



GOVERNMENT OF  
WESTERN AUSTRALIA

## CLEARING PERMIT

*Granted under section 51E of the Environmental Protection Act 1986*

### PERMIT DETAILS

Area Permit Number: 7599/1  
File Number: 2017/000706-1  
Duration of Permit: 4 November 2017 to 4 November 2019

### PERMIT HOLDER

Cape Mentelle Vineyards Ltd

### LAND ON WHICH CLEARING IS TO BE DONE

Lot 945 on Deposited Plan 301733, Margaret River

### AUTHORISED ACTIVITY

The Permit Holder shall not clear more than 0.57 hectares of native vegetation and 19 native trees within the area cross-hatched yellow on attached Plan 7599/1.

### CONDITIONS

#### 1. Dieback and weed control

When undertaking any clearing or other activity authorised under this Permit, the Permit Holder must take the following steps to minimise the risk of the introduction and spread of *weeds* and *dieback*:

- (a) clean earth-moving machinery of soil and vegetation prior to entering and leaving the area to be cleared;
- (b) ensure that no *dieback* or *weed*-affected soil, *mulch*, *fill* or other material is brought into the area to be cleared; and
- (c) restrict the movement of machines and other vehicles to the limits of the areas to be cleared.

### DEFINITIONS

The following meanings are given to terms used in this Permit:

*dieback* means the effect of *Phytophthora* species on native vegetation;

*fill* means material used to increase the ground level, or fill a hollow;

*mulch* means the use of organic matter, wood chips or rocks to slow the movement of water across the soil surface and to reduce evaporation;

*weed/s* means any plant -

- (a) that is a declared pest under section 22 of the *Biosecurity and Agriculture Management Act 2007*; or
- (b) published in a Department of Biodiversity, Conservation and Attractions species-led ecological impact and invasiveness ranking summary, regardless of ranking; or
- (c) not indigenous to the area concerned.

A blue ink signature of Emma Bramwell, written in a cursive style, positioned above a horizontal line.

Emma Bramwell

A/MANAGER CLEARING REGULATION

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

5 October 2017

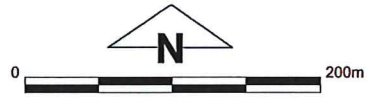


# Plan 7599/1



## Legend

-  Roads
-  Imagery
-  Clearing Instruments Activities
-  Local Government Authority



1:4,879

(Approximate when reproduced at A4)

GDA 94 (Lat/Long)

Geocentric Datum of Australia 1994

*E Bramwell* Date *05/10/17*  
*E BRAMWELL*

Officer with delegated authority under Section 20 of the Environmental Protection Act 1986



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## 1. Application details

### 1.1. Permit application details

Permit application No.: 7599/1  
Permit type: Area Permit

### 1.2. Applicant details

Applicant's name: Cape Mentelle Vineyards Ltd

### 1.3. Property details

Property: LOT 945 ON DEPOSITED PLAN 301733, MARGARET RIVER  
Colloquial name:  
Local Government Authority: AUGUSTA-MARGARET RIVER, SHIRE OF  
DER Region: Greater Swan  
DPaW District: BLACKWOOD  
LCDC:  
Localities: MARGARET RIVER

### 1.4. Application

Clearing Area (ha)	No. Trees	Method of Clearing	For the purpose of:
0.57	19	Mechanical Removal	Viticulture

### 1.5. Decision on application

Decision on Permit Application: Grant  
Decision Date: 5 October 2017  
Reasons for Decision: The clearing permit application was received on 17 May 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*, and it has been determined that the proposed clearing is not likely to be at variance to any of the clearing principles.

Through assessment the Delegated Officer determined that the proposed clearing may increase the risk of weeds and dieback spreading into adjacent remnant vegetation. A weed and dieback management condition has been placed on the clearing permit to assist in mitigating this risk.

Through assessment the Delegated Officer determined that the clearing is unlikely to have any significant environmental impacts. State policies and other relevant policies have been taken into consideration in the decision to grant a clearing permit.

## 2. Site Information

### 2.1. Existing environment and information

#### 2.1.1. Description of the native vegetation under application

**Vegetation Description** The application area is mapped as Mattiske Vegetation C1 complex consists of open to tall open forest of *Eucalyptus marginata* subsp. *marginata* (jarrah) – *Corymbia calophylla* (marri) – *Banksia grandis* (bull banksia) on lateritic uplands in the hyperhumid zone (Mattiske and Havel, 1998).

Officers of the Department of Water and Environmental Regulation (DWER) conducted a site inspection on 11 July 2017 (DWER site inspection), and found that the vegetation within the application area consists of marri forest with jarrah and *Agonis flexuosa* (peppermint) over a dense mid-storey of *Hibbertia cuneiformis* (cutleaf hibbertia) and scattered *Xanthorrhoea preissii* (grasstree), over an understorey of introduced grasses, *Acacia pulchella* (prickly Moses), *Trymalium odoratissimum*, *Leucopogon capitellatus* and other native species (DWER, 2017)

**Clearing Description** The application is for the clearing of 0.57 hectares of native vegetation and 19 native trees within Lot 945 on Deposited Plan 301733, Margaret River, for the purpose of viticulture.

**Vegetation Condition** Good; Structure significantly altered by multiple disturbance; retains basic structure/ability to regenerate (Keighery, 1994).  
To  
Completely Degraded; No longer intact, completely/almost completely without native species (Keighery, 1994).

**Comment** The condition and description of the vegetation within the application area were determined during the DWER site inspection (DWER, 2017).



### 3. Assessment of application against clearing principles

**Comments** The application is to clear up to 0.57 hectares of native vegetation and 19 native trees within Lot 945 on Deposited Plan 301733, Margaret River, for the purpose of viticulture.

The DWER site inspection found that the vegetation within the application area consists of marri forest with jarrah and peppermint over a dense mid-storey of cutleaf *hibbertia* and scattered grasstrees, over an understorey of introduced grasses, prickly Moses, *Trymalium odoratissimum*, *Leucopogon capitellatus* and other native species (DWER, 2017).

The vegetation within the application area ranges from a good to completely degraded (Keighery, 1994) condition (DWER, 2017). Approximately 0.24 hectares of vegetation within the north eastern portion of the application area is in a good (Keighery, 1994) condition, and the remainder is in a degraded to completely degraded (Keighery, 1994) condition with a high density of grassy weeds within the understorey.

The local area considered in the assessment of this application is a 10 kilometre radius surrounding the application area.

A total of 19 priority flora and two rare flora species have been mapped in the local area. The closest record is the priority 3 species *Stylidium lowrieanum* which has been recorded approximately 850 metres south west of the application area. This species is a rosette perennial herb of 0.25 to 0.65 metres high with a preference for sand or sandy loam over limestone within *Eucalyptus* spp. or *Agonis* spp. woodland, forest, scrub (Western Australian Herbarium, 1998-). Noting the soil type present, this species is unlikely to occur within the application area. The Department of Biodiversity, Conservation and Attractions (DBCA) advised that the application area is not likely to support any conservation significant flora (DBCA, 2017).

A total of 20 fauna species listed as rare or likely to become extinct under the *Wildlife Conservation Act 1950* have been recorded within the local area (DBCA, 2007-). The application area may contain suitable habitat for the forest red-tailed black cockatoo (*Calyptorhynchus banksii* subsp. *naso*), Baudin's cockatoo (*Calyptorhynchus baudinii*) and Carnaby's cockatoo (*Calyptorhynchus latirostris*).

Black cockatoos breed in large hollow-bearing trees, generally within woodlands or forests or in isolated trees (Commonwealth of Australia, 2012). These species nest in hollows in live or dead trees of marri, jarrah, *Eucalyptus diversicolor* (karri), *Eucalyptus wandoo* (wandoo), *Eucalyptus gomphocephala* (tuart), *Eucalyptus salmonophloia* (salmon gum), *Eucalyptus rudis* (flooded gum), *Eucalyptus loxophleba* (York gum), *Eucalyptus accedens* (powder bark), *Eucalyptus megacarpa* (bullich) and *Eucalyptus* sp. (blackbutt) (Commonwealth of Australia, 2012). The DWER site inspection identified one marri tree within the application area that contained two small hollows, however these were not of a suitable size for black cockatoos (DWER, 2017).

An extensive area of remnant vegetation within Lot 945 and the adjacent properties to the west of the application area in similar or better condition than that in the application area is likely to provide foraging, roosting and potential nesting habitat for black cockatoos and other fauna. The application area is not likely to contain significant habitat for indigenous fauna.

The closest threatened ecological community (TEC) is 'Aquatic Root Mat Community Number 2 of Caves of the Leeuwin Naturaliste Ridge' (critically endangered) mapped approximately 9.8 kilometres south west of the application area. Noting the vegetation type present, this TEC is unlikely to occur within the application area.

The closest priority ecological community (PEC) is '*Melaleuca lanceolata* forests, Leeuwin Naturaliste Ridge' (Priority 2) located approximately 4.2 kilometres west of the application area. The DWER site inspection found that the vegetation within the application area is not consistent with this PEC (DWER, 2017).

The National Objectives and Targets for Biodiversity Conservation includes a target that prevents the clearance of ecological communities with an extent below 30 per cent of that present pre-European settlement (Commonwealth of Australia 2001).

The application area is located within the Warren Interim Biogeographic Regionalisation of Australia (IBRA) bioregion and Shire of Augusta-Margaret River, which retain approximately 79 and 62 per cent of their pre-European vegetation extents respectively (Government of Western Australia, 2016). The local area retains approximately 39 per cent native vegetative cover. Noting the extent of the proposed clearing and the condition of the vegetation within the application area, and the extent of vegetation cover within the local area, the application area is unlikely to be significant as a remnant within an extensively cleared area.

According to available databases, no watercourses or wetlands are mapped within the application area and no riparian vegetation was observed during DWER's site inspection (DWER, 2017). The closest hydrological feature is a minor perennial watercourse located approximately 180 metres south west of the application area. Given the distance to this hydrological feature, it is considered that the proposed clearing is unlikely to impact upon riparian vegetation growing in association with a wetland or watercourse.

Noting the extent of the proposed clearing and the condition of the vegetation within the application area, it is unlikely that the proposed clearing will 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 closest conservation area is located approximately 2.4 kilometres north east of the application area. Given the distance from the application area, it is unlikely the proposed clearing will impact on the environmental values of this conservation area. However the proposed clearing may increase the risk of weeds and dieback spreading into adjacent remnant vegetation. Weed and dieback management practices will assist in mitigating this risk.

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

**Methodology** References:  
Commonwealth of Australia (2001)  
DBCA (2007-)  
DBCA (2017)  
DWER (2017)  
Government of Western Australia (2016)  
Keighery (1994)  
Western Australian Herbarium (1998-)

GIS Databases:  
Parks and Wildlife tenure  
Hydrography, linear DOW  
NWLRA, Extent of Native Vegetation  
SAC Biodatasets - accessed September 2017

### Planning instruments and other relevant matters.

**Comments** The Shire of Augusta-Margaret River (the Shire) issued planning approval for the purpose of intensive agriculture on 23 June 2016 (Shire of Augusta-Margaret River, 2017). The Shire advised that it supports the proposed clearing subject to the conditions of the planning approval being met (Shire of Augusta-Margaret River, 2017).

There are no Aboriginal Sites of Significance mapped within the application area.

The clearing permit application was advertised on 17 May 2017 with a 21 day submission period. No public submissions have been received in relation to this application.

**Methodology** References:  
Shire of Augusta-Margaret River (2017)

GIS Databases:  
Aboriginal Sites of Significance

## 4. References

- Commonwealth of Australia (2001) National Objectives and Targets for Biodiversity Conservation 2001-2005, Canberra.
- Commonwealth of Australia (2012) EPBC Act referral guidelines for three threatened black cockatoo species. Department of Sustainability, Environment, Water, Populations and Communities, Canberra.
- Department of Biodiversity, Conservation and Attractions (DBCA) (2007-) NatureMap: Mapping Western Australia's Biodiversity. Department of Environment and Conservation. URL: <http://naturemap.dec.wa.gov.au/>. Accessed 26/09/2017
- Department of Biodiversity, Conservation and Attractions (DBCA) (2017) Regional advice received in relation to clearing permit application CPS 7599/1, received 6 July 2017. Department of Biodiversity, Conservation and Attractions, Western Australia (DWER Ref: A1528052)
- Department of Water and Environmental Regulation (DWER) (2017) Site Inspection Report for CPS 7599/1. Department of Water and Environmental Regulation. Western Australia (DWER Ref: A1486065).
- Government of Western Australia (2016). 2016 Statewide Vegetation Statistics incorporating the CAR Reserve Analysis (Full Report). Current as of October 2016. WA Department of Parks and Wildlife, Perth.
- 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.
- Shire of Augusta-Margaret River (2017) Planning Approval/Consent No. P216310 – Lot 945 Wallcliffe Road Margaret River – Agriculture Intensive (Vineyard Additions) Shire of Augusta-Margaret River (DWER Ref: A1448709).
- Western Australian Herbarium (1998-) FloraBase - The Western Australian Flora. Department of Parks and Wildlife. <http://florabase.dpaw.wa.gov.au/> (Accessed 26/09/2017).

