



1. Application details

1.1. Permit application details

Permit application No.: CPS 7452/1
Permit type: Area Permit

1.2. Applicant details

Applicant's name: Green Gold Property Pty Ltd

1.3. Property details

Property: Lot 5541 on Deposited Plan 206748, Boonanarring
Colloquial name:
Local Government Authority: Shire of Gingin,
DER Region: Greater Swan
DPaW District: Swan Coastal
LCD: Boonanarring
Localities:

1.4. Application

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

1.5. Decision on application

Decision on Permit: Refused
Application:
Decision Date: 13 February 2019

Reasons for Decision:

The clearing permit application was received on 30 January 2017 and has been assessed against the clearing principles, planning instruments and other matters in accordance with section 51O of the *Environmental Protection Act 1986*.

The application area is located within the Gingin Groundwater Area proclaimed under the *Rights in Water and Irrigation Act 1914* (RiWI Act). The Gingin Groundwater Area is currently over-allocated, and as such a licence to take water is unlikely to be granted (DoW, 2017).

The Shire of Gingin advised that planning approval is required for the purpose of planting olive trees under Local Planning Scheme No. 9 (Shire of Gingin, 2017). The Shire of Gingin advised that no planning approval has been granted for olives within the application area (Shire of Gingin, 2017).

After consideration of the above, the Delegated Officer decided to refuse to grant a clearing permit.

2. Site Information

Clearing Description: The applicant proposes to clear 200 native trees (within a 95 hectare footprint) within Lot 5541 on Deposited Plan 206748, Boonanarring, for the purpose of planting olive trees.

Vegetation Description: The application area intersects three mapped Swan Coastal Plain vegetation complexes:

- Gingin complex: open woodland of *Corymbia calophylla* (marri) with second story of *Banksia grandis* (bull banksia) and *Nuytsia floribunda* (WA Christmas tree); fringing woodland of *Eucalyptus rudis* (flooded gum) – *Melaleuca raphiophylla* (swamp paperbark) along streams
- Coonambidgee Complex: Vegetation ranges from a low open forest and low woodland of *Eucalyptus tottiana* (pricklybark/coastal blackbutt) - *Banksia attenuata* (slender banksia) - *Banksia menziesii* (firewood banksia) - *Banksia ilicifolia* (holly-leaved banksia) with localised admixtures of *Banksia prionotes* (acorn banksia) to an open woodland of marri - *Banksia* species.
- Moondah Complex: Low closed to low open forest of slender banksia) - firewood banksia - pricklybark - acorn banksia on slopes, open woodland of marri - *Banksia* species in valley. (Heddl et al., 1980).

Officers of the former Department of Environment Regulation (DER) undertook a site inspection of the application area on 21 April 2017. The vegetation within the application area is dominated by scattered (pricklybark/coastal blackbutt) trees, and a few *Banksia* spp. trees over occasional shrubs (DER, 2017).

Vegetation Condition: The condition of the vegetation within the application area is considered to be in the following condition:

- Completely Degraded: the structure of the vegetation is no longer intact and the area is completely or almost completely without native species (Keighery, 1994).

The vegetation within the application area is parkland cleared and is in a Completely Degraded (Keighery, 1994) condition (DER, 2017).

Soil/Landform Type:

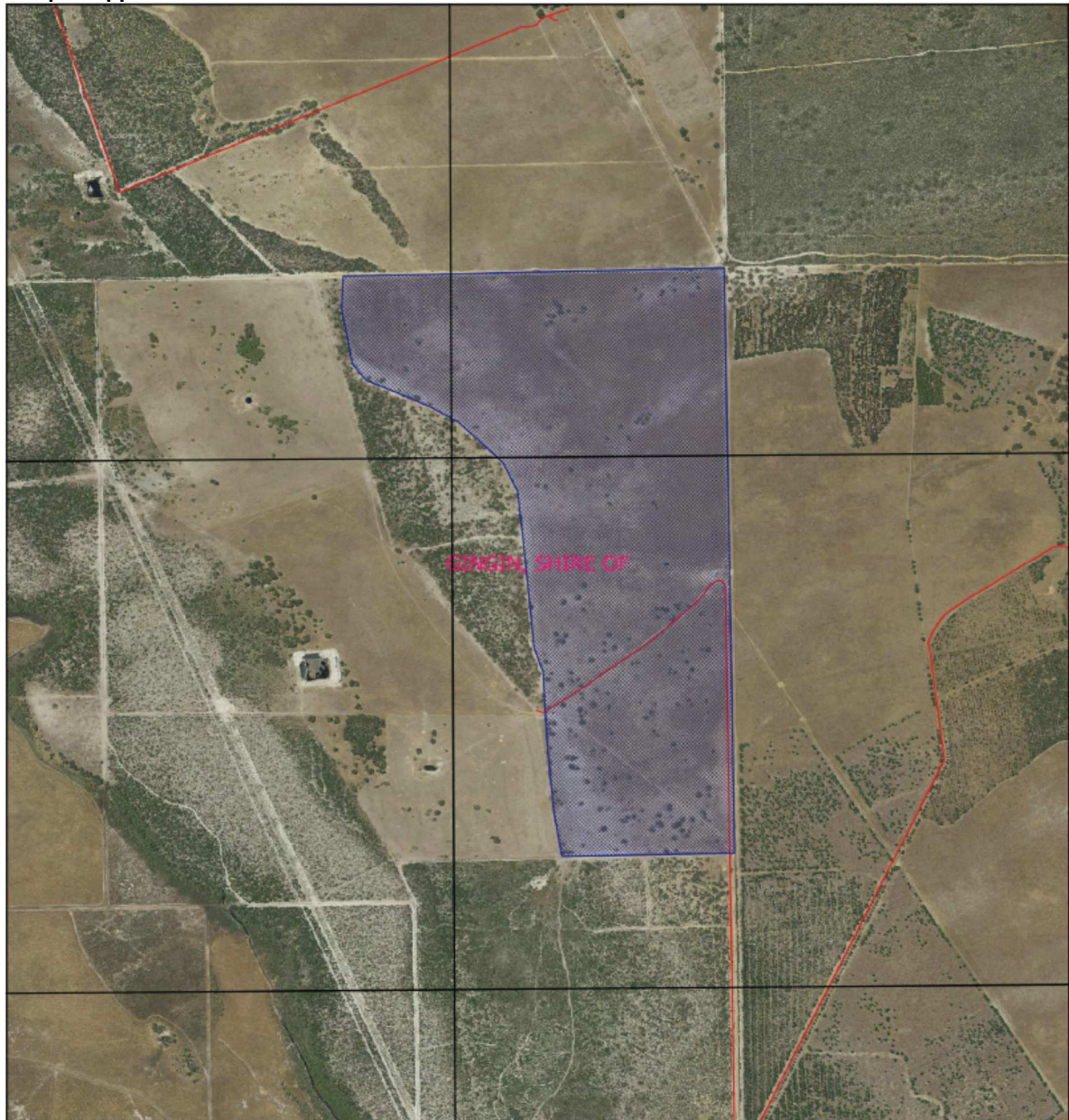
The application area is mapped within the following soil subsystems (Schoknecht et al. 2004):

- Dandaragan KY Subsystem: gently undulating rises; red and yellow deep sands; and
- Bassendean MI subsystem: gently undulating plain and footslopes; yellow deep sand.

Comment:

The local area referred to in this assessment is defined as the area within a 10 kilometre radius measured from the perimeter of the application area. Aerial imagery indicates that the local area retains approximately 45 per cent native vegetation cover.

Figure 1: Map of application area



3. Assessment of application against clearing principles

According to available databases, three rare flora species and 31 priority flora species have been recorded within the local area. The application area is parkland cleared and dominated by scattered /coastal blackbutt, with occasional shrubs and two to three *Banksia* trees (DER, 2017). Given the lack of understorey present within the application area, the proposed clearing is not likely to impact upon any rare or priority flora species.

Four fauna listed as rare or likely to become extinct under the *Wildlife Conservation Act 1950* have been recorded within the local area being *Calyptorhynchus latirostris* (Carnaby's cockatoo), *Dasyurus geoffroii* (chuditch), *Pseudocheirus occidentalis* (western ringtail possum) and *Pseudomys shortridgei* (heath mouse) (Parks and Wildlife, 2007-). Noting the species composition and condition of the vegetation within the application area, the application area is unlikely to comprise suitable habitat for the heath mouse, western ringtail possum and chuditch. The former Department of Parks and Wildlife advised that Carnaby's cockatoo is known to forage on the seeds of pricklybark/coastal blackbutt and various *Banksia* species (Parks and Wildlife, 2017). The application area contains suitable foraging habitat for black cockatoo species. Noting the condition of the vegetation within the

application area and the presence of suitable foraging habitat within the local area (including Boonanarring Nature Reserve), the application area is not likely to comprise significant habitat for fauna indigenous to Western Australia, including species of conservation significance.

The application area is adjacent to an occurrence of the ecological 'Banksia Woodlands of the Swan Coastal Plain', which is listed as a 'Priority 3(iii)' priority ecological community (PEC) by the Department of Biodiversity, Conservation and Attractions, and as an 'Endangered' threatened ecological community (TEC) under the *Environment Protection and Biodiversity Conservation Act 1999*. The application area is also adjacent to Boonanarring Nature Reserve. Noting the condition of the vegetation within the application area, the proposed clearing is not likely to comprise or be necessary for the maintenance of a TEC. However the proposed clearing may impact on the environmental values of the adjacent conservation area and TEC through the introduction or spread of weed and dieback. Weed and dieback management practices will assist in managing this risk.

The national objectives and targets for biodiversity conservation in Australia has a target to prevent clearance of ecological communities with an extent below 30 per cent of that present pre-1750, below which species loss appears to accelerate exponentially at an ecosystem level (Commonwealth of Australia, 2001). The Swan Coastal Plain Interim Biogeographic Regionalisation of Australia bioregion retains approximately 38 per cent of its pre-European extent of native vegetation (Government of Western Australia, 2018a). The mapped vegetation complexes (Coonambidgie, Moondah and Gingin complexes) retain approximately 45, 40 and 12 per cent (2,855, 7,187 and 824 hectares respectively) of the pre-European extent (Government of Western Australia, 2018b). Noting the condition of the vegetation, the application area is unlikely to be significant as a remnant of native vegetation in an area that has been extensively cleared.

According to available databases, 37 wetlands or watercourses are recorded within the local area. No wetlands or watercourses occur within the application area, and the proposed clearing is unlikely to impact on vegetation growing in association with wetlands or watercourses.

Noting the extent of the proposed clearing, the condition of the vegetation within the application area, and the mapped soil type within the application area, the proposed clearing is not likely to cause appreciable land degradation, or cause deterioration in the quality of surface or underground water, or cause or exacerbate the incidence or intensity of flooding.

The assessment has found that the proposed clearing is not likely to be at variance to any of the clearing principles.

Planning instruments and other relevant matters.

The application area is located within the Gingin Groundwater Area proclaimed under the *Rights in Water and Irrigation Act 1914* (RiWI Act). The Gingin Groundwater Area is currently over-allocated, and as such a licence to take water is unlikely to be granted (DoW, 2017). The applicant provided a copy of a licence to take water under section 5C of the RiWI Act, granted to Roachmere Pty Ltd for Lot 21 on Diagram 95601, Ginginup. The trade or transfer of water entitlement is possible subject to licensing under the RiWI Act. The applicant currently does not have a licence to take water under the RiWI Act.

The application area is zoned 'Rural' under the Shire of Gingin's Local Planning Scheme No. 9. The Shire of Gingin advised that planning approval is required for the purpose of planting olive trees under Local Planning Scheme No. 9 (Shire of Gingin, 2017). The Shire of Gingin advised that no planning approval has been granted for olives within the application area (Shire of Gingin, 2017).

The application was advertised on the Department's website on 9 March 2017 for a 21-day public submission period. No submissions have been received in relation to this application.

The north-western portion of the application area overlaps a registered Aboriginal site of significance 'Gingin Brook Waggy Site'. The applicant is advised to contact the Department of Planning, Lands and Heritage for advice on obligations under the *Aboriginal Heritage Act 1972*.

4. References

- Commonwealth of Australia (2001) National Objectives and Targets for Biodiversity Conservation 2001-2005, Canberra.
- Department of Environment Regulation (DER) (2017) Site Inspection Report for Clearing Permit Application CPS 7452/1. Site inspection undertaken 21 April 2017. Department of Environment Regulation, Western Australia (DWER ref. A1445916)
- Department of Parks and Wildlife (Parks and Wildlife) (2007-) NatureMap: Mapping Western Australia's Biodiversity. Department of Parks and Wildlife. URL: <http://naturemap.dpaw.wa.gov.au/>. Accessed April 2017.
- Department of Parks and Wildlife (Parks and Wildlife) (2017) Regional Advice for Clearing Permit Application CPS 7452/1. Swan Region. Western Australia (DWER ref. A1445906).
- Department of Water (DoW) (2017) Advice for Native Vegetation Clearing Permit CPS 7452/1. Western Australia (DWER ref. A1403865).
- Government of Western Australia (2018a) 2017 Statewide Vegetation Statistics incorporating the CAR Reserve Analysis (Full Report). Current as of December 2017. WA Department of Biodiversity, Conservation and Attractions. Available from: <https://catalogue.data.wa.gov.au/dataset/dbca-statewide-vegetation-statistics>.
- Government of Western Australia (2018b) 2017 South West Vegetation Complex Statistics. Current as of October 2017. WA Department of Biodiversity, Conservation and Attractions, Perth. Available from: <https://catalogue.data.wa.gov.au/dataset/dbca>.
- Heddl, 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.
- Schoknecht, N., Tille, P. and Purdie, B. (2004) Soil-landscape mapping in South-Western Australia – Overview of Methodology and outputs' Resource Management Technical Report No. 280. Department of Agriculture.

GIS Databases:

- Aboriginal sites of significance
- DBCA Managed Estate
- Geomorphic Wetlands (Classification), Swan Coastal Plain
- Hydrography linear
- NLWRA, Current Extent of Native Vegetation
- SAC Biodata sets accessed May 2017
- Soils, statewide