



1. Application details

1.1. Permit application details

Permit application No.: 1505/1
Permit type: Area Permit

1.2. Proponent details

Proponent's name: City of Albany

1.3. Property details

Property: LOT 7078 ON PLAN 8267 NESBITT RD SPENCER PARK 6330
Local Government Area: City Of Albany
Colloquial name:

1.4. Application

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

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: Medium Forest; Jarrah-marri.	The proposal includes clearing of 0.59ha located on Crown Land, for the purpose of establishing a recreation park. The vegetation under application is dominated by Casuarina Woodland around the perimeter of the reserve and by Mixed Tall Open Shrubland over Open Heath and Taxandria juniperina / Callistachys lanceolata Closed Forest in the central areas.	Very Good: Vegetation structure altered; obvious signs of disturbance (Keighery 1994)	The condition of the reserve is generally very good but varies from completely degraded to excellent with invasion of introduced species being the major factor influencing condition rating. Removal of introduced species would improve the vegetation condition in many areas. (Vegetation and Flora Survey - E.M. Sandiford - June 2006.)

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 vegetation under application is contained within an area of Crown Reserve dominated by Casuarina Woodland around the perimeter and by Mixed Tall Open Shrubland over Open Heath and Taxandria juniperina / Callistachys lanceolata Closed Forest in the central areas (Sandiford 2006). The reserve is located within an urban area.

The condition of the reserve varies from completely degraded to excellent with invasion of introduced species being the major factor influencing the condition rating (DEC Site Visit 18/09/2006). The reserve has a high level of biodiversity when compared to the surrounding urban area. However, due to the small area of vegetation to be cleared, it is unlikely that the proposal will significantly impact on the overall biodiversity of the reserve.

A small remnant of a proposed threatened ecological community (Banksia coccinea Thicket associated with an Open Low Woodland of Allocasuarina fraseriana and Eucalyptus staeri) occurs within the lower (southern end) of the reserve and adjacent road reserve. This proposed TEC may be impacted if clearing alters hydrology and nutrient load in soil (BCS advice 5/10/2006). Raised kerbing will be constructed to avoid runoff from turfed areas and fertiliser regimes will be regulated to avoid the export of nutrients and seed contaminated runoff. However natural drainage patterns at the site are towards the western side of the reserve and the proposed

TEC does not intercept these flows.

Therefore the proposal to clear 0.59ha within the reserve is not likely to be at variance to this Principle.

Methodology Vegetation and Flora Survey - E.M. Sandiford - June 2006.
DEC Site Visit (18/09/2006).
DEC Biodiversity Coordination Section 5/10/2006

(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

Within a 5 kilometre radius the following terrestrial fauna taxa have been recorded; Chuditch *Dasyurus geoffroi* (Threatened), Western Ringtail Possum *Pseudocheirus occidentalis*, (Threatened) Quenda *Isoodon obesulus fusciventer* (P5) Water-rat (Rakali) *Hydromys chrysogaster* (P4). The vegetation may provide connectivity for these species, and in the case of ringtail possums the *Agonis flexuosa* would provide feeding habitat.

Carnaby's Cockatoos have been observed feeding on the flowers of a number of *Banksia coccinea* shrubs at the southern end of the reserve. However, the proposal is unlikely to impact the feeding habitat for this species due to the small scale of the clearing and the retention of a 100m vegetation buffer between the area proposed to be cleared and the *Banksia coccinea* thicket.

Given the area to be cleared is less than 0.6 ha and that 80% of the vegetation on the reserve is to remain, it is not likely that the proposed will be at variance to this principle.

Methodology Vegetation and Flora Survey - E.M. Sandiford - June 2006.
DEC Biodiversity Coordination Section 5/10/2006

(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

DEC datasets (Biodiversity Coordination Section 5/10/2006) show that the following species of conservation significance have been recorded within 5 kilometres of the proposed clearing.

DRF *Caladenia harringtoniae*
P1 *Austrofestuca littoralis*
P3 *Thysanotus tenuis*
P3 *Melaleuca diosmifolia*
P3 *Andersonia auriculata*
P4 *Caladenia plicata*
P4 *Laxmannia jamesii*
P4 *Stylidium plantagineum*
P4 *Drosera fimbriata*

Caladenia harringtoniae's preferred habitat is winter wet flats under open *Banksia* and paperbark (Hoffman, N. and Brown, A. (1998)). However the proposed clearing will not encroach on wetland areas of the reserve and it is therefore unlikely habitat suitable for this species will be impacted.

Several specimens of *Laxmannia jamesii* were identified in Casuarina Woodland along the central firebreak. However the central firebreak where the Priority 4 species is located is not within the area proposed to be cleared.

The proposed clearing is therefore not likely to be at variance to this principle.

Methodology Vegetation and Flora Survey - E.M. Sandiford - June 2006.
DEC Biodiversity Coordination Section 5/10/2006
Hoffman, N. and Brown, A. (1998) *Orchids of South-west Australia*. Revised 2nd edition with supplement. University of Western Australia Press, Nedlands.

(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 are no records of Threatened Ecological Communities (TECs) within the local area. The closest TEC is found 43km north of the proposed area. The proposed clearing is unlikely to impact this TEC, due to the distance between them.

Methodology GIS Databases:
Acid Sulphate Soil Risk Map, Albany-Torbay - DOE 01/05/2004.

(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

There are 4 DEC Managed Lands located within 10kms of the proposed area.

Gledhow Nature Reserve is located 6km west.

Torndirrup National Park is located 8km south-west.

Bon Accord Road Nature Reserve is located 8km north.

West Mount Mason Nature Reserve is located 9km north-east.

The reserve proposed to be cleared is located in an urban area with no direct vegetation connectivity to the abovementioned conservation reserves. The reserve may be of value as a stepping stone for transient fauna. However, given the area to be cleared is less than 0.6 ha and that 80% of the vegetation on the reserve is to remain, it is not likely that the proposed clearing will impact on the environmental values of the identified conservation reserves.

The proposal is therefore not likely to be at variance to this Principle.

Methodology GIS Database:
CALM Managed Lands and Waters - CALM - 01/07/2005.
Albany 1.4m Orthomosaic - DLI March 2003.

(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

The area proposed to be cleared is located within the Oyster Harbour_Kalgan_King Hydrographic Catchment Area.

It is located within a Public Drinking Water Source Area (PDWSA), called the Lake Seppings Catchment Area.

It is also located within the Albany Management Area of the Waterways Conservation Act.

However it is unlikely that the proposed clearing will impact on ground or surface water qualities due to the small scale of the clearing proposed.

The proposal is therefore considered unlikely to be at variance with this Principle.

Methodology GIS Databases:
Hydrographic Catchments - Catchments - DOE - 23/03/2005.
Public Drinking Water Source Areas - DOE - 07/02/2006.
Waterways Conservation Act, Waterway Management Area - WRC - 23/04/2002.

(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

The proposed clearing is unlikely to exacerbate flooding as naturally existing drainage lines within the reserve will be retained. Fill material to be used in the area to be cleared will be well draining and therefore not contribute increases in flood height or peak.

The proposal is therefore considered unlikely to be at variance to this Principle.

Methodology

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

Comments

The proposal is not at variance with any planning instruments and no further licences or approvals are required.

There is a Native Title Claim over the area under application. The Department of Environment and

Methodology GIS Databases:
Clearing Regulations - Environmentally Sensitive Areas - DOE - 30/05/2005.
Threatened Ecological Communities - CALM - 12/04/2005.

(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 at variance to this Principle**

The National Objective and Targets for Biodiversity Conservation 2001-2005 (AGPS 2001) recognises that the retention of 30% or more of the pre-clearing extent of each ecological community is the target. 30% is the threshold below which species loss appears to accelerate at exponentially at an ecosystem level.(ANZECC 2000)

	Pre-European area (ha)	Current extent (ha)	Remaining %*	Conservation status**
IBRA Bioregion- Jarrah	4,544,335	2,665,480	58.7	Least concern
Shire- City of Albany	383,843	149,341	38.9	Depleted
Beard Veg Type-3	3,046,385	2,197,837	72.1	Least concern

* (Shepherd et al. 2001).

** (Department of Natural Resources and Environment 2002)

The area under application has above 30% representation for the each of the representation data listed above and is therefore not at variance to the Principle.

Methodology DEC Site Visit (18/09/2006).
Shepherd et al. (2001).
GIS Databases:
- Pre European Vegetation - DA 01/01.
- Interim Biogeographic Regionalisation of Australia - EA 18/10/2000.

(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**

A South Coast Significant Wetland (Lake Seppings) is located 900 metres south-east of the proposed area.

An ANCA Wetland (Oyster Harbour Estuary System) is located 3.8kms north-east of the proposed area.

As the reserve applied to be cleared is located within an urban area, and there is no connectivity to these wetlands, the area applied to be cleared is not deemed to be associated with these wetlands.

A Vegetation and Flora Survey (E.M. Sandiford, June 2006) conducted at the site identifies wetland vegetation associated with areas of permanently moist soils restricted to the central areas of the reserve. The area proposed to be cleared is not located within the wetland area and is therefore not expected to impact on the viability of the wetland.

The proposal is therefore not likely to be at variance to this Principle.

Methodology Vegetation and Flora Survey - E.M. Sandiford - June 2006.
GIS Databases:
ANCA, Wetlands - CALM 08/01.
South Coast Significant Wetlands - DOE - 04/08/2003.

(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**

The proposed area is already substantially cleared of deep rooted vegetation and no excavation will take place as it is intended to fill the proposed area to avoid water logging issues. Some windblown dust from fill material may occur in the short term prior to establishment of turf but is not expected to be of long term concern.

The proponent plans to build raised kerbing around all grassed areas to minimise the flow of nutrient rich and seed contaminated runoff into adjacent areas.

The area proposed to be cleared is a Class 3 (No Known Risk) on the Acid Sulphate Soil Risk Map.

The proposal is considered not likely to be at variance to this principle.

Conservation's advertising of the application in the West Australian newspaper constitutes legal notification of the native title representative body for the purpose of the future act procedures under the Native Title Act 1993. No response was received from the representative body.

Methodology

4. Assessor's recommendations

Purpose	Method Applied	area (ha)/ trees	Decision	Comment / recommendation
Recreational Removal	Mechanical	0.59	grant	The assessing officer recommends a permit be granted as the clearing is unlikely to be at variance with any of the clearing principles.

5. References

- Biodiversity Coordination Section (BCS) advice for land clearing application, Department of Environment and Conservation (DEC), Western Australia.
- Department of Environment & Conservation Site Visit (18/09/2006).
- Hoffman, N. and Brown, A. (1998) Orchids of South-west Australia. Revised 2nd edition with supplement. University of Western Australia Press, Nedlands.
- Keighery, B.J. (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.
- Vegetation and Flora Survey - Reserve 28725, Spencer Park, Albany - E.M. Sandiford B.Sc. (Hons) - June 2006.

6. Glossary

Term	Meaning
CALM	Department of Conservation and Land Management
DAWA	Department of Agriculture
DEP	Department of Environmental Protection (now DoE)
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 DoE)

