



1. Application details

1.1. Permit application details

Permit application No.: 1971/1
 Permit type: Area Permit

1.2. Proponent details

Proponent's name: Stella Bella Wines Pty Ltd

1.3. Property details

Property: LOT 16 ON DIAGRAM 83751 (Lot No. 16 ROSA BROOK MARGARET RIVER 6285)
 Local Government Area: Shire Of Augusta-Margaret River

1.4. Application

Clearing Area (ha)	No. Trees	Method of Clearing	For the purpose of:
	16	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 (Chapman): Medium forest; jarrah-marri (Hopkins et al. 2001; Shepherd et al. 2001).	The proposal involves clearing 16 large trees for construction of a vineyard.	Completely Degraded: No longer intact; completely/almost completely without native species (Keighery 1994)	The description of the clearing application area is based on orthomosaic mapping.
Mattiske Vegetation Complex: Cowaramup Valley (Cw1): Mixture of open forest to woodland of Eucalyptus diversicolor-Corymbia calophylla and woodland of Eucalyptus marginata subsp. marginata ²⁴ -Corymbia calophylla on slopes and low woodland of Melaleuca preissiana-Banksia littoralis on depressions in the hyperhumid zone (Mattiske Consulting, 1998).	The vegetation under application appears in completely degraded condition (Keighery, 1994) and appears heavily grazed.		

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 the clearing of 16 paddock trees for the purpose of vineyard construction.

The area under application appears to be completely degraded (Keighery, 1994), with little or no native understorey, and heavily grazed.

The local area (10 km radius) is approximately 70% vegetated with approximately 80% of that vegetation in DEC managed National Park and State forest.

Based on the unlikelihood of the area representing high biological diversity in comparison to other, larger areas of remnant vegetation within the local area; the proposal is unlikely to be at variance to this Principle.

Methodology

Keighery (1994);
 GIS Databases:
 - CALM Managed Lands and Waters - CALM 1/6/04;

(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 proposal is for the clearing of 16 paddock trees for the purpose of vineyard construction. The vegetation appears to contain little or no understorey and is considered to be completely degraded (Keighery, 1994).

There are several records of threatened and priority fauna species within close proximity to the applied area; however given the nature of the clearing the area under application is considered unlikely to comprise significant habitat value for fauna indigenous to Western Australia.

Methodology Keighery (1994);

GIS Databases:

- CALM Managed Lands and Waters - CALM 1/7/05;
- Threatened Fauna - SAC Biodataset - 22/8/07;
- 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 revealed several populations of *Caladenia excelsa* (DRF), *Acacia inops* (P3), *Gastrolobium formosum* (P3) and several other P4 populations within a 10 km radius of the applied area.

Given the nature of the vegetation under application and that it appears to have been heavily grazed; it is unlikely the area under application includes or is necessary for the continued existence of, rare flora.

Methodology GIS Databases:

- DEFL, SAC Biodataset - 22/8/07;
- Busselton 50cm ORTHOMOSAIC - DLI04

(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 four populations of the community type "Low shrublands (Gracetown)" located approximately 16.5 km north west of the area under application.

Given the distance and the nature of the vegetation under application; it is unlikely to contain values that constitute any known TEC or be necessary for the maintenance of continued existence of any known TEC.

Methodology GIS Databases:

- TEC Database, DEC;
- SAC Biodataset - 22/8/07;
- Busselton 50cm ORTHOMOSAIC - DLI04

(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

The application is located in the Jarrah Forest Bioregion in the Shire of Augusta-Margaret River. The extent of native vegetation in these areas is 58.3% and 71.7% respectively (Shepherd et al. 2001). There is approximately 70% of native vegetation remaining in the local area and the majority is vested to DEC and managed for conservation purposes.

One of the Cowaramup Valley complexes represents the vegetation under application. There is currently 23% (Mattiske & Havel, 2002) of this complex remaining, which is considered to be of a vulnerable status for biodiversity conservation (Department of Natural Resources and Environment, 2002). Although this vegetation type has been identified as having a low representation, much of it is protected within large areas of State forest existing within the local setting.

Given the area under application, nature of the clearing and the remaining vegetation within the local setting; the proposed clearing is not likely to represent a significant remnant of vegetation within an extensively cleared area.

Methodology Shepherd et al. (2001);
Mattiske & Havel (2002);

Department of Natural Resources and Environment (2002);

GIS Databases:

- Mattiske Vegetation - CALM 24/3/98;
- Interim Biogeographic Regionalisation of Australia - EM 18/10/00;
- Pre European Vegetation - DA 01/01
- Local Government Authorities - DLI 8/7/04

(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 likely to be at variance to this Principle

There are no identified watercourses or wetlands within the applied area.

Given the nature of the proposed clearing, it is unlikely to be at variance to this Principle.

Methodology GIS Databases:

- Hydrography, Linear - DoE 1/2/04;
- EPP Areas - DEP 6/95

(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

Due to the nature of the proposed clearing, 16 paddock trees, there is likely to be no impact on the area leading to land degradation, as the local area will remain predominantly vegetated.

Methodology GIS Databases:

- Acid Sulphate Soils Risk Map, SCP - DoE 1/2/04;
- Salinity Risk Map LM 25m - DOLA 00;
- Topographic Contours, Statewide - DOLA 12/9/02

(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 area proposed for clearing does not lie within or adjacent to areas set aside for conservation. Given the nature of the clearing, 16 paddock trees, and the remaining surrounding vegetation in the local setting, the vegetation under application is highly unlikely to function as an ecological linkage to nearby conservation areas.

Methodology GIS Databases:

- CALM Managed Lands and Waters - CALM 1/7/05;
- Register of National Estate - EA 28/1/03

(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

Due to the nature of the proposed clearing, 16 paddock trees, it is unlikely to impact on the quality of surface or underground water, as the local area will remain predominantly vegetated.

Methodology GIS Databases:

- Hydrographic Catchments, Catchments - DoW;
- Rainfall, Mean Annual - BOM 30/9/01;
- 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 nature of the proposed clearing, 16 paddock trees, it is unlikely to cause or exacerbate flooding within the local area.

Methodology GIS Databases:

- Hydrography, Linear - DoE 1/2/04;
- Topographic Contours, Statewide - DOLA 12/9/02;
- Rainfall, Mean Annual - BOM 30/9/01

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

Comments

The land is zoned 'Rural' under the Shire of Augusta-Margaret River Town Planning Scheme No.11. The Shire was given the opportunity to comment on the proposal. No response has been provided.

There are four native title claims over the area under application; however as the property is privately owned the granting of a clearing permit is a secondary approval and does not constitute a future act under the Native Title Act 1993.

No public submissions have been made for this proposal.

Methodology

GIS Databases:

- Town Planning Scheme Zones - MFP 8/98;
- Native Title Claims - DLI 7/11/05

4. Assessor's comments

Purpose	Method Applied	area (ha)/ trees	Comment
Horticulture	Mechanical Removal	16	Assessment of the clearing application revealed the proposal is unlikely to be at variance to all clearing principles.

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.
- 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. CALMScience 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.
- 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
BCS	Biodiversity Coordination Section of DEC
CALM	Department of Conservation and Land Management (now BCS)
DAFWA	Department of Agriculture and Food
DEC	Department of Environment and Conservation
DEP	Department of Environmental Protection (now DEC)
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 DEC)