



1. Application details

1.1. Permit application details

Permit application No.: 756/1

Permit type: Area Permit

1.2. Proponent details

Proponent's name: Ranga Tiki Investments Pty Ltd.

1.3. Property details

Property: LOT 3 ON DIAGRAM 95992 (Lot No. 0 WRAGG MOUNT BARKER 6324)

Local Government Area: Shire Of Plantagenet

Colloquial name: Wragg Road Estate

1.4. Application

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

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
Beard Vegetation Association 3 - Medium forest; jarrah / marri (Shepherd et al, 2001). Matiske Consulting (1998) describes the vegetation as- Bevan 2 (BEy2) which is characterised by Open forest of Eucalyptus marginata subsp. marginata-Corymbia calophylla-Banksia grandis on undulating uplands in humid and subhumid zones.	The vegetation observed during the site inspection is consistent with the Beard Vegetation Association and Matiske Consulting (1998) description (site visit and photos TRIM ref AD201).	Degraded: Structure severely disturbed; regeneration to good condition requires intensive management (Keighery 1994)	The vegetation proposed to be cleared consists of two small isolated areas on the eastern boundary of the property, next to Wragg Road (1.4ha) with jarrah and marri trees with no understorey present, due to past disturbances including livestock grazing (Site visit DoE TRIM ref AI201).

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 area proposed to be cleared has a lower level of biodiversity than other vegetation in the local area due to its degraded nature. The vegetation type is also relatively common (see Clearing Principle e). The high level of disturbance at this site, extensive weed invasion and low native species density suggests that the original biodiversity has been significantly compromised. The proposal is not likely to significantly impact on the biodiversity values of the Bioregion or local area.

Methodology Site inspection DoE (28/07/2005) TRIM ref AD201

(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**

A site inspection (DoE 28/07/2005) showed that the condition of the area under application is degraded (as per Keighery 1994) and is not part of a significant corridor or stepping stone for fauna in the local area.

Methodology Site inspection DoE (28/07/2005) TRIM ref AD201

[GIS Database:](#)
[Albany 1.4m Orthomosaic - DLI March 03](#)

(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

The nearest recorded significant flora is 5km to the east (Priority 4 species *Caladenia plicata* & *Leucopogon tamariscinus*). The area under application is degraded and does not have the soil or landform type that is likely to support these species. Declared Rare Flora, *Caladennia christinae* is found within 10km, but not in the same soil type or landform as the vegetation under application.

Methodology GIS Databases:

-Declared Rare and Priority Flora List - CALM 13/08/03
Site inspection DoE (28/07/2005) TRIM ref AD201

(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

The closest recorded Threatened Ecological Community (TEC) is 28.5km to the southwest (ML207 Knights East- ironstone heath in wet valley floor) and a different ecological community to the area under application. The area under application is not likely to be a TEC (Site inspection DoE).

Methodology GIS Databases:

-Threatened Ecological Communities - CALM 15/07/03
Site inspection DoE (28/07/2005) TRIM ref AD201

(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 at variance to this Principle

The State Government is committed to the National Objectives Targets for Biodiversity Conservation which includes a target that prevents clearance of ecological communities with an extent below 30% of that present pre-European settlement (Department of Natural Resources and Environment, 2002; EPA, 2000).

The vegetation in the area under application is a component of Beard Vegetation Association 3 (Hopkins et al. 2001) of which there is 72.1% of the pre-European extent remaining (Shepherd et al. 2001). While the benchmark of 15% representation in conservation reserves (JANIS, 1997) has not been met for Beard vegetation association 3, more than 2.1 million hectares remain and this association is therefore of 'least concern' for biodiversity conservation (Department of Natural Resources and Environment 2002).

Methodology Department of Natural Resources and Environment (2002),

EPA (2000),
Hopkins et al. (2001),
JANIS (1997),
Shepherd et al. (2001)

Deleted: ,

(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 is not at variance to this Principle

There is a minor perennial watercourse that runs through the western side of the property (500m west of the area under application). This flows 8km south to the Hay River and into the Wilson Inlet. The vegetation proposed to be cleared is not closely associated with the watercourse and is not considered to be at variance with this Clearing Principle.

Methodology GIS Databases:

-Hydrography, linear - DoE 01/02/04

(g) Native vegetation should not be cleared if the clearing of the vegetation is likely to cause appreciable land degradation.

Comments Proposal is not likely to be at variance to this Principle

Lot 3 Wragg Road has low lying areas which are showing mild signs of salinisation. The applicant has planted areas adjacent to water courses with native vegetation to help to prevent encroachment of salinity. The vegetation proposed to be cleared has a hydrological function in the landscape, even although the vegetation is relatively sparse and is lacking an understorey. The applicant has committed to planting additional areas to native species (1.4ha), (Ranga Tiki TRIM ref AI822) to mitigate the impacts of the proposed clearing. The area nominated for replanting is a cleared area adjacent to a water course and is in a degraded condition. It is considered that the planting will offset the loss of the cleared vegetation in terms of hydrological function and that the proposal is not likely to be at variance to this Clearing Principle.

Methodology Site inspection DoE (28/07/2005) TRIM ref AD201,

Ranga Tiki TRIM ref AI822
 GIS Databases:
 -Salinity Risk LM 25m - DOLA 00
 -Salinity Monitoring LM 50m - DOLA 00
 -Salinity Mapping LM 25m - DOLA 00

(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 nearest conservation area is the Ongerup Lagoon Nature Reserve (Number 798) which is 1.75km to the north. Mt Lindsay National Park is 5.8km to the south. The area under application does not appear to provide a significant ecological link, stepping stone or buffer to these reserves. Based on the small area of vegetation to be cleared, it is considered that there is not likely to be an impact on CALM managed lands.

Methodology GIS Databases:
 -CALM Managed Lands and Water - CALM 01/06/04

(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 not in a gazetted or proclaimed water catchment area. The area under application is small and unlikely to impact on water quality. In addition, the applicant has committed to plant offset areas on the property to native species to mitigate against any risk of deterioration in water quality.

Methodology GIS Databases:
 -Public Drinking Water Source Areas (PDWSA) - DoE 04/11/04

(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 is not at variance to this Principle**
 The area under application has an elevation of 190m and has a gentle to moderate slope towards the minor perennial watercourse on the west side of the property. It is considered that the proposed clearing will not have an impact on peak flood height or duration and is therefore not at variance with this Clearing Principle.

Methodology GIS Databases:
 -Topographic contours, Statewide - DOLA 12/09/02

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

Comments This application is not known to be at variance with any planning instrument or previous decision.

Methodology

4. Assessor's recommendations

Purpose	Method	Applied area (ha)/ trees	Decision	Comment / recommendation
Horticulture	Mechanical Removal	1.4	Grant	The low lying areas of the property are prone to salinisation, but it is considered that if the permit is conditional on the rehabilitation of a 1.4ha area to local native species, the proposal is not likely to be at variance with Clearing Principle (g). It is recommended that this permit application be granted as the proposal is not at variance with Clearing Principle (e), (f), (j) and not likely to be at variance with Clearing Principles (a), (b), (c), (d), (g), (h), and (i).

5. References

Department of Natural Resources and Environment (2002) Biodiversity Action Planning. Action planning for native biodiversity at multiple scales ; catchment bioregional, landscape, local. Department of Natural Resources and Environment, Victoria.

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.

Hopkins, A.J.M., Beeston, G.R. and Harvey J.M. (2001) A database on the vegetation of Western Australia. Stage 1. CALMScience after J. S. Beard, late 1960's to early 1980's Vegetation Survey of Western Australia, UWA Press.

JANIS Forests Criteria (1997) Nationally agreed criteria for the establishment of a comprehensive, Adequate and Representative reserve System for Forests in Australia. A report by the Joint ANZECC/MCFFA National Forest Policy Statement Implementation Sub-committee. Regional Forests Agreement process. Commonwealth of Australia, Canberra.

Keighery, B.J. (1994) Bushland Plant Survey: A Guide to Plant Community Survey for the Community. Wildflower Society of WA (Inc). Nedlands, Western Australia.

Mattiske Consulting (1998) Mapping of vegetation complexes in the South West forest region of Western Australia. CALM.

Shepherd, D.P., Beeston, G.R. and Hopkins, A.J.M. (2001) Native Vegetation in Western Australia, Extent, Type and Status. Resource Management Technical Report 249. Department of Agriculture, Western Australia.

6. Glossary

Term	Meaning
CALM	Department of Conservation and Land Management
DAWA	Department of Agriculture
DEP	Department of Environmental Protection (now DoE)
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 DoE)