



GOVERNMENT OF
WESTERN AUSTRALIA

CLEARING PERMIT

Granted under section 51E of the Environmental Protection Act 1986

PERMIT DETAILS

Area Permit Number: 4783/1

File Number: 2011/011663-1

Duration of Permit: From 12 March 2012 to 12 March 2014

PERMIT HOLDER

Indian Ocean Wine Company Pty Ltd

LAND ON WHICH CLEARING IS TO BE DONE

Lot 100 on Deposited Plan 63667, Wilyabrup.

AUTHORISED ACTIVITY

The Permit Holder shall not clear more than 2.031 hectares of native vegetation within the areas cross hatched yellow on attached Plan 4783/1.

CONDITIONS

Nil.

A handwritten signature in black ink, appearing to be 'K Faulkner', written over a horizontal line.

Kelly Faulkner

MANAGER

NATIVE VEGETATION CONSERVATION BRANCH

*Officer delegated under Section 20
of the Environmental Protection Act 1986*

16 February 2012

Plan 4783/1



LEGEND

clearing instruments

- Areas Approved to Clear
 - Cadastre
- Busselton 50cm Orthomosaic - Landgate 2007



0 ~125 m

Scale 1:4514

(Approximate when reproduced at A4)

Geocentric Datum Australia 1994

Note: the data in this map have not been projected. This may result in geometric distortion or measurement inaccuracies.

[Signature] Date 16/2/12
K. Faulkner

Information derived from this map should be confirmed with the data custodian acknowledged by the agency acronym in the legend.



Department of Environment and Conservation

Our environment, our future
WA Crown Copyright 2002



1. Application details

1.1. Permit application details

Permit application No.: 4783/1
Permit type: Area Permit

1.2. Proponent details

Proponent's name: Indian Ocean Wine Company Pty Ltd

1.3. Property details

Property: LOT 100 ON PLAN 63667 (Lot No. 100 HARMANS MILL WILYABRUP 6280)
Local Government Area: Shire of Busselton

1.4. Application

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

1.5. Decision on application

Decision on Permit Application: Grant
Decision Date: 16 February 2012

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
Mapped Beard Vegetation Association : 3 Medium forest Jarrah-Marri (Shepherd, 2009)	The application is to clear 2.031 hectares of native vegetation for the purpose of extending an existing vineyard.	Degraded: Structure severely disturbed; regeneration to good condition requires intensive management (Keighery 1994)	The condition of the vegetation was obtained via a site inspection conducted by the Department of Environment and Conservation (DEC) in January 2012.
Mattiske Vegetation Complex: Cowaramup (CW2) Woodland of Eucalyptus marginata subsp. marginata-Corymbia calophylla on slopes and low woodland of Melaleuca preissiana-24 Banksia littoralis on depressions in perhumid and humid zones(Mattiske and Havel, 1998).	The vegetation under application consists of Eucalyptus marginata and Corymbia calophylla amongst a ground cover of weeds (DEC, 2012).		
Mattiske Vegetation Complex: Cowaramup (C2) Open forest of Eucalyptus marginata subsp. marginata-Corymbia calophylla-Banksia grandis on lateritic uplands in perhumid and humid zones. (Mattiske and Havel, 1998).	The application area has previously been parkland cleared and vegetation under application is considered to be in a degraded (Keighery, 1994) condition (DEC, 2012).		

3. Assessment of application against clearing principles

Comments

The application is to clear 2.031 hectares of native vegetation for the purpose of extending an existing vineyard. The vegetation consists of Eucalyptus marginata and Corymbia calophylla with no understory and ground cover of grass. The areas under application have been previously parkland cleared with the vegetation considered to be in a degraded (Keighery, 1994) condition (DEC, 2012).

Several fauna species of conservation significance have been recorded in the local area. Including Calyptorhynchus baudinii (Baudin's black cockatoo) and Calyptorhynchus latirostris (Carnaby's black cockatoo) (DEC, 2007-). No hollow bearing trees were observed within the applied area (DEC, 2012) and given the

degraded (Keighery, 1994) condition (DEC, 2012) of vegetation, it is considered not significant habitat for fauna of conservation significance.

The vegetation under application is described as Beard vegetation association as 3, which has 69 per cent of its pre-European vegetation remaining in the Jarrah Forest IBRA Bioregion (Shepherd, 2009). The vegetation under application is also described as Mattiske Vegetation Complexes CW2 and C2, which have 24 and 37 per cent of their pre-European vegetation remaining respectively (Mattiske and Havel, 2008). The Mattiske vegetation complex CW2 retains less than the threshold level (30 per cent) recommended in the National Objectives Targets for Biodiversity Conservation, below which species loss appears to accelerate exponentially at an ecosystem level (Commonwealth of Australia, 2001). In addition to this, the area under application occurs within an extensively cleared landscape with approximately 25 per cent of vegetation remaining in the local area (10km). However, the vegetation under application is not considered to be a significant remnant as it does not contain suitable habitat of flora and fauna species of conservation significance, has been parkland cleared and is in a degraded (Keighery, 1994) condition (DEC, 2012). Given this, the vegetation under application is not significant as a remnant.

Given that the vegetation under application is in a degraded (Keighery, 1994) condition (DEC, 2012) it is unlikely that the proposed clearing comprises of a high level of biodiversity. Additionally the application is not likely to impact upon ground water quality, surface water quality or cause appreciable land degradation in the local area.

Given the above, the application is not likely to be at variance to any of the clearing principles

- Methodology** References:
- Commonwealth of Australia (2001)
 - DEC (2012)
 - DEC (2007-)
 - Keighery (1994)
 - Mattiske and Havel (1998)
 - Shepherd (2009)
- GIS Database
- Pre European Vegetation
 - SAC Bio Datasets (Accessed 12/12/2011)

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

Comments

The land owner has a water license with an annual entitlement of 15,000kl (Department of Water, 2012). The proposed new vineyard will need to be serviced by the existing entitlement as the surface water area is fully allocated and the groundwater resource, once pending applications have been processed will also be fully allocated (Department of Water, 2012). The existing water entitlement, through efficient irrigation should be able to service the new proposed vineyard (Department of Water, 2012).

- Methodology** Department of Water (2012)

4. References

- Commonwealth of Australia (2001) National Objectives and Targets for Biodiversity Conservation 2001-2005, Canberra.
- DEC (2007 -) NatureMap: Mapping Western Australia's Biodiversity. Department of Environment and Conservation. URL: <http://naturemap.dec.wa.gov.au/>. Accessed 9/1/2012
- DEC (2012) Site Inspection Report for Clearing Permit Application CPS 4783/1, Lot 100 , Wilyabrup. Site inspection undertaken 16/1/2012. Department of Environment and Conservation, Western Australia (TRIM Ref. DOC467775).
- Department of Water (2012). Comments provided for Clearing Permit Application CPS 4783/1 (DEC Ref:A468719)
- 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, E.M. and Havel, J.J. (1998) Vegetation Complexes of the South-west Forest Region of Western Australia. Maps and report prepared as part of the Regional Forest Agreement, Western Australia for the Department of Conservation and Land Management and Environment Australia.
- Shepherd, D.P. (2009) Adapted from: Shepherd, D.P., Beeston, G.R., and Hopkins, A.J.M. (2001), Native Vegetation in Western Australia. Technical Report 249. Department of Agriculture Western Australia, South Perth.

5. 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)