



1. Application details

1.1. Permit application details

Permit application No.: 2465/1
 Permit type: Area Permit

1.2. Proponent details

Proponent's name: TPG - Town Planning and Urban Design

1.3. Property details

Property: LOT 3005 ON PLAN 48919 (JURIEN BAY 6516)
 LOT 3004 ON PLAN 48919 (House No. 9 BASHFORD JURIEN BAY 6516)

Local Government Area: Shire Of Dandaragan

Colloquial name:

1.4. Application

Clearing Area (ha)	No. Trees	Method of Clearing	For the purpose of:
2.34		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
Beard vegetation association 1026: - Mosaic:Shrublands; Acacia rosellifera, A.Cyclops & Melaleuca cardiophylla thicket/ shrublands; Acacia lasiocarpa & Melaleuca acerose heath (Shepherd et al 2006).	The proposed clearing applies to 2.4 hectares of native vegetation which is considered to be in a good to degraded (Keighery 1994) condition. There is a large section which has been subjected to past clearing on the north western part or the application area, while the southern and eastern portions of the application area show signs of disturbance.	Good: Structure significantly altered by multiple disturbance; retains basic structure/ability to regenerate (Keighery 1994)	The condition and description of the vegetation was obtained via the use of aerial mapping systems and images provided by the applicant.

3. Assessment of application against clearing principles

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

Comments

The proposal is to clear 2.34 hectares of native vegetation which is considered to be in a good to degraded condition (Keighery 1994). A large section of land to the north west of the application area is cleared; the southern and eastern portions of the application area show signs of disturbance.

Due to the small size of the application area, and the various land uses (i.e.; golf course, roads, houses & sporting ovals) between the application area and other nearby vegetated areas, the area under application does not form part of a corridor or linkage and is not significant as a remnant in an already cleared area.

As the table below indicates, all remaining percentages of pre-European vegetation are all above the recommended 30% threshold (Commonwealth 2001).

	Pre-European Extent	Current Extent	% Remaining
Swan Bioregion	1501211	579227	38.6

Shire of Dandaragan 670216 299289 44.7

Vegetation Association
Beard 1026 70 700 63 150 89.3

(Shepherd et al. 2006)

While the application area is within an agricultural area covered by the EPA Position Paper No2, the proposed clearing not for agricultural purposes and the percentages of vegetation remaining in the Bioregion, Shire and vegetation association are above the 30% threshold (EPA 2000).

There were no fauna species recorded in the application area and nearly all of the fauna recorded within a 10km radius were recorded on the offshore islands to the west of the application area.

Within the local area there were 29 species of priority listed flora and 2 rare flora species. Although many of these species occur on similar soil/vegetation conditions to those of the application area, other vegetated areas to the north and east of the proposed cleared area are in a better condition. Given the small, degraded size of the proposed clearing, the vegetation under application is unlikely to be a significant habitat for rare or priority flora.

The proposed clearing is unlikely to cause water erosion or flooding as the area under application is situated in a region of low average annual rainfall of 600mm and has highly permeable sandy soils on a flat terrain. Wind erosion may be an issue, therefore conditions will be placed on a permit to manage such concerns.

Methodology EPA (2000) Keighery (1994) SacBioDataSets (accessed 24/06/08)

GIS DataSets:

- Calm Managed Lands and Waters (01/11/03)
- Evapotranspiration, Area actual (01/12/99)
- Groundwater Salinity, statewide (13/07/06)
- Hydrography, linear (13/07/06)
- Hydrographic catchments, catchments (01/06/07)
- Interim Biogeographic Regionalisation of Australia (18/10/00)
- Public Drinking Water Source Areas (PDWSA) (16/07/07)
- Rainfall, Mean annual (01/12/99)
- Topography Contours, statewide (12/11/02)

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

Comments

Lot 3004 on Plan 48919 is owned by the Shire and they have a contract of sale with the applicant once the current management orders are removed (Trim Ref: DOC56799).

There is a Native Title Claim over the area under application, however the clearing is to take place once all the land is freehold and owned by the applicant, therefore native title will be extinguished. The advertisement of the application in the West Australian newspaper by the Department of Environment and Conservation constitutes legal notification to 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 GIS DataSets;

- Native Title

4. Assessor's comments

Comment

The application has been assessed against the clearing principles, planning instruments and other matters in accordance with s51O of the Environmental Protection Act 1986, and the proposed clearing is;

- not likely to be at variance to any of the clearing principles

5. References

- 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.
- 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.
- Shepherd, D.P., Beeston, G.R. and Hopkins, A.J.M. (2001a) Native Vegetation in Western Australia, Extent, Type and Status. Resource Management Technical Report 249. Department of Agriculture, Western Australia (updated 2006).

6. 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)

