



1. Application details

1.1. Permit application details

Permit application No.: 2711/1
 Permit type: Area Permit

1.2. Proponent details

Proponent's name: Jarrad Duncan and Leanne Ruth Duncan

1.3. Property details

Property: LOT 4896 ON PLAN 46783 (House No. 73 CARDINAL THE VINES 6069)
 Local Government Area: City Of Swan
 Colloquial name:

1.4. Application

Clearing Area (ha)	No. Trees	Method of Clearing	For the purpose of:
0.03		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: 949 - Low woodland; banksia (SAC Bio Datasets 01/10/2008; Shepherd, 2007)	The area under application (0.03ha) is located within located within Lot 4896, a 0.43ha property (zoned urban). The proposed clearing is for the construction of a primary residence within the Vines subdivision.	Good: Structure significantly altered by multiple disturbance; retains basic structure/ability to regenerate (Keighery 1994)	The condition of the native vegetation under application was determined from aerial imagery, which shows scattered trees with shrubs. The property is adjacent to previously developed properties.
Heddle Vegetation Complexes: Yanga Complex - Predominantly a closed scrub of Melaleuca species and low open forest of C. obesa on the flats subject to inundation. On drier sites the vegetation reflects the adjacent vegetation complexes of Bassendean and Coonambidgee. (Heddle et al, 1980)	The vegetation under application is associated with the Heddle: Yanga Complex, being closed scrub of Melaleuca species.		

3. Assessment of application against clearing principles

Comments

Given the relatively small area under application of 0.03ha, the native vegetation is not considered likely to comprise a high level of biological diversity or to provide significant habitat for fauna.

The closest known population of rare flora within the local area (~5km radius) is *Grevillea curviloba* subsp. *curviloba*, which occurs approximately 400 m from the area under application. Given *Grevillea curviloba* subsp. *curviloba* occurs on Bassendean quartz sands and the area under application occurs on peaty sand and clay, the rare flora is not considered likely to be found within the area under application.

The closest known TEC in the local area is 'Shrublands and Woodlands on Muchea Limestone' located approximately 120 m south of the area under application. Given that the area under application is located outside of the TEC boundary and is limited to 0.03 ha, it is not considered likely that the area under application would comprise or be necessary for the maintenance of a threatened ecological community.

As the area under application is limited to 0.03 ha, the vegetation under application is not considered likely to be significant as a remnant of native vegetation.

The area under application is mapped as a resource enhancement wetland; therefore, it is considered the vegetation under application may include wetland dependant vegetation, so may be at variance with principle (f).

The landscape of the area under application can be described as subdued dune-swale terrain (Northcote et al, 1960). The soils are peaty sands and clay. These soils are not considered to be at risk of wind erosion and may be at risk to water erosion.

Given that the area under application is limited to 0.03 ha it is not considered likely that the area under

application would cause appreciable land degradation through water erosion or cause deterioration in surface or underground water quality. The limited clearing is not considered likely to have an impact on peak flood height or duration.

- Methodology** Reference:
- Northcote et al (1960-68)
- GIS Databases:
- Geomorphic Wetlands (Classification), Swan Coastal Plain
 - SAC Bio datasets accessed 01/10/08
 - Soils, Statewide
 - Surface Geology

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

Comments

Planning consent from the City of Swan is required for the construction of the dwelling.

The City of Swan (2008) advised that there would be no objection to the proposal of clearing the 0.03 (ha); however the property is zoned R2.5 and is therefore subject to 7.5 metre rear and side setbacks under the Residential Design Codes.

There is no RIWI Act Licence, Works Approval or EP Act Licence that affects the area under application.

Lot 4896 on Plan 46783 is freehold land within the locality of The Vines; and is zoned special use under the local Town Planning Scheme and rural under the Metropolitan Regional Scheme.

- Methodology** Reference:
- City of Swan (2008)
- GIS databases:
- Cadastre
 - Localities
 - Metropolitan Regional Scheme
 - Town Planning Scheme Zones

4. Assessor's comments

Comment

The assessable criteria have been addressed and the proposed clearing may be at variance to principle (f).

5. References

City of Swan (2008) Direct Interest Submission for Lot 4896 Cardinal Drive, the Vines (email). TRIM Ref DOC64080

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.

Keighery, B.J. (1994) Bushland Plant Survey: A Guide to Plant Community Survey for the Community. Wildflower Society of WA (Inc). Nedlands, Western Australia.

Northcote, K. H. with Beckmann G G, Bettenay E., Churchward H. M., van Dijk D. C., Dimmock G. M., Hubble G. D., Isbell R. F., McArthur W. M., Murtha G. G., Nicolls K. D., Paton T. R., Thompson C. H., Webb A. A. and Wright M. J. (1960-68): 'Atlas of Australian Soils, Sheets 1 to 10, with explanatory data'. CSIRO and Melbourne University Press: Melbourne.

Shepherd, D.P. (2007). Adapted from: Shepherd, D.P., Beeston, G.R., and Hopkins, A.J.M. (2001), Native Vegetation in Western Australia. Technical Report 249. Department of Agriculture Western Australia, South Perth. Includes subsequent updates for 2006 from Vegetation Extent dataset ANZWA1050000124.

6. Glossary

Term	Meaning
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
GIS	Geographical Information System
ha	Hectare (10,000 square metres)
TEC	Threatened Ecological Community
WRC	Water and Rivers Commission (now DEC)