



1. Application details

1.1. Permit application details

Permit application No.: 150/1

Permit type: Area Permit

1.2. Proponent details

Proponent's name: Ashdale Holdings Pty Ltd

1.3. Property details

Property: LOT 742 ON PLAN 38524 (House No. 73 OAKLEIGH ERSKINE 6210)
LOT 741 ON PLAN 35021 (House No. 99 OAKLEIGH ERSKINE 6210)

Local Government Area: City Of Mandurah

Colloquial name:

1.4. Application

Clearing Area (ha)	No. Trees	Method of Clearing	For the purpose of:
2.63		Mechanical Removal	Building or Structure

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
Hedde et al (1980) classifies the vegetation as Cottesloe Complex - Central and South. Within the System 6 / part system 1 area, 41.1% of this vegetation community is remaining of pre-European extent, with only 8.8% within secure tenure.	Vegetation on site is mainly comprised of Allocasuarina fraseriana, Banksia littoralis, and Eucalyptus marginata. The understory is mainly absent from the site, with a few examples Macrozamia riedlei and Hibbertia huegelii present among a grass and weed dominated area. (Site visit - 28/09/2004)	Degraded: Structure severely disturbed; regeneration to good condition requires intensive management (Keighery 1994)	Approximately half of Lot 741 & 742 have been cleared in the past, and no regrowth has taken place in these areas. The remaining stands of vegetation have relatively intact upper story, however the understory is absent from much of the site.

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 at variance to this Principle**

Lots 741 & 742 Oakleigh Drive has been significantly depreciated by past impacts within the area. Although the upper-story species of Banksia littoralis, Eucalyptus marginata, and Allocasuarina fraseriana are present on the site, most specimens are in a degraded state.

The lower-story on site is almost completely absent, containing Macrozamia riedlei and a few examples of Hibbertia huegelii. It is considered unlikely that the site holds a high conservation value.

Methodology Site inspection.

(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**

Due to the degraded nature of the vegetation upon the proposed site, and the proximity of remaining stands of quality vegetation, it is considered unlikely that the removal of vegetation would have an appreciable impact on the fauna habitats, or the maintenance of habitats, within the area.

Methodology Site inspection.
Aerial photography.

(c) Native vegetation should not be cleared if it includes, or is necessary for the continued existence of, significant flora.

Comments Proposal may be at variance to this Principle

There are no known listings of Declared Rare and Priority Flora on site, or within the immediately surrounding area.

The Peel Harvey Catchment Council advises that due to the recent discovery of Critically Endangered DRF *Caladenia hueglinii* within an area nearby, a spring survey of the site should be conducted to ensure no DRF or other priority flora is present within the veldt grass invaded understory.

Methodology GIS database - Threatened Flora Database - CALM 13/08/2003
Peel Harvey Catchment Council - Advice - TRIM 2004/1880

(d) Native vegetation should not be cleared if it comprises the whole or a part of, or is necessary for the maintenance of a significant ecological community.

Comments Proposal is not at variance to this Principle

There are no known listings of Threatened Ecological Communities on site, or within the immediately surrounding area.

Methodology GIS database -
Threatened Ecological Communities - CALM 15/07/2003

(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 may be at variance to this Principle

Heddlie et al (1980) classifies the vegetation as Cottesloe Complex - Central and South. Within the System 6 / part System 1 area, 41.1% of this vegetation community is remaining of pre-European extent, with only 8.8% within secure tenure.

Shepherd et al (2001) identifies the vegetation complex on site as Association 6 - Medium woodland; tuart & jarrah. Approximately 18,000 hectares of the pre-European extent of this vegetation association is remaining, having a representation of 23.3%. Of this 18,000 hectares, 14.5% is within IUCN Class I-IV Reserves, and 23.2% remaining in 'other reserves'.

The State Government is committed to the National Objectives Targets for Biodiversity Conservation 2001-2005 AGPS (2001) which include a target that prevents clearance of ecological communities with an extent below 30% of that present pre-1750 (Department of Natural Resources and Environment, 2002; EPA, 2003).

Only 8.8% of Cottesloe Complex - Central and South is protected in secure tenure. The benchmark of 15% representation in conservation reserves (JANIS Forests Criteria 1997) has not been met for this vegetation complexes.

	Pre-European	Current	Remaining	Conservation	% in
reserves/CALM-	area (ha)	extent (ha)	%*	status**	managed land
IBRA Bioregion					
Swan Coastal Plain	1,529,235	626,512	42%	Depleted	
City of Mandurah	18,611	8,933	48%	Depleted	
Beard association 6	79,001	18,398	23.3%	Vulnerable	14.5%
Heddlie veg type	44,995	18,474	41.1%	Depleted	8.8%***

* (Shepherd et al. 2001)

** (Department of Natural Resources and Environment 2002)

*** (Guidance for the assessment of Environmental Factors No. 10 January 2003)

Methodology Guidance for the assessment of Environmental Factors No. 10 January 2003

Heddlie et al (1980). Vegetation Complexes of the Darling System, Western Australia.

JANIS Forests Criteria (1997) Nationally agreed criteria for the establishment of a comprehensive, Adequate and Representative reserve System for Forests in Australia.

Shepherd et al (2001), Native Vegetation in Western Australia, Extent, Type and Status.

(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

Vegetation observed on site does not conform with known wetland dependant flora species. The location of the site within the landscape, at approximately 4 metres AHD, indicates that the proposed clearing will take place outside of the wetland / water dependant areas which occur a relatively short distance to the south east.

Methodology Site inspection.
GIS Database - Geomorphic Wetland Database - DOE 15/09/2004

(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

Approximately 50% of the vegetation remaining on Lots 741 & 742 Oakleigh Drive has been cleared. Although the removal of the remaining vegetation would reduce the buffering effect, potentially opening the area to wind erosion, it would be unlikely to increase degradation by an appreciable amount.

Methodology Site inspection.

(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

Due to the high level of development already existing within the region, native vegetation within the area surrounding the proposed site is under-represented.

However, the proximity of the Resource Enhancement Wetland to the south east and the relatively large area of native vegetation to the west would indicate that the removal of vegetation from these sites should not have a detrimental impact on the conservation values in the area.

It should be noted that the initial proposal was lodged with in EPA, however it addressed as 'Not Assessed - Public Advice Given'. Within this advice, the EPA has acknowledged remnant vegetation exists on the site and encouraged its retention. The EPA considered that it would be appropriate to protect more than 'selected trees'. In relation to the proposed retirement village, there was no detail provided, and the EPA considered that future planning should address access to the conservation areas, whether through a subsequent referral to the EPA, or through the more appropriate mechanism of a clearing permit.

Methodology Site inspection.
GIS database - Swan Coastal Plan Aerial Photography - 01/2004

(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 at variance to this Principle

Groundwater within the South West Coastal Groundwater Area consists of a lens of freshwater suspended over a saltwater substrate of estuarine origin, with aquifer recharge occurring through direct infiltration of rainwater.

The clearing of vegetation has been recorded as causing a 0.3 metre rise in groundwater levels on development sites in close proximity to the proposed site. The removal of vegetation from site would most likely increase the rate of groundwater recharge and lead to an increase in groundwater depth similar to that observed elsewhere.

Groundwater quality is not expected to deteriorate as a result of the clearing.

Methodology South West Coastal Groundwater Management Plan (1989)

(j) Native vegetation should not be cleared if clearing the vegetation is likely to cause, or exacerbate, the incidence of flooding.

Comments Proposal is not at variance to this Principle

The area proposed to be cleared is relatively higher than the surrounding environment, being approximately 4 metres AHD, which slopes to the south east towards a Resource Enhancement Wetland and the Peel Harvey Estuary.

The site is located outside of the flood plain, and thus it is unlikely that the removal vegetation from the site would result in the increase in the duration or height of water during peak flood.

Methodology Topography and Flood Plain Mapping

Planning instrument or other matter.

Comments

No Comment.

Methodology

4. Assessor's recommendations

The recommendations of the Department of Environment to the CEO of the Department should be made consistent with the outcomes of the assessment by each of the agencies. Any conditions on the approval should also be outlined. These may be developed in consultation with such other agencies as required.

Purpose	Method	Applied area (ha)/ trees	Decision	Comment / recommendation
Building or Structure	Mechanical Removal	2.63	Grant	The Department of Environment has no objection to the clearing of 2.63 ha native vegetation from Lots 741 & 742 Oakleigh Drive in Erskine.

5. References

- AGPS (2001) The national objective and targets for biodiversity conservation 2001-2005. Commonwealth of Australia, Canberra.
- 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.
- EPA (2000) Environmental protection of native vegetation in Western Australia. Clearing of native vegetation, with particular reference to the agricultural area. Position Statement No. 2. December 2000. Environmental Protection Authority.
- EPA (2003) Guidance for the Assessment of Environmental Factors -level of assessment of proposals affecting natural areas within the System 6 region and Swan Coastal Plain portion of the System 1 Region. Report by the EPA under the Environmental Protection Act 1986. No 10 WA.
- Hedde, E. M., Loneragan, O. W., and Havel, J. J. (1980) Vegetation Complexes of the Darling System, Western Australia. In Department of Conservation and Environment, Atlas of Natural Resources, Darling System, Western Australia.
- JANIS Forests Criteria (1997) Nationally agreed criteria for the establishment of a comprehensive, Adequate and Representative reserve System for Forests in Australia. A report by the Joint ANZECC/MCFFA National Forest Policy Statement Implementation Sub-committee. Regional Forests Agreement process. Commonwealth of Australia, Canberra.
- Keighery, BJ (1994) Bushland Plant Survey: A Guide to Plant Community Survey for the Community. Wildflower Society of WA (Inc). Nedlands, Western Australia.
- 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.