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MEMORANDUM

From	Martin Bowman	Date	6th August 2019
To	File: Allerding and Associates/Vibe Lifestyle Village Sixty Eight Road Baldivis		
Subject	Vegetation Survey Results for Clearing Permit		

1.0 Background

Serenitis Management Pty Ltd is the owner of the Vibe Lifestyle Village located at 96 Sixty Eight Road Baldivis (Lot 200 on Plan 63311). The land area is 14.95 ha.

Serenitis proposes to expand the number of living units situated within the site by the establishment of additional building sites within presently undeveloped land along the western northern and eastern edges of the site.

The proposed expansion area is presently occupied by remnant native trees in parkland cleared setting with a grassy/weedy understory vegetation.

In order for development to proceed it will be necessary to obtain a Clearing Permit approved from the Department of Water and Environmental Regulation.

Bowman and Partners Environmental Pty Ltd has been engaged by Serenitis to act on its behalf in obtaining the clearing permit.

This document presents the findings of a vegetation survey carried out on Friday 26th July to enable the vegetation to be described and characterised in support of a Clearing Permit application.

Figure 1 presents a location map for the land.

2.0 General Description of the Site and its Setting

The site is located on flat land at approximately RL 10m AHD. The soil type is Spearwood Sands and there is an unconfined water table at approximately 1m AHD.

There are several hundred small residential living units located within the site and an internal private road system, together with community factilties and sports areas.

The land is zoned rural residential and is set within an open rural landscape. To the east of the site there are schools and playing fields, whilst to the north and west there is open grassland and parkland cleared rural land. To the south of Sixty Eight Road there are market gardens in operation.

Figure 2 presents a recent aerial photograph of the site.

3.0 Description and Condition of the Vegetation.

Figure 1 shows the location of Lot 200 in its local context and shows the area of land where clearing is proposed to enable expansion of the residential living units within the site.

A site survey was conducted on Friday 26th July to examine the nature and condition of the vegetation and flora in the proposed clearing area.

The following description is supported in this document by ground level photography of the vegetation collected during site survey.

3.1 General Description and Condition

The condition of the remnant vegetation reflects it's historical agricultural use. It comprises parkland cleared remnant trees from approximately 5m to 15m in height with an understory comprised effectively entirely of grasses and weeds, maintained through mowing to reduce fuel loads and fire risk.

The area of the vegetation proposed for clearing is 1.965983 ha.

It is reasonable to classify the condition of all of the remnant vegetation as either degraded or completely degraded.

Figure 3 presents a site plan of the vegetation to be cleared and its condition.

3.2 Native Tree Species Present

Survey showed the vast majority of the trees present consisted of one of six species being: *Banksia menziessii, B. grandis, B. attenuata, B. littoralis Corymbia callophyla, Eucalyptus gomphocephala and Melaleuca rhaphiophylla* in various mixtures of species.

Other species identified included *Acacia saligna, Allocsuarina fraseriana*, and *Eucalyptus globulus and E. marginata*.

3.3 Habitat Value

Whilst the vegetation currently provides a limited area (1.59 ha) of tree and woodland trees which provide a some habitat for local common avian fauna, it is reasonable to conclude that this habitat is not critically important to any particular species or populations in terms of their persistence in the locality and district.

3.4 Conservation Significance in the Policy Context

It is noted that there are tree species within the remnant vegetation which within certain area and condition contexts may meet the descriptive criteria of a Threatened Ecological Community (TEC) as described by specific Department of Energy and Environment publications describing TEC which are listed as a Matter of National Environmental Significance under the Environmental Protection Biodiversity Conservation Act 1999.

Banksia Woodlands of the Swan Coastal Plain is a listed TEC which is characterised by the presence of one or more of several Banksia species, three of which are present at the site.

The banksia trees which are present do not meet the minimum patch size or condition criteria to be captured by the EPBC listing: degraded to completely degraded and very small patches do not meet the protection criteria. (Department of the Environment and Energy, 2016, Draft conservation advice including draft listing advice for Banksia woodlands of the Swan Coastal Plain).

The same background and policy context applies to the tuart trees which remain on the site: small patches in degraded to completely degraded condition do not meet protection criteria set down in the published conservation advice. (Department of the Environment and Energy, 2017, Draft conservation advice including draft listing advice for Tuart (*Eucalyptus gomphocephala*) woodlands and forests of the Swan Coastal Plain).

3.5 Colour Plates

The colour plates presented as an attachment here present a clear representation of the nature and distribution of the vegetation proposed to be cleared.

4.0 Conclusion

On the basis that the vegetation proposed for clearing is limited in area (1.96 ha), is in degraded to completely degraded condition and does not consist of any flora species which have special conservation significance in this physical and condition context it would be reasonable to expect that a clearing permit for the land could be obtained from the Department of Water and Environmental Regulation.