

PARMELIA AVENUE BUSHLAND, PARMELIA

Boundary Definition: bushland taken to cadastre and zoning boundary (Boundary adjusted in response to a submission to draft *Perth's Bushplan*.)

SECTION 1: LOCATION INFORMATION

Bush Forever Site no. 67

Area (ha): bushland 6.8

Map no. 70

Map sheet series ref. no. 2033-I SW, 2033-II NW

Other Names: part of Beeliar Regional Park

Local Authorities (Suburb): Town of Kwinana (Parmelia)

SECTION 2: REGIONAL INFORMATION

LANDFORMS AND SOILS

Spearwood Dunes

Tamala Limestone (Qtl: LS1)

Spearwood Dunes

Sands derived from Tamala Limestone (Qts: S7)

VEGETATION AND FLORA

Vegetation Complexes

Spearwood Dunes

Karrakatta Complex — Central and South

Wetlands

Herdsmen Complex

Floristic Community Types: *not sampled, types inferred

Supergroup 4: Uplands centred on Spearwood and Quindalup Dunes

*25 Southern *Eucalyptus gomphocephala* — *Agonis flexuosa* woodlands

*28 Spearwood *Banksia attenuata* or *B. attenuata* — *Eucalyptus* woodlands

WETLANDS

No wetlands mapped

THREATENED ECOLOGICAL COMMUNITIES

Not assessed

SECTION 3: SPECIFIC SITE DETAIL

Landscape Features: tall dune, vegetated uplands

Vegetation and Flora: limited survey (DEP 1998, survey from fenceline, EPA and WAWA 1990)

Structural Units: mapping (EPA and WAWA 1990)

Uplands: Mixed *Eucalyptus gomphocephala*, *E. calophylla* Open Woodland; *Banksia attenuata*, *B. grandis* Low Open Woodland; Mixed Low Shrubland dominated by *Macrozamia riedlei* and *Acacia pulchella* with scattered *Acacia saligna* and *Jacksonia furcellata*

Scattered Native Plants: not assessed

Vegetation Condition: >90% Good to Degraded, with areas of severe localised disturbance

Total Flora: not known

Significant Flora: none recorded

Fauna: not known

Linkage: adjacent bushland to the north, south and east; part of a regionally significant contiguous bushland/wetland linkage (Part A, Map 7)

Other Special Attributes: included in Beeliar Regional Park Proposal (DPUD 1992a)

SECTION 4: INTERNATIONAL AND NATIONAL SIGNIFICANCE

Entered in the Interim List of the Register of the National Estate

SECTION 5: SELECTION CRITERIA AND RECOMMENDATIONS

Criteria: Representation of ecological communities, Criteria not relevant to determination of regional significance, but which may be applied when evaluating areas having similar values

Recommendation: Urban Negotiated Planning Solution (see Table 3, Volume 1).

PARMELIA AVENUE BUSHLAND, PARMELIA

Boundary Definition: bushland taken to cadastre and zoning boundary

SECTION 1: CADASTRAL INFORMATION

(Lots, locations and derived information to be updated in the public submission period)

Bushplan Site no. 67 **Map no.** 88 **Map sheet series ref. no.** 2033-II NW

Other Names

Bollard Bullrush Swamp

Local Authorities (Suburb)

Town of Kwinana (Parmelia)

Area (ha): total 12.1; bushland 11.2

Zoning

MRS: Urban

TPS: Residential, Landscape

Lot/Location/Reserve numbers (Purpose),

Street name

9 Parmelia Ave

Crown Reserve

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WETLANDS

No wetlands mapped

THREATENED ECOLOGICAL COMMUNITIES

Not assessed

SECTION 3: SPECIFIC SITE DETAIL

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Vegetation Condition: >90% Good to Degraded, with areas of severe localised disturbance

Total Flora: not known

Significant Flora: none recorded

Fauna: no known information

Linkage: adjacent bushland to the north, south and east; part of a regionally significant contiguous bushland/wetland linkage (Volume 2A, Map 8)

SECTION 4: INTERNATIONAL AND NATIONAL SIGNIFICANCE

Not listed

SECTION 5: SELECTION CRITERIA AND RECOMMENDATIONS

Criteria: Representation of ecological communities, Criteria not relevant to determination of conservation value, but which may be applied when evaluating areas having similar values

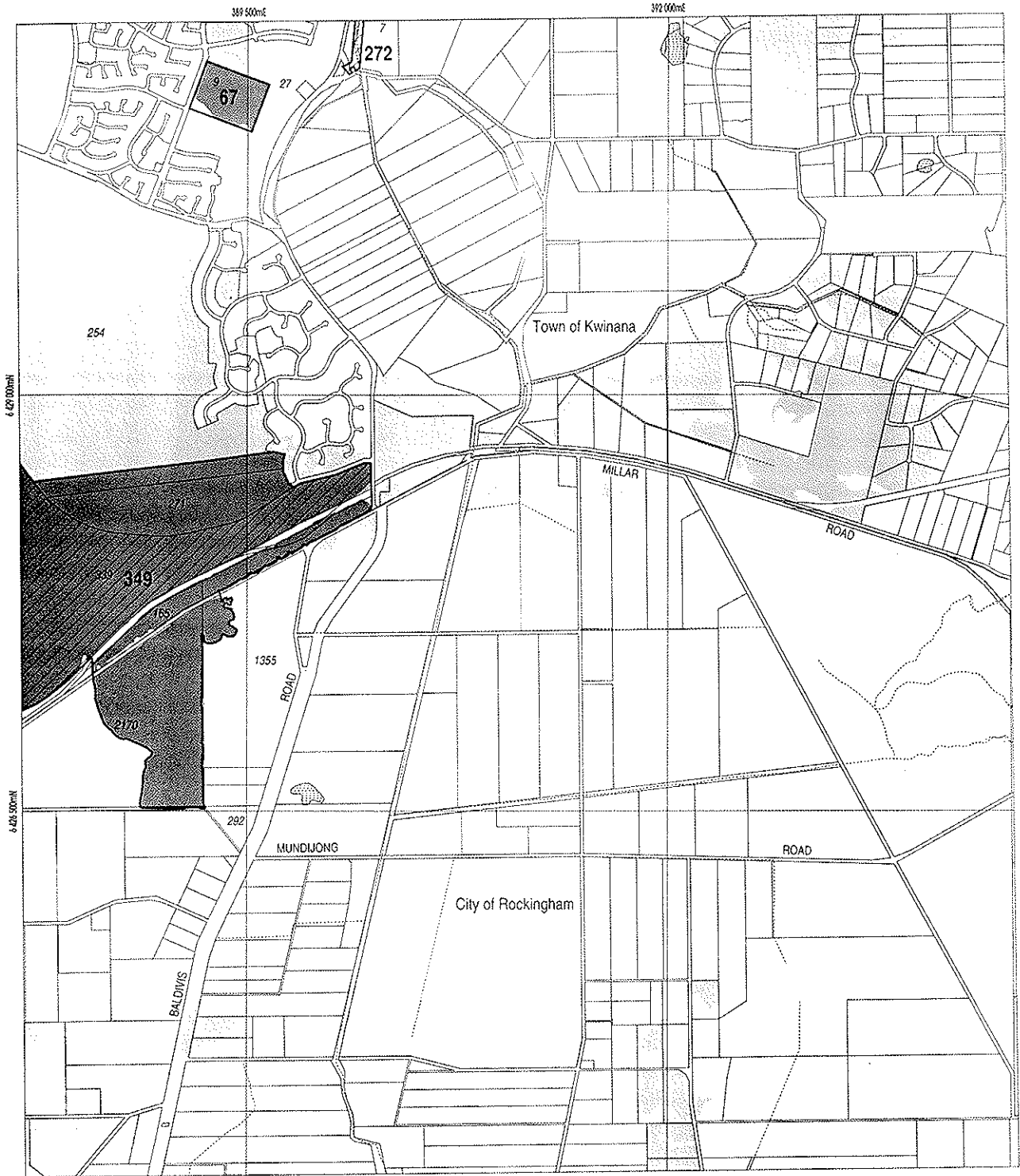
Opportunities and/or Constraints

Opportunity: Bushplan Site/part Bushplan Site subject to Peel-Harvey Estuary EPP/SPP; under TPS Landscape Zoning, Crown Reserve








Constraint: under MRS Urban Zoning

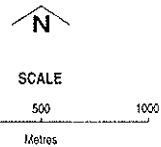
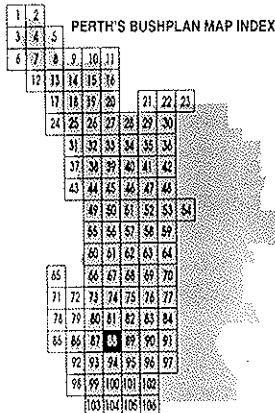
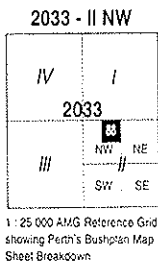
Recommendation: The most appropriate mechanism for the protection of this Bushplan Site be considered through the public comment period in consultation with the land owner(s).





LEGEND

-  **472** Bushplan Sites With Regionally Significant Bushland
-  Other Native Vegetation
-  Conservation Category Wetlands
-  Bushplan Sites With Some Existing Protection
-  Lot Number, Location Number
-  Channel Wetlands
-  Local Government Boundary



Produced by Project Mapping Section
 Land Information Branch, Ministry for
 Planning, Perth W.A. November 1998
 ntw-map9/environ/bushplan/bushv2_88.dgn
 Cadastral Data supplied by Department
 of Land Administration, W.A.
 Wetlands Data supplied by
 Water and Rivers Commission
 Native Vegetation Extent for Study Area
 supplied by Agriculture Western Australia

67

BUSHPLAN SITES CORRECTED

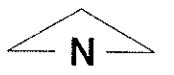


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AUSTRALIAN
PLANNING
COMMISSION



CUSTOMER
FOCUS
WESTERN AUSTRALIA

B EG 27/10/98



SCALE 1:2500



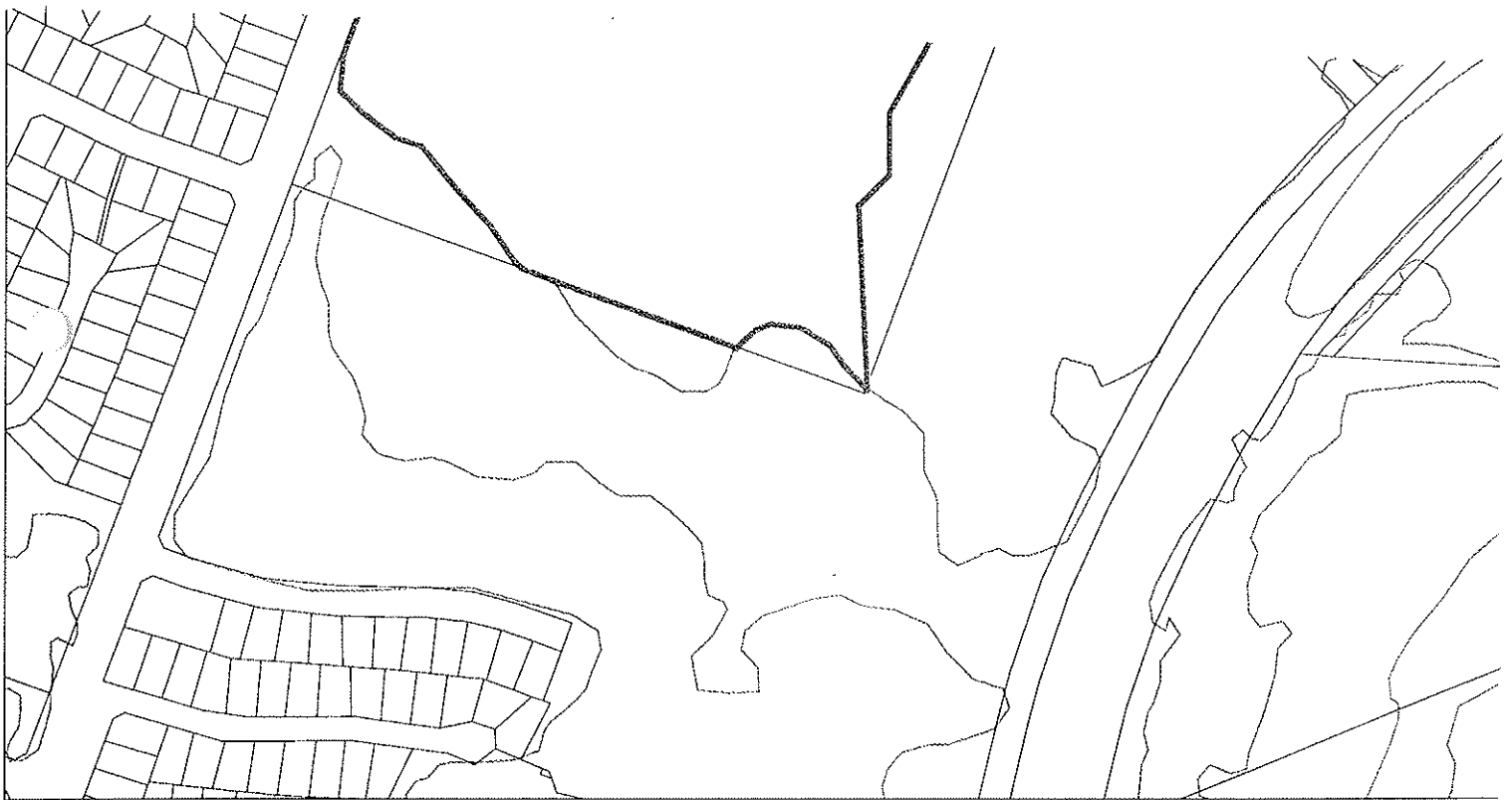
Metres



BS 67

BJK 1/7/98

This was included as
P&R under the TPS
to create 'linkage' from BS 269
to BS 349, also Karrakatta
Central & South and we were
trying to up %.



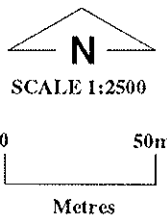
BUSHPLAN SITES CORRECTED

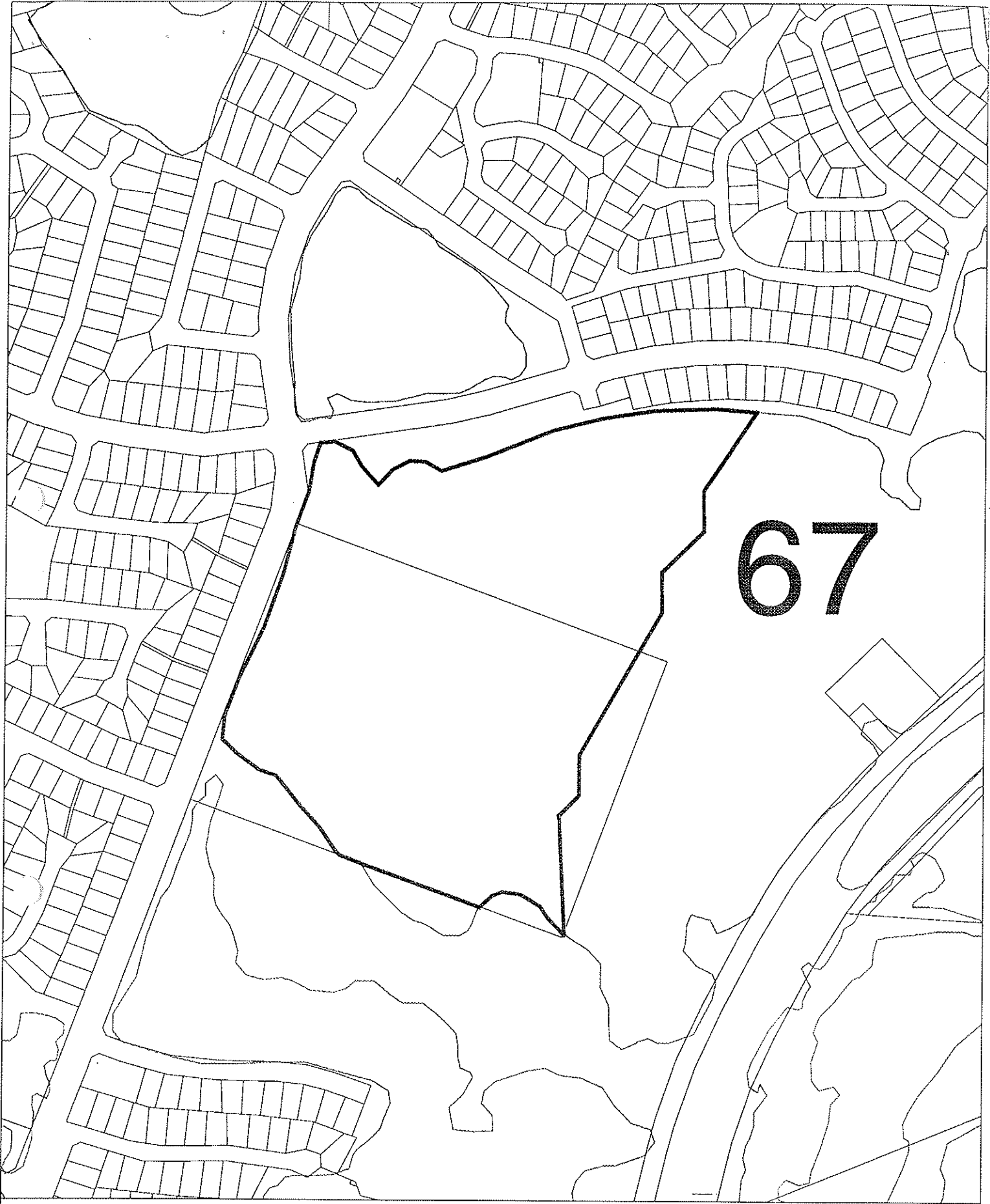


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BUSHPLAN SITES CORRECTED



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SCALE 1:2500



Metres

bp site 67

PACWELLIA

-  AG VEG 1998 BOUNDARY THEME
-  Cadastral
-  Bushplan sites refno 1-500 SCP BOUNDARY
-  Bassendean Complex-Central And South
-  Karrakatta Complex-Central And South
-  Cottesloe Complex-Central And South
-  Herdsman Complex



MFP INTERNAL USE ONLY

Prepared By: Andrea Zappacosta

Prepared For:

Map Ident: plot980527_1

Date: 27 May 98

Scale 1: 5897

This interface line was subsequently surveyed and formed the basis of land transfers and the creation of conservation reserves under the Land Act. The rezoning of the land (from Rural to Residential Zone) under the Local Town Planning Scheme was not initiated, because of the lack of certainty as to the specifics of the zoning. That is the eastern extent of Leda (Homestead Ridge Estate) was zoned Special residential and developed as such prior to the preparation of the Leda Structure Plan. At that time the (then) owner Landcorp, was not able or unwilling to define how the interface between the Special Residential and conventional Residential Zones would be treated. Landcorp were even unsure of the extent of the Special Residential zones in the south eastern area of Leda and this uncertainty still exists.

The delineation of portion of this land under Bushplan appears therefore to match the current local zoning demarcations, which in turn match the old cadastral boundaries. This would represent a retrograde step and ignores the proper processes that lead to the orderly planning of the Leda Area in the first instance..

Bushplan site 67 is small and does not contain any significant flora or fauna. The major reason for reservation appears to be its status as crown land and present position linking current bushland areas. However, future development of Leda and Parmelia will remove the bushland link. Homeswest previously lodged a residential subdivision application for the site which was supported by Council subject to the road configuration being re-orientated towards the proposed railway station on Challenger Avenue. This site was incorrectly referred to as Bollard Bullrush Swamp. The actual Bollard Bullrush Swamp, located south west of this site, would be much more valuable as a Bushplan site in terms of conservation, satisfying more criteria than this actual site and forming part of a regionally significant continuous bushland-wetland linkage. The large size and compact shape of Bollard Bullrush is preferred to the isolated, small area of this Bushplan site. Bollard Bullrush contains wetlands with regionally significant vegetation, and good condition vegetation is evident in the wetland interior. Therefore, Bollard Bullrush Swamp is of greater conservation value and should thus be given priority over this Bushplan site. Thus, the negotiated replacement of this site by Bollard Bullrush Swamp is recommended.

Although the inclusion of Bushplan site 393 is supported the inclusion of the wetland despite its being very degraded, prompts the question as to the exclusion of other important conservation wetlands listed under the Swan Coastal Plain Lakes EPP such as Long Swamp and Bollard Bullrush Swamp. These wetlands are of greater regional conservation significance than Wattleup Lake and should be included as Bushplan sites. Likewise, although listing of site 267 is supported, its main value appears to be that of a link between Bushplan sites 268 and 393, rather than its intrinsic conservation value. Thus, areas such as Long Swamp and Bollard Bullrush Swamp with wetlands and surrounding bushland of high conservation value are of greater regional significance.

General Comment

Bushplan does not include areas of local significance. It is thus very important that

- all regionally significant bushland-wetland areas are included in Bushplan
- locally significant bushland is identified, protected and sufficiently resourced to allow effective management.



DOLA

Department of LAND ADMINISTRATION

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Postal Address: PO Box 2222
Midland, Western Australia 6936

Your Ref: - - -701/95A

Our Ref: 1525-1971 (Job No. 983275) JG:DR

Telephone: (08) 9273 7261 Fax: (08) 9273 442

Enquiries: JEFF GODFREY

Email: jeff_godfrey@dola.wa.gov.au

Strategic Land Planner
Homeswest Centre
99 Plain Street
EAST PERTH WA 6004

ATTENTION: MR RICHARD ELLIOT

Dear Sir

RESERVE 31914 - PARMELIA

I refer to your letter received on 26th November 1998 concerning the proposed Perth bush plan upon the above reserve and surrounding Homeswest land and regret the delay in replying.

At this stage this Department agrees in principle to support the land exchange on an equal value basis involving the eastern portion of the reserve in exchange for portions of Homeswest land north of the reserve.

However, it will be necessary to refer the matter to the Valuer General's Office for market value assessments of the two areas involved in the exchange and assess any native title issues.

This Department will advise you further when the assessment from the Valuer General is available.

Yours faithfully

**H FARRAR
REGIONAL MANAGER
METROPOLITAN REGION
LAND ADMINISTRATION SERVICES**

19 January 1999

983275DR02

That is, 539 Worrall Court is clearly available for subdivision as would be the land to be rezoned should the proposed amendment progress to final approval. The opportunity exists therefore, for subdivision layout for Lot 539 Worrall Court focused on a small but usable area of Local Open Space accessible to surrounding residential areas.

It would be appropriate that the amending documentation include a subdivision layout for the current reserved land and Lot 539 Worrall Court to enable informed public comment on the proposed rezoning.

17.3 South Parmelia Structure Plan and Rezoning

"Moved Cr Iriks Seconded Cr McKeig that Council:

1. Endorse the Structure Plan for South Parmelia incorporating the road network and general lot layout subject to:-
 - a) At least one component of each pocket park along the eastern boundary being increased to 4000sqm to comply with Council's POS Policy;
 - b) Integrated development and development controls being implemented for lots under 450sqm having regard to streetscape, lot size and orientation, privacy and solar access as recommended in the Triple R Study adopted by Council;
 - c) Compliance with Clause 2.5 of the Residential Planning Codes requiring development approval for each lot under 350sqm concurrent with subdivision;
 - d) An increase in density from residential R20 to R20/40 only being supported directly surrounding the quarry site and the Catholic Primary School site as depicted in Attachment G;
 - e) That the quarry be rimmed by "Access Places" which front onto the quarry to improve streetscape and amenity of the open space area.
2. Initiate an Amendment to Town Planning Scheme No 2 by:-
 - a) Rezoning part of the Parmelia High School site to Special Use (School) subject to the MRS Amendment being finalised, deleting the public purpose reserve;
 - b) Recoding the areas designated on Attachment G surrounding the quarry site and proposed Catholic Primary School from Residential R20 to R20/40.

CARRIED"

75
SEPTEMBER 1996

DAS:JH
K453

THE NEW KWINANA
8 RIDLEY COURT
RIDLEY GREEN WA 6167

ATTENTION: TONY NAUGHTIN

Dear Tony

RE: PROPOSED TOWN PLANNING SCHEME AMENDMENTS,
CANHAM/PRESCOTT, PARMELIA SOUTH EAST, CHISHAM OVAL,
NATHANIEL WAY, MEDINA RECODING

Thank you for your request seeking amendment to Town Planning Scheme No 2 in respect of the above.

I advise that Council considered the matter at its Ordinary Meeting of the 11 September 1996 and resolved as follows;

"Moved Cr Iriks seconded Cr McKeig:

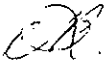
1. Advise the "New Kwinana":
 - a) That it supports deletion of the pedestrian access function of reserves as nearby alternatives exits;
 - b) Supports rezoning of portions of reserve 32029 subject to the creation of a consolidated reserve between Worrall and Pudney Court, the area of which should be determined in conjunction with subdivision design of Lot 539 Worrall Court (Attachment A).
2. Amend Town Planning Scheme No 2 and request the New Kwinana to prepare the necessary amending documentation.

CARRIED"

- The proposed area maintains a better vegetation link along the western and southern boundaries than that identified in the Bushplan site 67;
- The NPS enables conservation objectives to be met whilst providing an effective subdivision design; and
- The reconfiguration of Reserve 31914 is supported in principle by DOLA and is capable of being re-vested for bushland conservation.

On behalf of Homeswest, Alan Tingay and Associates request the Negotiated Planning Solution for Bushplan site No.67 be adopted to reflect the Preliminary Concept Plan attached.

Yours sincerely



for **PAUL VAN DER MOEZEL**
Director

abandoned quarry (POS) and to POS south of the site. The NPS includes Tuart and Parrot Bush vegetation within the Karrakatta – Central and South Complex as well as Jarrah/Banksia vegetation. Approximately 10.4ha of the vegetation is in fair condition, 0.8ha is in poorer condition, and 0.8ha is cleared land.

A description and comparison of the proposed areas reserved in Bushplan and the NPS are shown in Table 1 below.

TABLE 1

CONDITION	BUSHPLAN SITE (ha)	NEGOTIATED PLANNING SOLUTION (ha)
Fair	10.0	10.4
Poor	1.4	0.8
Cleared	0.7	0.8
<i>TOTAL</i>	<i>12.1</i>	<i>12.0</i>

The amount of vegetation disturbance and clearance required for development of the school will be reduced by utilising existing cleared land, where possible. In conjunction with sensitive design of the school, a significant area of native vegetation will be retained and protected.

The quarry is shown as POS and contains Tuart vegetation in fair condition. The Council has advised that the quarry should be retained in its existing condition.

In the context that the Bushplan site comprises the entirety of reserve 31914, Homeswest has discussed with the Department of Land Administration (DOLA) the configuration of this reserve to accord with the negotiated planning solution alteration. The attached correspondence, dated 19 January 1999, confirms that DOLA agrees in principle to support a land exchange which interchanges the eastern portion of the reserve for land to the north of the reserve. This indicates that from a land administration perspective the reconfigured reserve could be considered for re-vesting to suitably protect the bushland.

CONCLUSION

The Preliminary Concept Plan prepared by Chappell and Lambert which encompasses this Bushplan submission, includes the retention of a significant area of native vegetation as Public Open Space and a school site within land zoned Urban in the MRS. The NPS should be supported for the following reasons:

- The current Bushplan site is currently zoned Urban in the MRS;
- The proposed NPS comprises a similar area of the Karrakatta – Central and South Complex to be protected to that currently identified in Perth’s Bushplan;
- The area comprises vegetation in similar condition and includes a large portion of the current Bushplan site;

The condition of the vegetation ranges from poor to fair with an abundance of weeds throughout the site. No areas could be considered in good condition or better. The predominance of weeds is mostly likely due to the amount of clearing, frequency of fires and off-road vehicle activity throughout the site.

Vegetation on the ridge and mid-upper slopes mainly belongs to the Karrakatta – Central and South Complex. Vegetation along the lower eastern boundary belongs to the Herdsman Complex, and a narrow strip of vegetation in the southwest corner of the site belongs to the Cottesloe – Central and South Complex.

BUSHPLAN OVERVIEW

Bushplan Site No. 67

Bushplan Site 67 includes 12.1ha of vegetation on Crown Reserve No.31914, of which 11.2ha is described in Bushplan as containing bushland and the remainder cleared. The site is rectangular in shape and extends from Parmelia Avenue to approximately 400m further east.

Most of the vegetation on the proposed Bushplan site belongs to the Karrakatta – Central and South Complex and a narrow strip to the east belonging to the Herdsman Complex. The Bushplan site encompasses Tuart and Parrot Bush vegetation on the ridge and Jarrah/Banksia vegetation on the eastern slopes. The Bushplan site does not contain any Threatened Plant Communities or significant flora species (approximately 10.0ha is in fair to good condition, 1.4ha is in poorer condition, and 0.7ha is cleared land). According to Perth's Bushplan no significant flora have been recorded on the site.

According to Bushplan, the site has linkages to bushland to the north, south and east and is part of a regionally significant contiguous bushland/wetland linkage. However, the site does not form a continuous link with other areas of native bushland.

Currently there is about 17% of the original extent of the Karrakatta – Central and South Complex remaining in the Perth Metropolitan Area and 1933ha (5.67%) protected in reserves. The Bushplan recommendations would add a further 828ha to reserves resulting in a total of 8% protected.

Negotiated Planning Solution

The proposed Bushplan site has been identified as a Negotiated Planning Solution (NPS) which allows for possible negotiations on the amount and location of the area protected.

To achieve an NPS Homeswest proposes the preservation of 12.0ha of vegetation belonging to the Karrakatta – Central and South Complex as depicted on the attached Chappell and Lambert Preliminary Concept Plan. The proposed alteration to the Bushplan site results in a significant linkage of vegetation and POS along the western boundary of the site along Parmelia Avenue. The NPS includes 4.2ha north of Challenger Avenue, 3.8ha immediately south of Challenger Avenue extending to an area of 4.0ha which is identified as a school site. The western link extends approximately 200m from Parmelia Avenue and forms a link to the

to requirements. Given its location and position, the land always formed a critical element of the overall subdivision proposals for this area of Parmelia.

The status of the Reserve, as developable residential land was further confirmed through the Metropolitan Region Scheme (MRS) Major Amendment process for the South-West Corridor, which saw reserve 31914 being zoned from "Public Purposes" to "Urban".

Further, on September 11, 1996, the Town of Kwinana endorsed, subject to conditions, the original South Parmelia Structure Plan which included residential development on Reserve 31914. Council also resolved to bring their Local Scheme into line with the MRS by rezoning the High School site and deleting the Public Purposes reservation. A copy of the original South Parmelia Structure Plan and Council's resolution, in this regard, is attached.

Pursuant to endorsement of the South Parmelia Structure Plan, the Urban zoning under the MRS, the Residential zoning under the Local Scheme and pending rezoning of reserve-31914 under District Zoning Scheme in accordance with Council's resolution, Chappell and Lambert lodged Subdivision Application 106534 for 566 residential lots covering Lot E27 and Reserve 31914. The subdivision application was referred to the DEP for setting of the level of assessment. The DEP determined that a formal assessment was not required.

Clearly, if Reserve 31914 had been considered to be environmentally significant, a formal level of assessment would have been set. The subdivision application is currently being held in abeyance pending the outcome of Bushplan negotiations.

SITE DESCRIPTION

Topography

The site consists of a broad ridge running along the western half of the site which slopes fairly steeply down to the east. The highest elevation is approximately 50mAHD along the ridgeline and sloping down to approximately 14-19mAHD along the eastern boundary of the site.

The portion of land situated northwest of Challenger Avenue contains a small limestone breakaway on the eastern side of the ridge. The breakaway is centrally located on this portion of the site.

Landform and Soils

The site is part of the Spearwood Dune System and contains shallow sand and outcropping limestone on the ridge with deeper sands on the eastern slopes.

An abandoned limestone quarry is situated in the southern portion of the site.

Vegetation

The vegetation on the ridge consists of Tuart (*Eucalyptus gomphocephala*) Woodlands and Parrot Bush (*Dryandra sessilis*) Closed Heath. The vegetation on the eastern slopes consists of Jarrah (*E. marginata*) Woodland over *Banksia* vegetation.

BS 67

Alan Tingay
& Associates



26 March 1999

NOB:nob/002.98078

P8021

Kieran Beardmore
Ministry for Planning
Albert Facey House
469 Wellington Street
PERTH WA 6000

MINISTRY FOR
PLANNING
29 MAR 1999
805-2-1-32pt
FILE

Dear Kieran

RE: PARMELIA

On behalf of Homeswest, Alan Tingay and Associates has prepared this submission to the Ministry for Planning (MFP) to achieve a Negotiated Planning Solution (NPS) in regard to the proposed Bushplan [REDACTED]

The proposed Bushplan site boundary has been drawn on cadastral (Crown Reserve 31914) rather than environmental lines and does not allow for an efficient residential subdivision design of this Urban zoned cell. The NPS offers an alternative Bushplan site which better meets subdivision design opportunities without compromising conservation objectives.

The Parmelia Urban cell comprises approximately 50.5ha and is situated approximately 33km south of Perth in the Town of Kwinana. The site is bounded to the north by Challenger Avenue, and Sutherland Parade, Parmelia Avenue to the west, Bertram Road to the east, Tuart Ridge to the southwest and Wellard Road to the southeast.

The site is mainly covered with native vegetation with some cleared areas associated with an abandoned quarry situated in the southern part of the site.

The site is zoned Urban in the Metropolitan Region Scheme (MRS) and Residential R20 and Public Purposes in the Town of Kwinana Town Planning Scheme (TPS) No.2. A Public Purpose Reserve covers the 12.1ha of Crown Reserve No.31914 which was initially intended for development of a High School.

PLANNING BACKGROUND

Homeswest has had a long standing intention to develop both Lot E27 and reserve 31914 for residential purposes. Homeswest has for some time been negotiating to secure Reserve 31914, which as a High School site was deemed by the Education Department to be surplus

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Acebay Pty Ltd
ATF Acebay Trust
ACN 080 134 881

Jevsands Pty Ltd
ATF Jevsands Trust
ACN 080 104 552

Wiske Pty Ltd
ATF Esk Family Trust
ACN 080 497 892

Knightside Nominees Pty Ltd
ATF Knightside Trust
ACN 080 250 717

This interface line was subsequently surveyed and formed the basis of land transfers and the creation of conservation reserves under the Land Act. The rezoning of the land (from Rural to Residential Zone) under the Local Town Planning Scheme was not initiated, because of the lack of certainty as to the specifics of the zoning. That is the eastern extent of Leda (Homestead Ridge Estate) was zoned Special residential and developed as such prior to the preparation of the Leda Structure Plan. At that time the (then) owner Landcorp, was not able or unwilling to define how the interface between the Special Residential and conventional Residential Zones would be treated. Landcorp were even unsure of the extent of the Special Residential zones in the south eastern area of Leda and this uncertainty still exists.

The delineation of portion of this land under Bushplan appears therefore to match the current local zoning demarcations, which in turn match the old cadastral boundaries. This would represent a retrograde step and ignores the proper processes that lead to the orderly planning of the Leda Area in the first instance.

Bushplan site 67 is small and does not contain any significant flora or fauna. The major reason for reservation appears to be its status as crown land and present position linking current bushland areas. However, future development of Leda and Parmelia will remove the bushland link. Homeswest previously lodged a residential subdivision application for the site which was supported by Council subject to the road configuration being re-orientated towards the proposed railway station on Challenger Avenue. This site was incorrectly referred to as Bollard Bullrush Swamp. The actual Bollard Bullrush Swamp, located south west of this site, would be much more valuable as a Bushplan site in terms of conservation, satisfying more criteria than this actual site and forming part of a regionally significant continuous bushland-wetland linkage. The large size and compact shape of Bollard Bullrush is preferred to the isolated, small area of this Bushplan site. Bollard Bullrush contains wetlands with regionally significant vegetation, and good condition vegetation is evident in the wetland interior. Therefore, Bollard Bullrush Swamp is of greater conservation value and should thus be given priority over this Bushplan site. Thus, the negotiated replacement of this site by Bollard Bullrush Swamp is recommended.

Although the inclusion of Bushplan site 393 is supported the inclusion of the wetland despite its being very degraded, prompts the question as to the exclusion of other important conservation wetlands listed under the Swan Coastal Plain Lakes EPP such as Long Swamp and Bollard Bullrush Swamp. These wetlands are of greater regional conservation significance than Wattleup Lake and should be included as Bushplan sites. Likewise, although listing of site 267 is supported, its main value appears to be that of a link between Bushplan sites 268 and 393, rather than its intrinsic conservation value. Thus, areas such as Long Swamp and Bollard Bullrush Swamp with wetlands and surrounding bushland of high conservation value are of greater regional significance.








General Comment

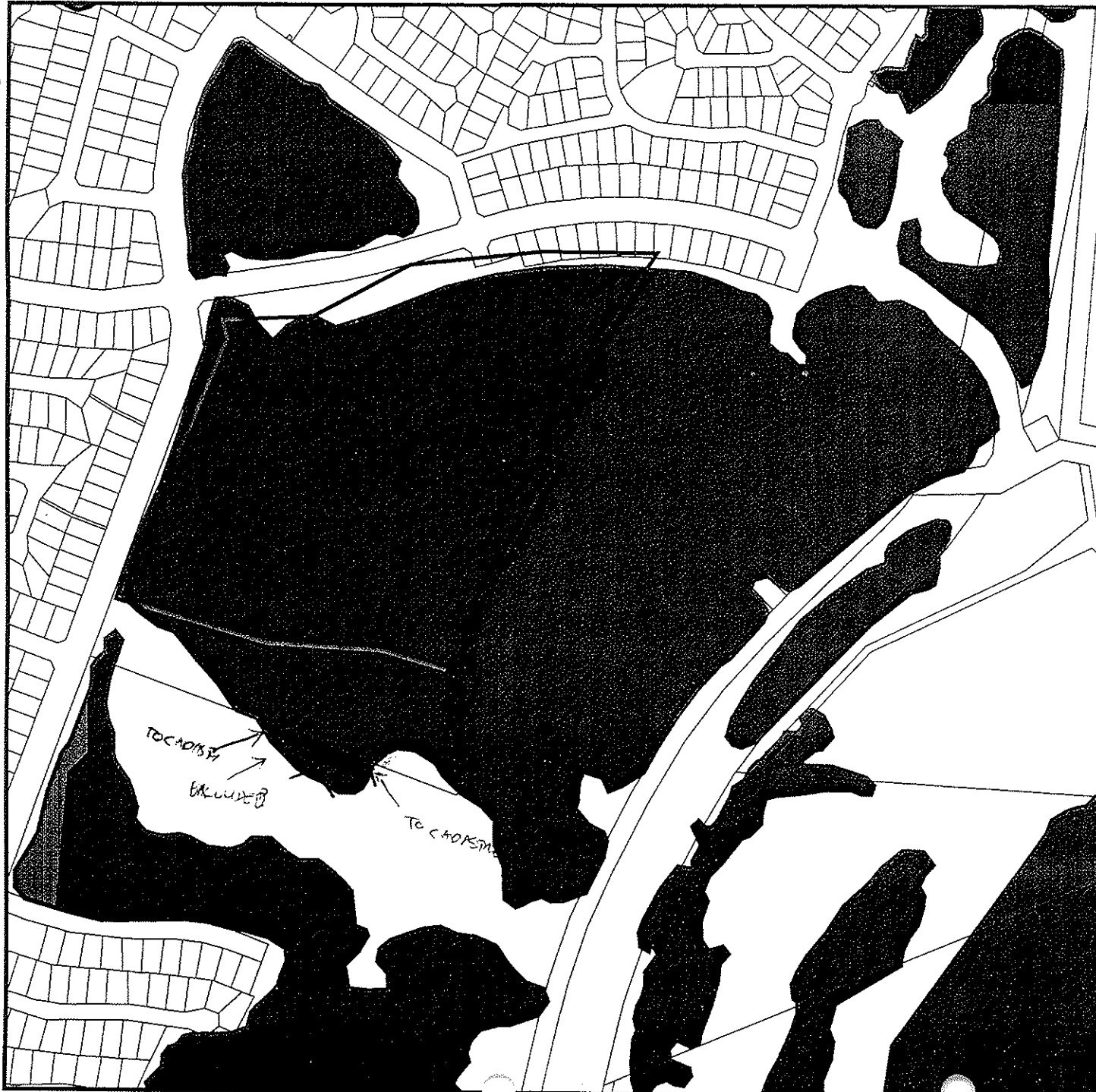
Bushplan does not include areas of local significance. It is thus very important that

- all regionally significant bushland-wetland areas are included in Bushplan
- locally significant bushland is identified, protected and sufficiently resourced to allow effective management.

bp site 67

PAEWELLA

-  AG VEG 1998 BOUNDARY THEME
-  Cadastral
-  Bushplan sites refno 1-500 SCP BOUNDARY
-  Bassendean Complex-Central And South
-  Karrakatta Complex-Central And South
-  Cottesloe Complex-Central And South
-  Herdsman Complex



MFP INTERNAL USE ONLY

Prepared By: Andrea Zappacosta

Prepared For:

Map Ident: plot980527_1

Date: 27 May 98

Scale 1: 5897

BUSHLAND AREA

BS67

SITES

YES/NO

DATE

9.1.98

RECORDERS

CK

SplendwoodS

VA 2 UNLAPED

Observations edge transects

Geographic Location	Latitude	S Longitude	E
Reference Map			

Photograph	Photographer's Name	Photo No
	BK	(A) = 2

Transect of landscape units (draw in transect incorporating features listed and any other relevant unit)

dunes
dry/wet flats
sumplands
uplands
type

AREA

E

Soil - surface	sub -soil
Exposed rock type	% area

FLORA/VEGETATION (list dominant and significant plants below, see over for vege association descriptions)

Eucalypts	<i>E. calophylla</i>	<i>E. wandoo</i>	<i>E. marginata</i>	<i>E. todtianna</i>	<i>E. rudis</i>
	<i>E. decipiens</i>	<i>E. drummondii</i>	<i>E. haematoxylon</i>	<i>E. lanepolei</i>	<i>E. gomphocephala</i>
	<i>E. accedens</i>	<i>E. patens</i>	<i>E. laeliae</i>	<i>E. megacarpa</i>	
Sheoaks	<i>Allocasuarina fraserana</i>	<i>Casuarina obesa</i>			
Banksia	<i>B. attenuata</i>	<i>B. menziesii</i>	<i>B. prionotes</i>	<i>B. illicifolia</i>	<i>B. grandis</i> <i>B. littoralis</i>
Melaleuca	<i>M. preissii</i>	<i>M. raphiophylla</i>	<i>M. lanceolata</i>	<i>M. cuticularis</i>	
Others	<i>Callitris preissii</i>				
Mallees	Eucalypts	<i>E. argutifolia</i>	<i>E. petrensis</i>	<i>E. decurva</i>	<i>E. foecunda</i> <i>E. latens</i>

SIGNIFICANT SPECIES / DOMINANT SPECIES

ACACIA PULCHERRA 1-1.5m

(see over for vegeaion descriptions)

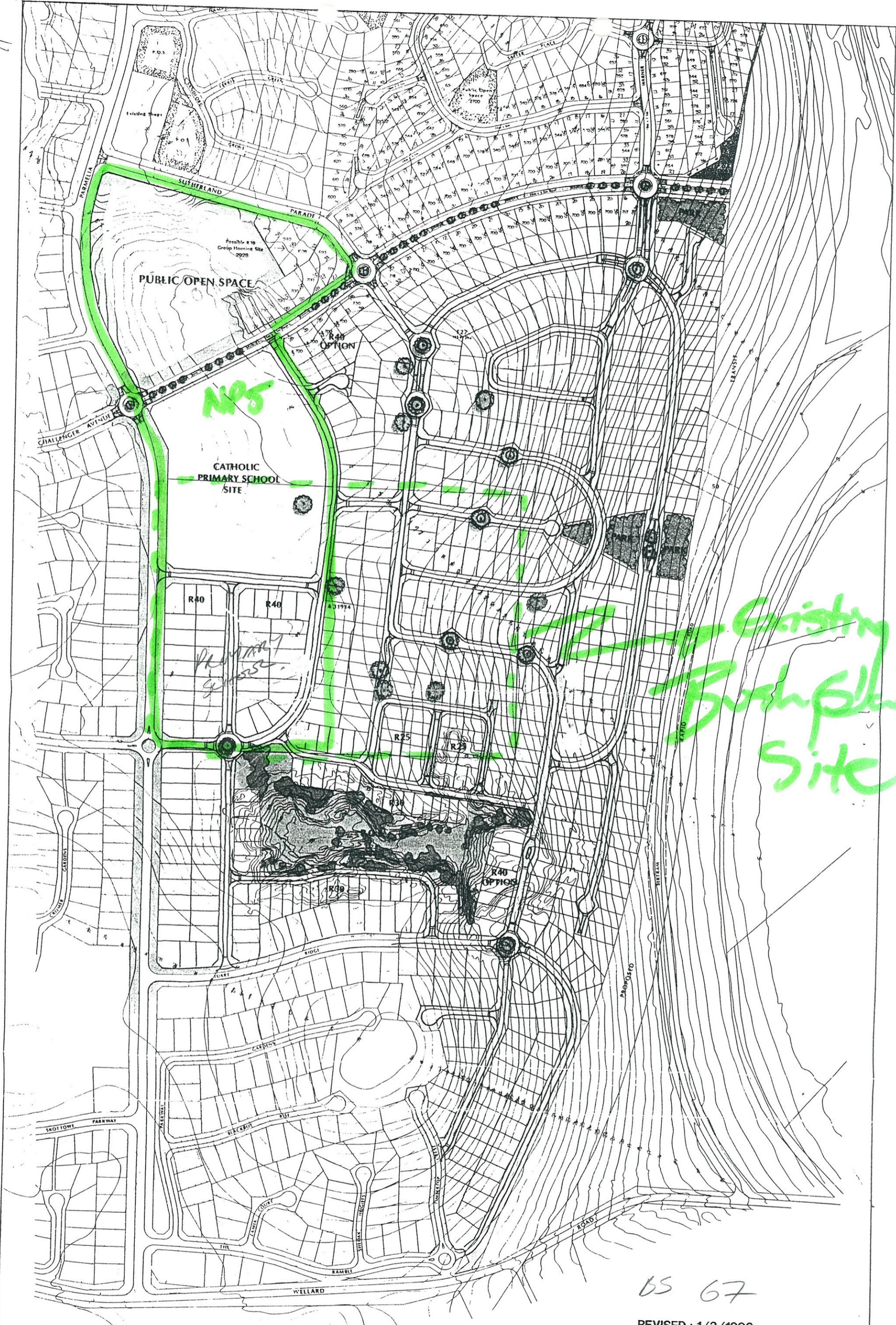
Vegetation Condition - Keighery 1994 (Trudgen 1993) (show range and indicate predominant class)

1 = 'Pristine' (Excellent)	
2 = Excellent (Very Good)	
3 = Very Good (Good)	
4 = Good (Poor)	60%
5 = Degraded (Very Poor)	20%
6 = Completely Degraded	

Specific aspects of disturbance

partial clearing	
weeds (list):	Biza
selective removal of species:	timber cutting mowing fire grazing dieback %area
fire frequency:	
'enrichment plantings' (list)	
animal impact:	horse foxes rabbits cats dogs goats pigs overgrazing by native mammals
soil movement:	mining dumping rubbish dumping roadworks
changes in water regimes:	flooding drainage watering nutrient influx
Tracks:	fire breaks walk trails off road vehicle use animal tracks
Service corridors:	SEC Main Roads Water Authority. Telecom
Other	

7



NPS

Existing Bushplan Site

BS 67

REVISED : 1/3/1996
YIELD : 596 LOTS

PROPOSED SUBDIVISION
PARMELIA AVENUE & SUTHERLAND PARADE, PARMELIA
TOWN OF KWINANA




CHAPPELL & LAMBERT
 PLANNING & DESIGN CONSULTANTS
Level 2, 100 Beach Road, Kwinana, W.A. 6147
 Telephone: 948 1111 Fax: 948 1177

WILD 1574 UAGA
Nr 13037 152.72

000030

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0 0 0 0 0 0 0 3 1 2 0 2 1 0 1 2 5 6 0 1 9 3 1