



1. Application details

1.1. Permit application details

Permit application No.: 4347/1
Permit type: Area Permit

1.2. Proponent details

Proponent's name: Umberto Condo

1.3. Property details

Property: LOT 100 ON PLAN 51090 (House No. 220 MARY WANNEROO 6065)
Local Government Area: City of Wanneroo
Colloquial name:

1.4. Application

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

1.5. Decision on application

Decision on Permit Application: Refuse
Decision Date: 26 August 2011

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
The vegetation is mapped as Beard vegetation association 6: Medium woodland; tuart and jarrah. (Hopkins et al 2001; Shepherd 2009)	The amended application is to clear up to 0.8 ha of native vegetation within Lot 100 Mary Street (a 3.5 ha property), for the purpose of constructing a house and planting fruit trees.	Excellent: Vegetation structure intact; disturbance affecting individual species, weeds non-aggressive (Keighery 1994)	The vegetation description and condition is based on a DEC site visit (2011).
Hedde vegetation complex: Karrakatta Complex - Central and South - predominantly open forest of <i>E. gomphocephala</i> - <i>E. marginata</i> - <i>E. calophylla</i> and woodland of <i>E. marginata</i> - Banksia species. (Hedde et al, 1980)	The area under application is identified as Banksia woodland over a diverse native shrub and herb layer (DEC 2011). The vegetation includes <i>Banksia attenuata</i> , <i>B. menziesii</i> , <i>Jacksonia</i> sp, <i>Mesomelaena</i> sp, <i>Patersonia occidentalis</i> , <i>Schoenus</i> sp and <i>Drosera</i> sp (DEC 2011). The area is considered to be in excellent (Keighery 1994) condition (DEC 2011).		

3. Assessment of application against clearing principles

Comments

The amended application is to clear up to 0.8 ha of native vegetation within Lot 100 Mary Street (a 3.5 ha property), for the purpose of constructing a house and planting fruit trees.

The area under application is identified as Banksia woodland over a diverse native shrub and herb layer with the vegetation considered to be in excellent (Keighery 1994) condition with an intact structure (DEC 2011). The vegetation comprises foraging habitat for specially protected Carnaby's black cockatoos. Carnaby's black cockatoos are known to feed on seeds, nuts and flowers of a large variety of plants including Eucalypts, Banksia, Hakea, Xanthorrhoea and Grevillea with the entire landscape of the Swan Coastal Plain considered important throughout the non-breeding season for this species (Shah, 2006).

The native vegetation within the area under application comprises many species including *Banksia attenuata* and *Banksia menziesii* (DEC 2011). DEC considers that the cumulative impacts from the reduction of Carnaby's foraging habitat on the Swan Coastal Plain has resulted in vegetation that provides a food source for Carnaby's black cockatoos being identified as significant habitat. The continual net loss of significant habitat will continue to reduce available food resources for Carnaby's black cockatoos and contribute to its ongoing decline.

In addition, the area under application is located in close proximity (~160m) to Bush Forever site 327 (Badgerup Lake and adjacent bushland) and adjacent to intact vegetated Shire land. Therefore the vegetation may

comprise environmental values as part of an ecological linkage.

There are no known records of rare or priority flora within the local area (5 km radius) and given the occurrence of leached quartz sand and the distance to the nearest wetland (~1 km), the clearing is not likely to cause appreciable land degradation or the deterioration of surface or ground water.

The applicant submitted a modified application to DEC on 29 July 2011, amending the area under application from 1 ha to 0.8 ha. The reduction in size of clearing does not adequately address the environmental impacts identified above.

Given the above, DEC remains of the view the proposed clearing may be at variance to Principles (a) comprises high level of biological diversity and (h) impact on environmental values of any adjacent or nearby conservation area; is at variance to Principle (b) comprises significant fauna habitat, and not likely to be at variance to the remaining principles.

Methodology

References:

- DEC (2011)
- EPA (2006)
- Keighery (1994)
- Shah (2006)
- Shepherd (2009)

GIS Databases:

- SAC Bio datasets accessed 5/7/2011
- Surface Geology

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

Comments

The applicant submitted a modified application to DEC on 29 July 2011, amending the area under application from 1 ha to 0.8 ha and amending the purpose from constructing a house and for fire hazard reduction to constructing a house and planting fruit trees.

The area under application is located within the Proclaimed Groundwater Area of Wanneroo. Therefore any abstraction of groundwater for irrigating fruit trees would require a licence.

Lot 100 is freehold land and is located in an area zoned Rural under the Metropolitan Regional Scheme.

The City of Wanneroo (2011) advised the land is zoned Rural Resource, which allows a total of two dwellings to be built per lot and there are currently two dwellings on the property. The proponent recently applied and was granted development approval for a replacement dwelling in the north-west corner of the property and one of the conditions of approval is for the existing dwelling to be demolished. The development approval does not require the removal of any native vegetation on site.

The City (City of Wanneroo 2011) does not support the removal of 1 ha of native vegetation at Lot 100 for the following reasons:

- Karrakatta Complex Central and South is identified as requiring increasing protection, which is a high priority
- Existing firebreaks and bushfire protection zones have been established around current buildings in accordance with the City's Local Law and the removal of 1 ha of native vegetation is not warranted for further bush fire protection.
- No development application has been received or issued by the City that would result in the removal of the existing vegetation on the property.
- This property is located within the East Wanneroo Structure Plan (EWSP) area and is to be investigated as a potential urban land use. Given the habitat value of all the vegetation in this area, removal of it for urban development should be included in a holistic assessment that determines the suitability of the area for urbanisation. Further to the above, the EWSP identifies the property as Other Native Vegetation, which under the Plan implies Federal Government requirements for the identification of endangered species. As such, the City does not support clearing of native vegetation identified as per the above until further assessment is conducted.

Carnaby's black cockatoo is classified as Endangered under Commonwealth Environment Protection and Biodiversity Conservation (EPBC) Act 1999. The clearing as proposed may result in a loss of habitat for this species; therefore, this proposal is likely to require referral to the Commonwealth Department of Sustainability, Environment, Water, Population and Communities under the EPBC Act 1999.

There are no Sites of Aboriginal Significance recorded within the application area.

Methodology

References:

- City of Wanneroo (2011)

GIS Databases:

- Aboriginal Sites of Significance
- Metropolitan Regional Scheme

4. References

- City of Wanneroo (2011) Direct Interest Submission for Clearing Permit Application CPS 4347/1, City of Wanneroo, Western Australia. DEC Ref A407361
- DEC (2011) DEC Site Visit for Clearing Permit Application CPS 4347/1, conducted on 13 June 2011, Department of Environment and Conservation, Western Australia. DEC Ref A407305
- Heddle, 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.
- Hopkins, A.J.M., Beeston, G.R. and Harvey J.M. (2001) A database on the vegetation of Western Australia. Stage 1. CALMScience after J. S. Beard, late 1960's to early 1980's Vegetation Survey of Western Australia, UWA Press.
- Keighery, B.J. (1994) Bushland Plant Survey: A Guide to Plant Community Survey for the Community. Wildflower Society of WA (Inc). Nedlands, Western Australia.
- Shah, B. (2006) Conservation of Carnaby's Black-Cockatoo on the Swan Coastal Plain, Western Australia. December 2006. Carnaby's Black-Cockatoo Recovery Project. Birds Australia, Western Australia.
- Shepherd, D.P. (2009) 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.

5. 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)