



## 1. Application details

### 1.1. Permit application details

Permit application No.: 1391/1

Permit type: Area Permit

### 1.2. Proponent details

Proponent's name: Stella Bella Wines Pty Ltd

### 1.3. Property details

Property: LOT 4 ON DIAGRAM 51181 (Lot No. 4 GNARAWARY MARGARET RIVER 6285)

Local Government Area: Shire Of Augusta-Margaret River

Colloquial name:

### 1.4. Application

Clearing Area (ha)	No. Trees	Method of Clearing	For the purpose of:
0.7		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
Mattiske: Cowaramup (C1) - Open to tall open forest of Eucalyptus marginata subsp. marginata-Corymbia calophylla-Banksia grandis on lateritic uplands in the hyperhumid zone.	The vegetation under application displays a history of logging, however retains the basic ability to regenerate, if managed accordingly.	Good: Structure significantly altered by multiple disturbance; retains basic structure/ability to regenerate (Keighery 1994)	Condition of vegetation determined through DEC site visit (2006)
Beard vegetation association 3: Medium forest; jarrah-marri	The vegetation comprises mostly marri Corymbia calophylla and some jarrah Eucalyptus marginata. The understorey comprises bracken fern, some creepers and other mixed shrub species. A heavy leaf litter is noted as ground cover.		
	Overall, the condition of the existing vegetation to be impacted is considered to be good		

## 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 proposal is for clearing of 0.7 hectares of native vegetation for the purpose of viticulture. The area proposed to be cleared is in an area that has been extensively cleared for viticulture with approximately 45% vegetation remaining within a 10km radius. The majority of the area uncleared is protected within National Parks (e.g. Leeuwin-Naturaliste and Bramely).

The vegetation comprises mostly of marri (*Corymbia calophylla*) and some jarrah (*Eucalyptus marginata*). The understorey comprises bracken fern, some creepers and other mixed shrub species. A heavy leaf litter is noted as ground cover. The condition of the vegetation under application is considered to be good (Keighery 1994).

Based on the relatively small area for clearing 0.7 hectares of native vegetation the area is unlikely to have a high level of biological diversity.

**Methodology** DEC site visit (2007)  
Keighery (1994)  
GIS databases:  
-Busselton 50cm orthomosaic - DLI04  
-Leeuwin 50cm orthomosaic - Landgate 04  
-CALM Managed Lands and Waters - 1/07/05

**(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**

The local area contains scattered patches of remnants in a landscape that has been partially cleared, mainly for viticulture. There are 12 known records of declared threatened fauna and 15 known records of priority species in the local area (10km radius); however given the small size of the area proposed to be cleared and surrounding land use it is not considered to be significant habitat for indigenous fauna.

The proposed clearing is likely to result in displacement of (and some loss of) individual fauna within the application area, and place pressure on resources within adjacent and nearby bushland as refugee fauna attempt to re-establish within these areas. However this proposed clearing of 0.7 hectares is not likely to have a significant impact on the survival of any threatened, priority, locally significant or other indigenous fauna populations.

Therefore, the proposal is unlikely to be at variance to this Principle.

**Methodology** GIS Databases:  
-CALM Managed Lands and Waters - CALM 1/07/05  
-Threatened Fauna SAC Bio Dataset - 21/05/07  
-Leeuwin 50cm orthomosaic - Landgate 04  
- Busselton 50cm ORTHOMOSAIC - DLI04

**(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**

A desktop study found 11 known records of the Declared Rare Flora (DRF) species *Caladenia excelsa* and 17 records of 8 Priority flora species occurring in the local areas (10km radius). The closest occurrence was of *C. excelsa* approximately 4km south west of the proposed area.

The DRF records are found in similar vegetation complexes (Cowaramup) to that of the area under application however the Species and Communities Branch advised that *C. excelsa* is unlikely to occur at the area under application due to different soil types. *C. excelsa* occur on the coast in deep sandy soil and the area proposed to be cleared has loamy soils.

Given the above, this proposal is not likely to be at variance to this Principle.

**Methodology** GIS databases:  
- DEFL SAC Bio Datasets 10/05/07  
- Busselton 50cm Orthomosaic - DLI 04  
- Leewin 50cm Orthomosaic - Landgate 04

**(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**

There are two occurrences of a Threatened Ecological Community (TEC) recorded within a 10km radius the closest being 6.7km south west of the area proposed to be cleared. The community, 'aquatic root mat', inhabits pools and streams in caves. Since there is no similar habitat within the area proposed to be cleared it is unlikely to be found in the area under application.

**Methodology** GIS databases:  
-TEC SAC Bio Datasets 10/05/07  
- Busselton 50cm Orthomosaic - DLI 04  
- Leewin 50cm Orthomosaic - Landgate 04

**(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 likely to be at variance to this Principle			Conservation **status	% In reserves/CALM managed land	
	Pre-European	Current extent	Remaining			
		(ha)*	(ha)*	(%)*		
IBRA Bioregions - Warren		834,053.95	657,114.138	78.8	Least Concern	46.7
Shire of Augusta-Margaret River		222,718	159,679	71.7	Least Concern	
Vegetation type: Beard: Unit 3		250,323.727	198,947.836	79.5	Least Concern	40.3
Mattiske: Cowaramup (C1)		198,538	75,049	39.5	Depleted	

\* (Shepherd et al. 2001)

\*\* (Department of Natural Resources and Environment 2002)

\*\*\* Within the Intensive Landuse Zone

The area under application is located in the Warren Bioregion. The extent of pre-European vegetation within this area is 78.8% of which 46.7% is protected in conservation reserves (Shepherd et al., 2001).

The proposal site falls within the Shire of Augusta-Margaret River, of which there is 71.7% remaining of pre-European vegetation (Shepherd et al., 2001).

The Beard Vegetation Association of the area under application has 79.5% of the remaining pre-European vegetation (Hopkins et al., 2001) which has a conservation status of least concern. The Mattiske Complex is Cowaramup (C1) of which 39.5% is remaining of pre-European vegetation (Hedde et al 1980) which has a conservation status of depleted (Department of Natural Resources and Environment, 2002).

Given that the area under application is 0.7ha of native vegetation, and that there is approximately 45% native vegetation within a 10km radius, the vegetation under application is not considered to be significant as a remnant of native vegetation in an area that has been extensively cleared.

<b>Methodology</b>	Department of Natural Resources and Environment (2002) Havel (2002) Hopkins et al. (2001) Shepherd et al. (2001) GIS databases: - Mattiske Vegetation - CALM 24/3/98 - Interim Biogeographic Regionalisation of Australia - EM 18/10/00 - Local Government Authorities - DLI 8/07/04 - Pre European Vegetation - DA 01/01 - Busselton 50cm Orthomosaic - DLI 04 - Leewin 50cm Orthomosaic - Landgate 04
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**(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 are no EPP areas, EPP lakes, ANCA wetlands, RAMSAR wetlands or Geomorphic wetlands found within the local area (10km radius) of the proposed clearing.

There are two minor perennial watercourses on the property under application. The proposed clearing is more than 100m from these watercourses. There are no vegetation links between the area under application and these watercourses.

The Chapman Brook and Margaret River are located 5.1km and 5.8km, respectively, from the area proposed to be cleared. There are no vegetation links between the area proposed to be cleared and local watercourses.

The area proposed to be cleared is not considered to be growing in or in association with a watercourse or

wetland.

- Methodology** GIS databases:
- ANCA, Wetlands - CALM 08/01
  - EPP Areas - DEP 06/95
  - EPP Lakes - DEP 28/07/03
  - Geomorphic Wetlands (Mgt Categories) Swan Coastal Plain - DoE 15/9/04
  - Geomorphic Wetlands, Augusta to Walpole - DoE 18/6/03
  - Hydrography Linear - DoE 1/2/04
  - RAMSAR, Wetlands - CALM 21/10/02
  - Busselton 50cm Orthomosaic - DLI 04
  - Leewin 50cm Orthomosaic - Landgate 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**
- The area proposed to be cleared has no known Acid Sulphate Soils disturbance risk and salinity risk has not been mapped for the area. The risk of wind erosion and water erosion causing land degradation are considered to be low based on soil type, short slope lengths and low slope gradients.

The proposed clearing is unlikely to cause appreciable land degradation due to its size.

- Methodology** GIS databases:
- Acid Sulphate Soil Risk Map, SCP - DoE 01/02/04
  - Salinity Risk 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 areas proposed to be cleared do not lie within or adjacent to areas set aside for conservation. The Leeuwin-Naturaliste National Park, a Registered National Estate, is located 3.9km west of the area proposed to be cleared. The Bramley National Park, is located 4.4km north east of the area proposed to be cleared.

The proposed clearing is for 0.7ha and there are no vegetation links between the area under application and local conservation areas. The proposed clearing is unlikely to impact on the environmental values of these nearby conservation areas.

- Methodology** GIS database:
- CALM Managed Lands and Waters - CALM 1/06/04
  - Register of National Estate - EA 28/01/03
  - Busselton 50cm Orthomosaic - DLI 04
  - Leewin 50cm Orthomosaic - Landgate 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 area proposed to be cleared is within the Boodjidup Hydrographic Catchment Area in the Busselton Coast Basin. This area has a mean annual rainfall of 1200mm with an evapotranspiration rate of 800mm/year and has reasonably well drained lateritic soils. Groundwater salinity varies from 1000mg/L to 3000mg/L TDS (total dissolved solids). Due to the low slope gradients, short slope lengths and soil types the risk of water erosion affecting surface water is greatly reduced.

Due to the small area proposed to be cleared, it is unlikely that the clearing of native vegetation will cause deterioration in the quality of surface water or groundwater within the local area.

- Methodology** GIS databases:
- Hydrographic Catchments, Catchments - DoE 3/4/03
  - RIWI Act, Groundwater Areas - WRC 13/06/00
  - Hydrographic Catchments, Catchments DOW
  - Rainfall, Mean Annual BOM 30/09/01
  - Public Drinking Water Source Areas (PDWSA) DOW

**(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 likely to be at variance to this Principle**

Due to the scale and nature of the proposed clearing, it is unlikely to cause or exacerbate flooding within the local area.

**Methodology GIS databases:**

- Topographic Contours, Statewide - DOLA 12/09/02

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

**Comments**

The area proposed to be cleared is zoned rural under the Town Planning Scheme. The Shire Augusta-Margaret River has issued an approval for the extension of intensive agriculture (vineyard) TRIM ref DOC18687.

There is a Native Title Claim over the area under application, as the property is privately owned the granting of the clearing permit is a secondary approval and does not constitute a future act under the Native Title Act 1993.

**Methodology GIS database:**

- Town Planning Scheme Zones - MFP 8/98  
-Native Title Claim

**4. Assessor's recommendations**

Purpose	Method	Applied area (ha)/ trees	Decision	Comment / recommendation
Horticulture	Mechanical Removal	0.7	The assessable criteria have been addressed, and the proposal is not likely to be at variance to Principles (a), (b), (c), (d), (e), (g), (h), (i) and (j) and not at variance to Principle (f)	

**5. References**

DEC (2007) Site Visit Report TRIM ref DOC22880  
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.  
Havel, J.J. and Mattiske Consulting Pty Ltd (2002) Review of management options for poorly represented vegetation complexes, Conservation Commission.  
Hopkins, A.J.M., Beeston, G.R. and Harvey J.M. (2001) A database on the vegetation of Western Australia. Stage 1. CALM Science after J. S. Beard, late 1960's to early 1980's Vegetation Survey of Western Australia, UWA Press.  
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. (2002) Soil Groups of Western Australia. A simple guide to the main soils of Western Australia. Resource Management Technical Report 246. Edition 3  
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)