



Our Ref: GREN003
Your Ref:

2 September 2015

Department of Environment Regulation
Locked Bag 33
CLOISTERS SQUARE WA 6850

ATTENTION: Ms Elysia Harradine

Dear Madam,

**SUBJECT: Grenleigh Pty Ltd
Form C2 Purpose Permit Application and C3 Payment
Homestead Precinct Irrigated Horticulture– Wallal Downs Station**

Groundwater Consulting Services is pleased to provide a Form C2 requesting a purpose permit for clearing of 600ha of native vegetation on Wallal Downs Station for a new irrigation project within a nominated envelope of about 6230 hectares. Form C3 (payment) is also attached.

An application for a smaller extension to an existing irrigation project in the west of Wallal Downs Station was submitted on 11 August 2015 (CPS 6697/1) and these applications do not overlap.

After the successful development of the first stage project at Cooragoora, in the west of Wallal Downs Station, Grenleigh has elected to develop a larger project with greater economies of scale at a location nearer to the homestead. The development of an irrigation project at the homestead precinct will require a planning and approvals process spanning multiple agencies, and we wish to ensure that any potential approvals hurdles or necessary modifications to the process are understood at an early a stage as possible. Figures 1 and 2 show the current and future development areas on Wallal Downs Station. Figure 3 shows the homestead precinct area in more detail.

We have been able to undertake provisional reviews of the landscape, soil, groundwater resources, native title and tenure and have designed a development that is expected to be approvable. We do not expect to have obtained all of the related approvals by the time this application has been assessed. We request that a Preliminary Assessment Report is provided that we expect will give us confidence that a permit to clear native vegetation will be issued once a suitable licence to take water and other approvals are at a suitable level pf progress. If the assessment identifies sensitive areas, then modifications to the project layout can be made at a relatively early stage.

The application is for clearing of up to 600 hectares of native vegetation within a nominated development envelope. A provisional centre-pivot irrigator layout is provided that indicates the expected scale and nature of the project, however the detailed layout may change as the design and approvals process progresses

Existing Operations

Grenleigh developed 142.5 ha of irrigated area at the Cooragoora site which is in the western part of Wallal Downs Station. The development started at that location because the groundwater quality, flow and pressure were expected to suit artesian irrigation, that is, no pump is required to run the centre pivot irrigators. The project is successful and works are underway to expand at that location. The expansion potential at Cooragoora is somewhat limited by both the narrow strip of lowlying land that is required to make artesian irrigation successful – machinery movement costs are high – and the distance from the homestead. Following exploratory drilling by the Department of Water in 2013, we now know that the water salinity, pressure and flows nearer the homestead are also suitable for artesian irrigation. Identification of a large area of suitable soils on lowlying land in this area means it is favoured for development.

Hay crops dominated by sorghum are grown under the pivot irrigation areas and they are cut and baled. The baled hay is fed to cattle in yards, near watering points on the station and excess is sold to local and regional pastoralists. One of the three pivot areas will be operated as stand and graze pivots, where cattle graze in a controlled programme over segments of crop. This method does not allow for off-site transport or sale of the hay, but it reduces machinery and operating costs considerably.

Groundwater Consulting Services manages a comprehensive local and regional groundwater monitoring network with a combination of manual water level or pressure measurements supporting high frequency datalogger pressure or level measurements in selected bores. Water use and monitoring of water pressure, level and quality is monitored continually and reported annually to the Department of Water. The water resource is being managed to a high standard.

Subject of This Application

This application seeks approval to clear up to 600 ha of native vegetation on the pindan sandplain (Nita soil system) within the nominated 6230 ha development envelope. The cleared area will be developed in a staged manner, with two to four pivot areas being developed each year. A central operational area will be established to store machinery and handle baled hay. Cattle will be managed from yards at the homestead, and a set of laneways and temporary holding paddocks may be fenced as required.

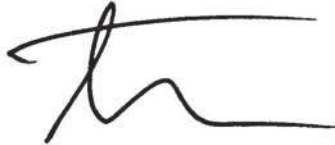
Other works that are being pursued at the same time as this application include:

- An application for additional groundwater allocation was submitted to the Department of Water on 5 June 2015.
- An application for a diversification permit was submitted to the Department of Lands on 2 September 2015.

The development of the area is expected to commence in 2016 and a preliminary assessment report identifying any outstanding issues is required to guide ongoing planning and approvals processes.

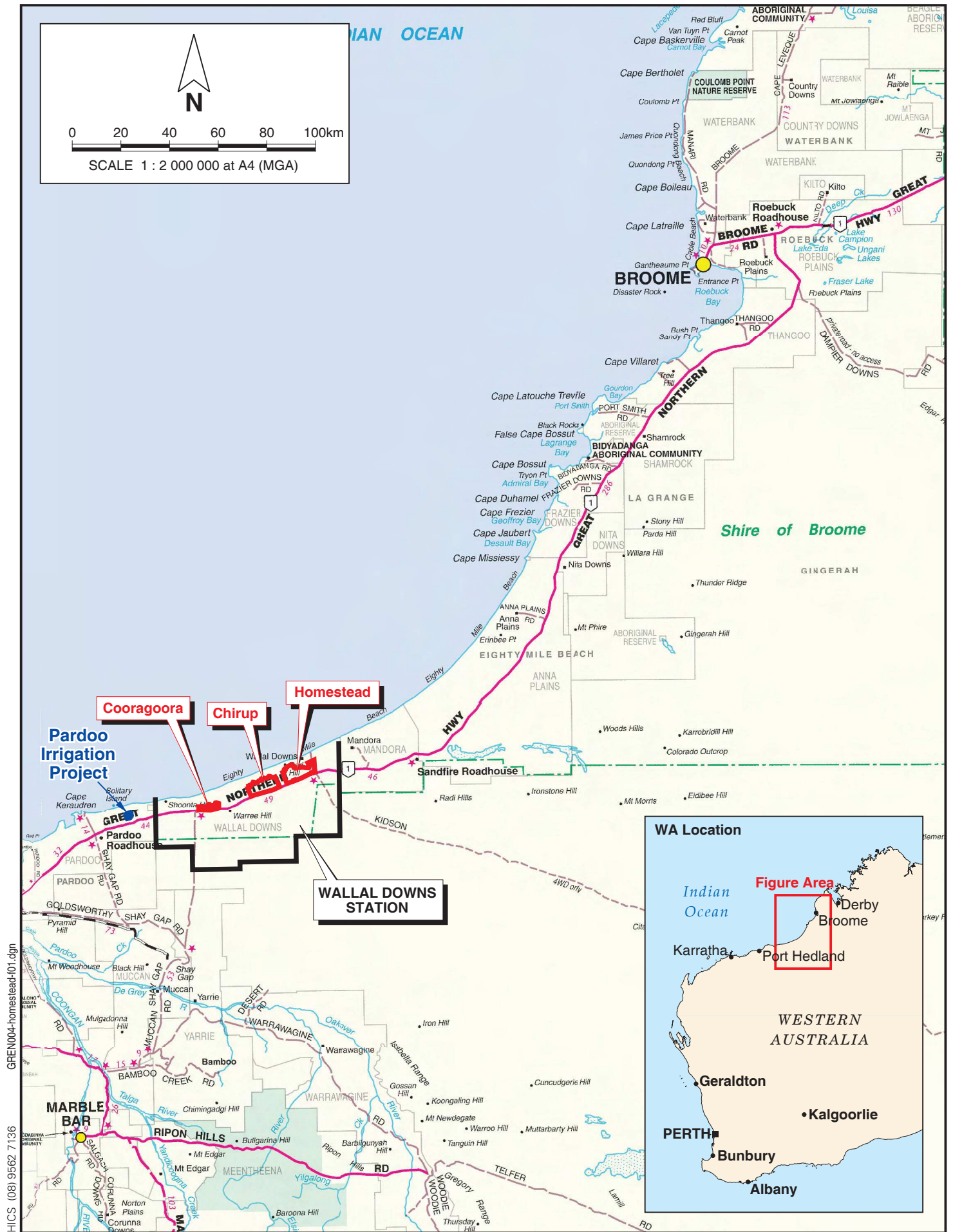
Please do not hesitate to call should you have any queries.

Yours faithfully,
Groundwater Consulting Services Pty Ltd

A handwritten signature in black ink, appearing to be 'S. Burton', with a long horizontal stroke extending to the right.

Sam Burton
Director

Copied to: Grenleigh Pty Ltd
Encl: Form C2, Form C3, Site Plans. Shapefile to be provided by email.



PINPOINT CARTOGRAPHICS (08) 9562 7136
GREN004-homestead-f01.dgn



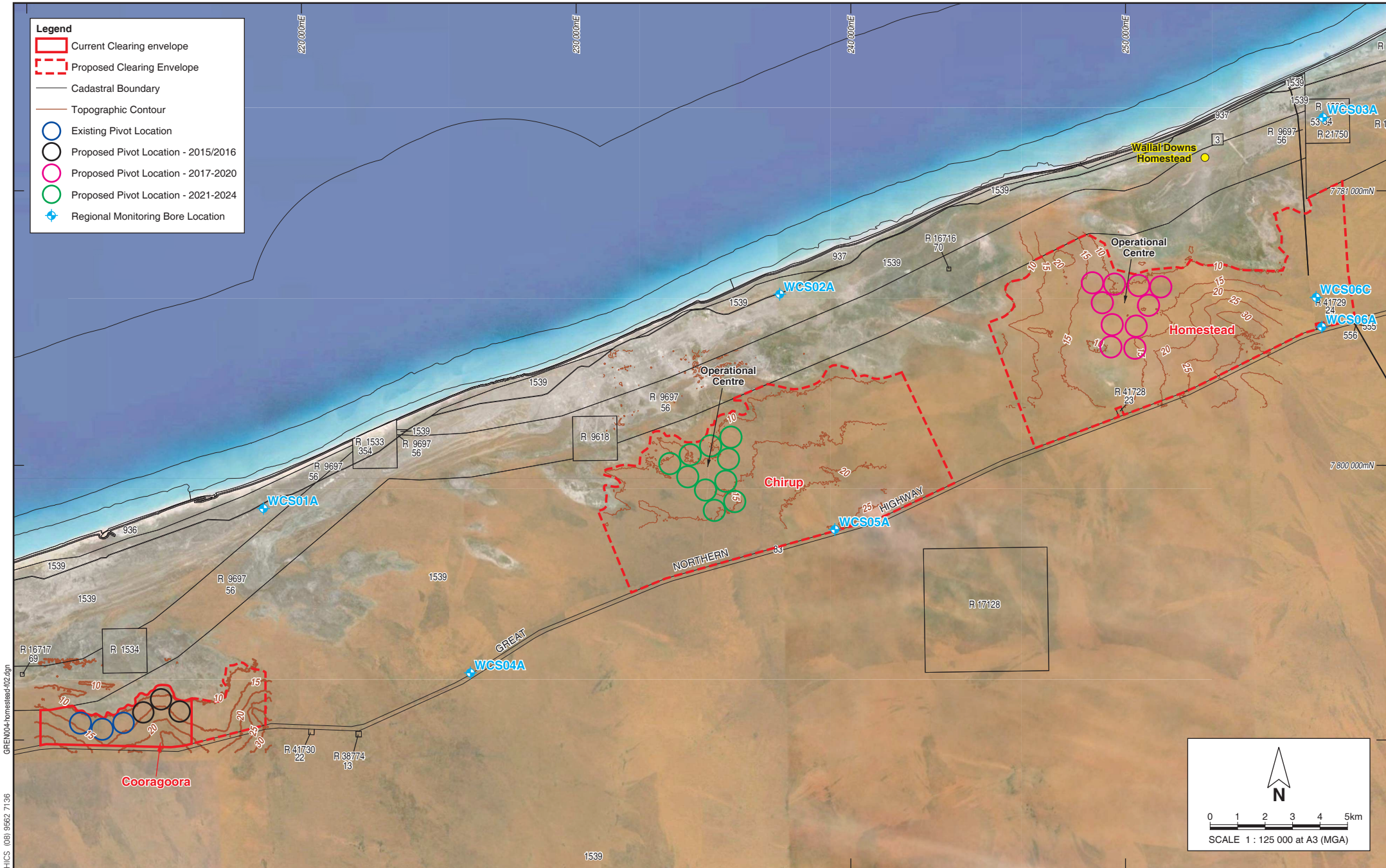
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HOMESTEAD PRECINCT DEVELOPMENT PLANNING
WALLAL DOWNS STATION

Project No. GREN004

LOCATION AND STATION BOUNDARY

Figure 1

Drawn: S. Burton
Date: 28 Aug 2015



Legend

- Current Clearing envelope
- Proposed Clearing Envelope
- Cadastral Boundary
- Topographic Contour
- Existing Pivot Location
- Proposed Pivot Location - 2015/2016
- Proposed Pivot Location - 2017-2020
- Proposed Pivot Location - 2021-2024
- + Regional Monitoring Bore Location

N

0 1 2 3 4 5km

SCALE 1 : 125 000 at A3 (MGA)

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CADASTRAL SOURCE: Landgate, March 2015.
 AERIAL PHOTOGRAPH SOURCE: Google Earth.
 CONTOUR SOURCE: Interpreted from Landgate 10m DEM data, May 2014.



GCS Groundwater Consulting Services Pty Ltd

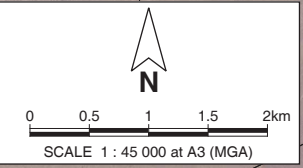
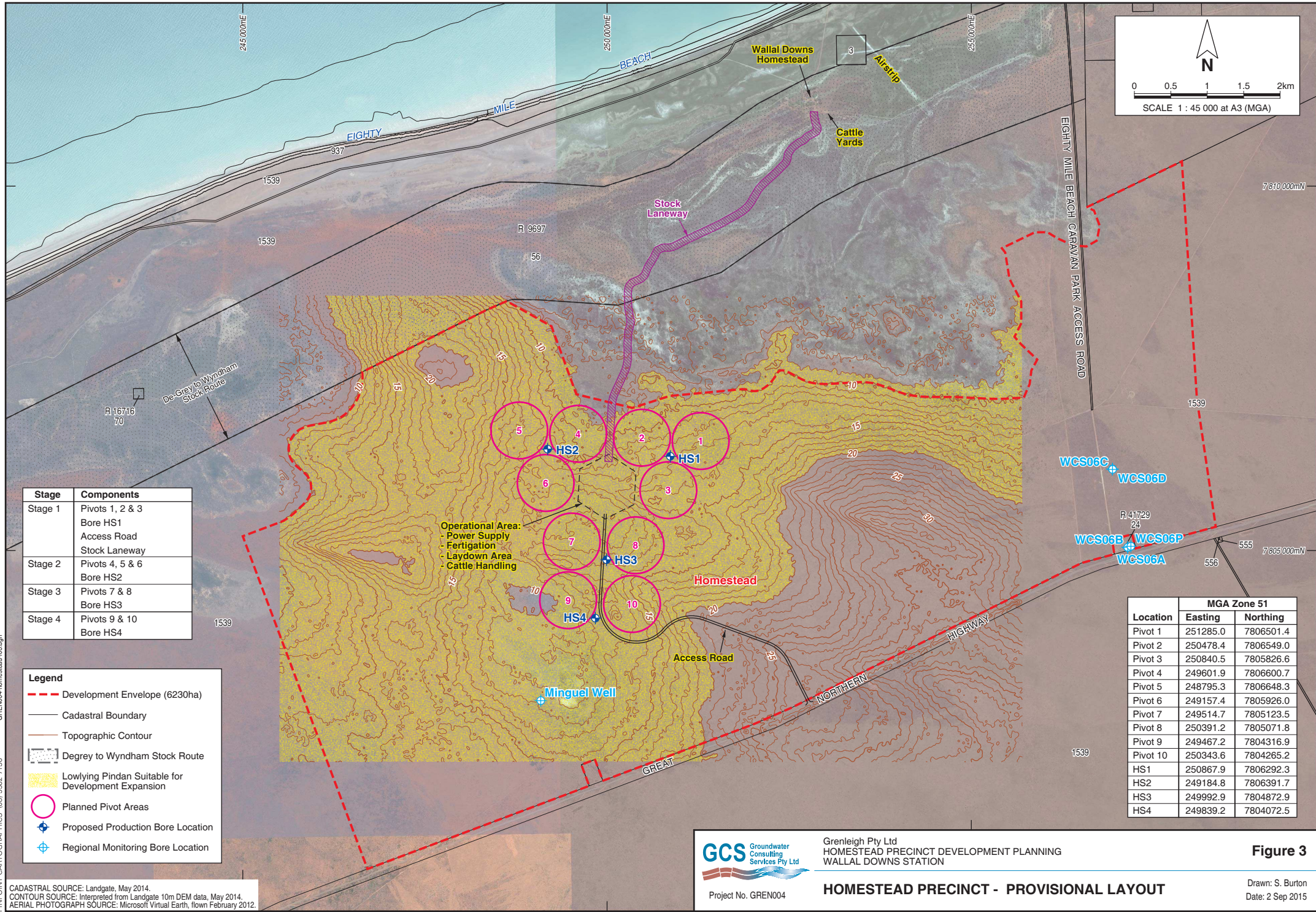
Project No. GRENO04

Grenleigh Pty Ltd
 HOMESTEAD PRECINCT DEVELOPMENT PLANNING
 WALLAL DOWNS STATION

WALLAL DOWNS DEVELOPMENT VISION

Figure 2

Drawn: S. Burton
 Date: 28 Aug 2015



Stage	Components
Stage 1	Pivots 1, 2 & 3 Bore HS1 Access Road Stock Laneway
Stage 2	Pivots 4, 5 & 6 Bore HS2
Stage 3	Pivots 7 & 8 Bore HS3
Stage 4	Pivots 9 & 10 Bore HS4

Operational Area:
 - Power Supply
 - Fertigation
 - Laydown Area
 - Cattle Handling

Legend	
	Development Envelope (6230ha)
	Cadastral Boundary
	Topographic Contour
	Degree to Wyndham Stock Route
	Lowlying Pindan Suitable for Development Expansion
	Planned Pivot Areas
	Proposed Production Bore Location
	Regional Monitoring Bore Location

Location	MGA Zone 51	
	Easting	Northing
Pivot 1	251285.0	7806501.4
Pivot 2	250478.4	7806549.0
Pivot 3	250840.5	7805826.6
Pivot 4	249601.9	7806600.7
Pivot 5	248795.3	7806648.3
Pivot 6	249157.4	7805926.0
Pivot 7	249514.7	7805123.5
Pivot 8	250391.2	7805071.8
Pivot 9	249467.2	7804316.9
Pivot 10	250343.6	7804265.2
HS1	250867.9	7806292.3
HS2	249184.8	7806391.7
HS3	249992.9	7804872.9
HS4	249839.2	7804072.5

CADASTRAL SOURCE: Landgate, May 2014.
 CONTOUR SOURCE: Interpreted from Landgate 10m DEM data, May 2014.
 AERIAL PHOTOGRAPH SOURCE: Microsoft Virtual Earth, flown February 2012.



Grenleigh Pty Ltd
 HOMESTEAD PRECINCT DEVELOPMENT PLANNING
 WALLAL DOWNS STATION

HOMESTEAD PRECINCT - PROVISIONAL LAYOUT

Figure 3

Drawn: S. Burton
 Date: 2 Sep 2015

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