, 1994).

3. Assessment of application against clearing principles

Comments

The application is for the proposed clearing of 1.15 hectares of native vegetation within Lot 2659 on Plan 88995, Beermullah, for the purpose of irrigated horticulture.

A site inspection of the application area identified the overall condition of the vegetation to be degraded to completely degraded (Keighery, 1994) and to not be representative of the mapped vegetation associations (DER, 2014). The majority of the vegetation under application consists predominantly of an overstorey of *Corymbia calophylla* with a few scattered banksia species and a completely degraded understorey dominated by pasture grasses and weeds (DER, 2014).

There are numerous records of priority flora species mapped within a 10 kilometre radius of the application. The majority of the priority species are mapped on different soil types to the application area with the exception of five species. A site inspection has identified it is unlikely these species are present within the application area given the completely degraded understorey dominated by weeds and grasses (DER, 2014).

Two fauna species listed as rare or likely to become extinct under the Wildlife Conservation Act 1950 have been recorded within a 10 kilometre radius, Carnaby's Cockatoo (*Calyptorhynchus latirostris*) and Chuditch (*Dasyurus geoffroii*). A site inspection has identified that approximately 0.02 hectares of the proposed clearing

may provide potential foraging habitat for Carnaby cockatoo's, however it is unlikely to be significant as a food resource given the small size of the area to be cleared (DER, 2014).

The Chuditch has a preference for jarrah (*Eucalyptus marginata*) forests, woodlands, mallee shrublands and heaths. They require adequate den resources and large natural areas and home sizes that are not fragmented in order for survival (DEC, 2012a). Given the different vegetation association of the application area it is unlikely to provide significant habitat for this species.

The closest record of rare flora is located 4.6 kilometres north-east of the application area. This species inhabits gravelly loam over granite rocks and slopes (Western Australian Herbarium (1998-). It is unlikely that rare flora will be present within the application area given the different soil and vegetation type.

There are no threatened ecological communities (TEC) mapped within the local area (10 kilometre radius).

Although the local area (10 kilometre radius) has been extensively cleared and is approximately 20 per cent vegetated, the vegetation under application is in a degraded to completely degraded condition and is not significant as a remnant of native vegetation.

The application area is mapped over three palusplain wetlands, two of conservation status and one of multiple use status. A site inspection confirmed that no wetland vegetation is present within the application area and that these wetlands no longer hold their conservation values given the degraded condition of the vegetation (DER, 2014).

The closest conservation reserve to the application area is the Yurine Swamp Nature Reserve (Class A) located approximately 450 metres west of the current proposal. Given the small, degraded nature of the application area and the distance from the reserve, it is unlikely the proposed clearing will impact upon the environmental values of this reserve.

Given the small size of the application area, it is unlikely that the proposed clearing will cause or exacerbate land degradation, flooding or impact upon water quality.

Therefore, the proposed clearing is not likely to be at variance to the clearing principles.

Methodology

References

- DER (2014)
- DEC (2012a)
- Keighery (1994)
- Western Australian Herbarium (1998-)

GIS Databases

- DPaW tenure
- Hydrography, linear DOW
- NWLRA, Extent of Native Vegetation
- Pre-European vegetation
- SAC Biodatasets - accessed October 2014
- Geomorphic Wetlands, (Mgt Categories), Swan Coastal Plain

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

Comments

The application is to clear 1.15 hectares of native vegetation for the purpose of irrigated horticulture.

The Commissioner of Soil and Land Conservation (2014) advised that the risk of land degradation associated with the clearing is low. However, the proposed land use may result in the leaching of nitrogen into White Lake located 165 metres north of the application area due to the application of pesticides, herbicides and fertilisers.

The applicant was granted planning approval by the Shire of Gingin (2014a) on the 23 September 2014 for the purpose of agriculture intensive (vegetables) within Lot 2659 Brand Highway, Beermullah.

The clearing under application falls within the Gingin Groundwater Area under the Rights in Water and Irrigation Act 1914. The applicant has received a 'Licence to take water' (Licence number GWL167868(2)) for the proposed land use.

The application area is mapped within the Aboriginal Site of Significance, 'Gingin Brook Waggy Site'. The applicant will be notified to contact the Department of Aboriginal Affairs regarding their obligations under the Aboriginal Heritage Act 1972.

The application area is zoned as 'rural' under the Town Planning Scheme Zone.

Methodology **References**

- Commissioner of Soil and Land Conservation (2014)
- Shire of Gingin (2014)
- Shire of Gingin (2014a)
- DAFWA (2014)

GIS Databases

- Aboriginal Sites of Significance
- Town Planning Scheme Zones

4. References

- Commissioner of Soil and Land Conservation (2014) Advice for Clearing Permit CPS 6155/1 - Department of Agriculture and Food. Western Australia (DER Ref: A789164).
- Department of Environment and Conservation (2012a). Chuditch (*Dasyurus geoffroii*) National Recovery Plan. Department of Environment and Conservation, Perth, Western Australia.
- DER (2014) Site Inspection Report for CPS 6155/1. Department of Environment Regulation. Western Australia. (A789300).
- 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.
- Shire of Gingin (2014) Advice for Clearing Permit CPS 6155/1. Western Australia. (DER Ref: A780678).
- Shire of Gingin (2014a) Notice of Determination on Application for Planning Approval. Western Australia (DER Ref: A824441).
- Western Australian Herbarium (1998-) FloraBase - The Western Australian Flora. Department of Parks and Wildlife. <http://florabase.dpaw.wa.gov.au/> (Accessed 29/10/2014).