

## ENTERED ON GIS

**Name:** Proposed Rezoning from 'Viticulture and Tourism' to 'Bushland Protection' Lot 1 Brash Road, Yallingup  
**Date:** 09/05/2006  
**Capture Author:** Thomas Leong

**Comments:**

*Polygon*

Created to match documented study area with high level of accuracy

Accuracy Levels:

- High = Document contained visual and or described spatial references easily copied, resulting in little or no polygon boundary errors
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*Attributes*

Report Info – Captured without problems

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**SHIRE OF BUSSELTON  
DISTRICT TOWN PLANNING SCHEME  
No.20**

**AMENDMENT No.77**

**PROPOSED REZONING  
FROM 'VITICULTURE AND TOURISM' TO  
'BUSHLAND PROTECTION'**

**LOT 1 BRASH ROAD, YALLINGUP**

*Covenants map units  
out of study  
area*

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# ATTACHMENT A

## REMNANT VEGETATION ASSESSMENT

### LOT 1, SUSSEX LOCATION 3920, BRASH ROAD, YALLINGUP.

#### 1. INTRODUCTION

CHARLES BROADBENT CONSULTANCY has been appointed by Mr Craig Anderson, the property owner to provide a Remnant Vegetation Assessment report and Fire Management Plan to support an application for a subdivision proposal as offered by the Shire of Busselton Biodiversity Incentive Strategy.

#### 2. SUBJECT LAND

Lot 1, Sussex Location 3920, Brash Road, Yallingup, comprises of a total of 20.007 hectares and generally rectangular shape. The property is situated within a key vegetation corridor area recognised by the Biodiversity Incentive Strategy and this report will address the relevant issues recommended in the subdivision incentive section 6. APPENDIX I

#### 3. VEGETATION COMPLEXES (See attached map) APPENDIX II

Vegetation assessments were carried out during September to early November 2003. The property is fully vegetated except for the dam and buildings envelopes and contains areas of significant remnant vegetation, which has been classified and described by Mattiske and Havel (1998), and recognised in CALM Regional Forest Agreement plant communities as-

C2 Cowaramup (approximately 15 hectares) – Open forest of *Eucalyptus marginata* subsp *marginata* – *Corymbia calophylla* or escarpment in the humid zone.

CW2 Cowaramup (approximately 5 hectares) – Woodland of *Eucalyptus marginata* subsp *marginata* – *Corymbia calophylla* on slopes and low woodlands of *meleleuca pressiana* – *Banksia littoralis* on depressions in the per humid and humid zones.

Ground truthing indicates the plant community type is more characteristic of T.W. Treeton - Open forest of *Eucalyptus patens* – *corymbia calophylla* – *Eucalyptus marginata* subsp *marginata* on the lower slopes and on minor valleys per humid zone.

#### 4. SPECIES LIST

##### C2 COWARAMUP VEGETATION TYPE

##### WOODY PLANTS

*Eucalyptus marginata*  
*Corymbia calophylla*  
*Banksia grandis*  
*Persoonia longifolia*

##### COMMON NAMES

Jarrah  
Marri  
Bull Banksia  
Snotty gobbler

##### OTHER SPECIES

*Acacia pulchella*  
*Bossiaea linophylla*  
*Caladenia flava*  
*Caladenia longiclavata*  
*Chorizema cordatum*

##### COMMON NAMES

Prickly Moses  
Brown Pea  
Cowslip orchids  
Clubbed Spider orchids  
Heart-leave Flame Pea.

APPENDIX IV  
COWARAMUP C2  
VEGETATION COMPLEX.



## 5. VEGETATION QUALITY ASSESSMENT

This property has not been subject to land clearing for agriculture. Though the remnant forest has been logged for Jarrah sawlogs over 50 years ago and a good stocking of mature and regrowth trees of the three main tree species remain. The vegetation complex assessed was found to be in very good condition with at least 5 hectares of poorly represented vegetation type CW2, Cowaramup and meets the Busselton Shire Biodiversity Incentive Strategy criteria as described under section 5.2.3 prioritisation for Subdivision - type 3,

"Lots that contain at least 20 hectares of remnant vegetation that is classified as being in good or better condition."

This property also falls within a Key Vegetation Corridor recognised by the strategy and also adjoins CALM Nature Reserve 26065 Location 1160.

The remnant forest is relatively free of weeds except for an area along the south eastern corner where weeds and grass intrusion exist where the property adjoins cleared land. The main weed species are Clover, Blow Fly Grass, Wild Oats and various species of flat weed. There are no known populations of Declared Weeds on the property and it will not be necessary to establish a Weed Eradication Management Plan. It is understood that the building envelope for the proposed new lot will be in a previously disturbed site that contains the main area of weed infestation.

The remaining vegetation is in very good condition with little evidence of the dieback disease *Phytophthora cinnamomi*. APPENDIX III.

The attached photos show excellent forest structure from mature upper strata species to various ages of regrowth. APPENDIX IV.

Proposed building envelope position has been surveyed for Declared Rare Flora (DRF) and none were found.

## 6. FAUNA

The remnant vegetation on this property provides excellent habitat that are common and widespread within the region.

A detailed fauna survey was not conducted but fauna observation was carried out during the flora assessment and most of the common fauna species we sighted or ground evidence indicated their presence.