

ADELAIDE CRESCENT BUSHLAND, HELENA VALLEY

Boundary Definition: protected area/bushland (part taken to cadastre) boundary

SECTION 1: LOCATION INFORMATION

Bush Forever Site no. 216 Area (ha): bushland 14.7

Map no. 44

Map sheet series ref. no. 2134-III SW

Other Names: Location 88 (Keighery, BJ, and Trudgen 1992)

Local Authorities (Suburb): Shire of Mundaring (Helena Valley)

SECTION 2: REGIONAL INFORMATION

LANDFORMS AND SOILS

Darling Plateau (Darling Range)/Darling Scarp

Laterite (Ql: LA1)

Foothills

Colluvial Deposits (Qc: Msg)

Yoganup Formation (Qpr: S12)

Ridge Hill Sandstone (Qph: SS)

VEGETATION AND FLORA

Vegetation Complexes

Foothills

Forrestfield Complex (Ridge Hill Shelf, Darling Plateau)

Floristic Community Types: not sampled, types not inferred

Supergroup 1: Foothills/Pinjarra Plain

Supergroup 2: Seasonal Wetlands

WETLANDS

Wetland Types: creek

Natural Wetland Groups

Darling Plateau

Walyunga (D.1)

Wetland Management Objectives: Conservation (385.6m)

Swan Coastal Plain Lakes EPP: none identified

THREATENED ECOLOGICAL COMMUNITIES

Not determined

SECTION 3: SPECIFIC SITE DETAIL

Landscape Features: creek, vegetated uplands

Vegetation and Flora: limited survey (DEP 1998 (surveyed from roadside), DEP 2000, Keighery, BJ, and Trudgen 1992, Mattiske Consulting Pty Ltd 1997)

Structural Units:

Uplands: *Eucalyptus wandoo* Low Open Woodland to Open Woodland; *Eucalyptus calophylla* Open Woodland to Open Forest; *Hakea lissocarpha* and *Acacia pulchella* Open Heath, *Hakea trifurcata* and *Petrophile biloba* Open Shrubland

Wetlands: not known

Vegetation Condition: 70% Excellent, <25% Very Good, with areas of severe localised disturbance

Total Flora: not known

Significant Flora: none recorded

Fauna: Significant mammal species: Quenda (Friend 1996 D)

Linkage: adjacent bushland to the south (Site 213) and east; part of a regionally significant fragmented bushland/wetland linkage (Part A, Map 7)

Other Special Attributes: contains plant communities representative of the eastern side of the Swan Coastal Plain; contains Ridge Hill Sandstone, a thin (10m) sequence of shoreline sandstone and conglomerate, forming a geomorphic feature which is a reference level for global eustatic sea-level correlations. Deposits are remnants of the oldest and highest shoreline feature in the Perth basin, thought to have been formed during the early Pleistocene (Lemmon *et al.* 1979)

SECTION 4: INTERNATIONAL AND NATIONAL SIGNIFICANCE

Not listed

SECTION 5: SELECTION CRITERIA AND RECOMMENDATIONS

Criteria: Representation of ecological communities, Rarity, General criteria for the protection of wetland, streamline and estuarine fringing vegetation and coastal vegetation

Recommendation: Part A: Proposed Parks and Recreation Reservation. Part B: Rural Complementary Mechanism (see Table 3, Volume 1).

ADELAIDE CRESCENT BUSHLAND, HELENA VALLEY

Boundary Definition: protected area/bushland (part taken to cadastre) boundary

SECTION 1: CADASTRAL INFORMATION

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

Bushplan Site no. 216 **Map no.** 53 **Map sheet series ref. no.** 2134-III SW

Other Names

Location 88 (Keighery, BJ, and Trudgen 1992)

Area (ha): total 14.9; bushland 14.7

Local Authorities (Suburb)

Shire of Mundaring (Helena Valley)

Zoning

MRS: Rural, Parks and Recreation

TPS: Landscape, Rural Landscape Living, Public Open Space

Ownership Categories

Private, Local Government

Lot/Location/Reserve numbers (Purpose),

Street name

2, 500, 10660 Helena Valley Rd; 5 Adelaide Cr
Crown Reserve

SECTION 2: REGIONAL INFORMATION

LANDFORMS AND SOILS

Darling Plateau (Darling Range)/Darling Scarp

Laterite (Ql: LA1)

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Colluvial Deposits (Qc: Msg)

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Structural Units:

Uplands: *Eucalyptus wandoo* Low Open Woodland to Open Woodland; *Eucalyptus calophylla* Open Woodland; *Hakea lissocarpha*, *Acacia pulchella* Open Heath

Wetlands: no known information

Vegetation Condition: 70% Excellent, <25% Very Good, with areas of severe localised disturbance

Total Flora: not known

Significant Flora: none recorded

Fauna: no systematic survey. Significant mammal species: Quenda (Friend 1996 D)

Linkage: adjacent bushland to the south (BS213) and east; part of a regionally significant fragmented bushland/wetland linkage (Volume 2A, Map 8)

Other Special Attributes: contains plant communities representative of the eastern side of the Swan Coastal Plain; contains Ridge Hill Sandstone, a thin (10m) sequence of shoreline sandstone and conglomerate, forming a geomorphic feature which is a reference level for global eustatic sea level correlations. Deposits are remnants of the oldest and highest shoreline feature in the Perth basin, thought to have been formed during the early Pleistocene (Lemmon *et al.* 1979)

SECTION 4: INTERNATIONAL AND NATIONAL SIGNIFICANCE

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SECTION 5: SELECTION CRITERIA AND RECOMMENDATIONS

Criteria: Representation of ecological communities, Rarity, General criteria for the protection of wetland, streamline and estuarine fringing and coastal vegetation

Opportunities and/or Constraints

Opportunities: Bushplan Site/part Bushplan Site subject to Swan and Canning Rivers EPP; location of conservation category wetlands; under MRS Parks and Recreation Reservation and TPS Landscape Zoning and Public Open Space Zoning, Crown Reserve

Constraints: private land

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
- 696 Lot Number, Location Number
- Channel Wetlands
- Local Government Boundary

2134 - III SW

IV		I	
NW	NE	2134	
SW	SE	III	II

1 : 25 000 AMG Reference Grid showing Perth's Bushplan Map Sheet Breakdown

PERTH'S BUSHPLAN MAP INDEX

1	2										
3	4	S									
6	7	8	9	10	11						
12	13	14	15	16							
17	18	19	20	21	22	23					
24	25	26	27	28	29	30					
31	32	33	34	35	36						
37	38	39	40	41	42						
43	44	45	46	47	48						
49	50	51	52	53	54						
55	56	57	58	59							
60	61	62	63	64							
65	66	67	68	69	70						
71	72	73	74	75	76	77					
78	79	80	81	82	83	84					
85	86	87	88	89	90	91					
92	93	94	95	96	97						
98	99	100	101	102							
103	104	105	106								

SCALE

0 500 1000 Metres

Produced by Project Mapping Section
Land Information Branch, Ministry for Planning, Perth W.A. November 1998
ntw-map18/environ/bushplan/bushv2_53.dgn

Cadastral Data supplied by Department of Land Administration, W.A.

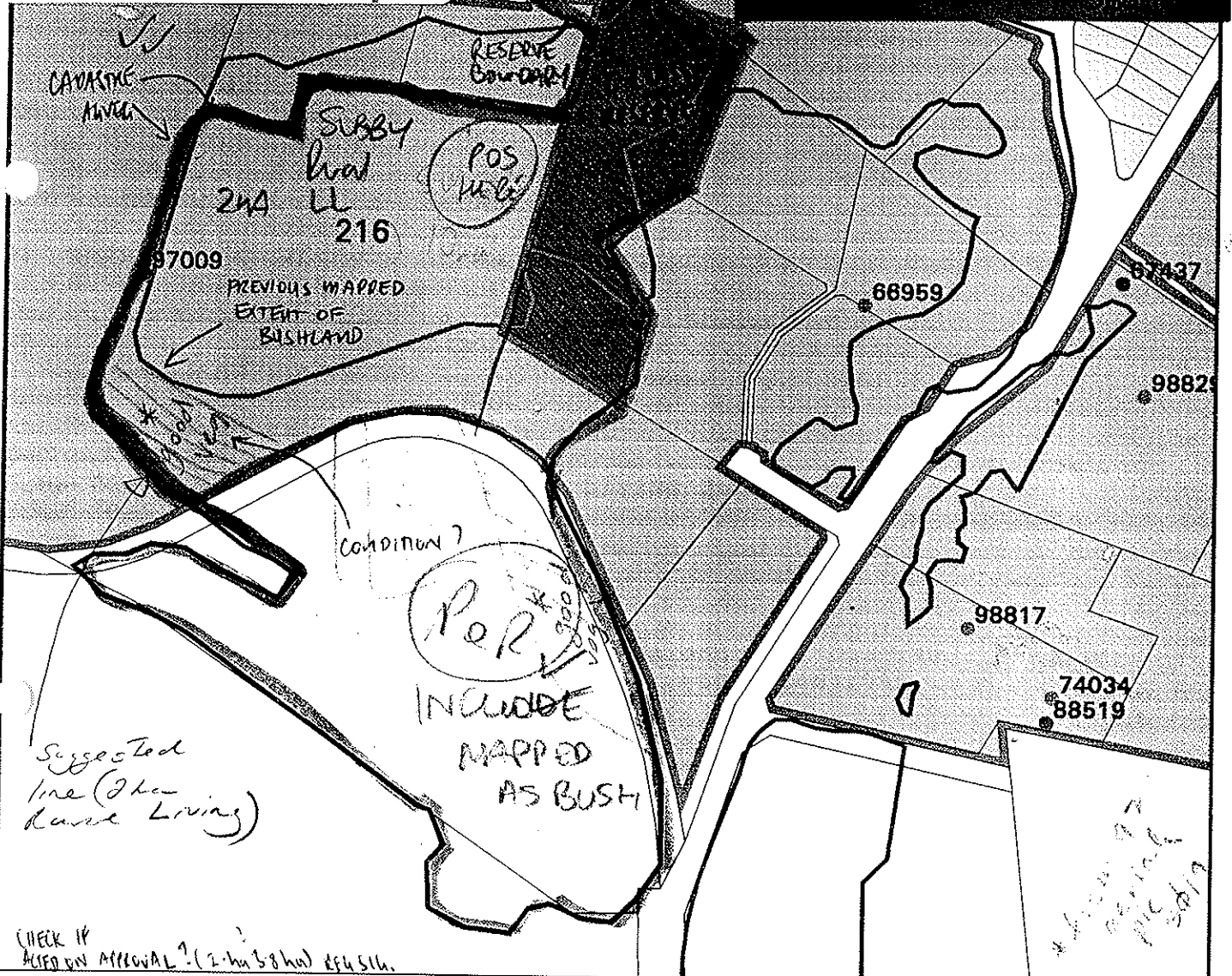
Wetlands Data supplied by Water and Rivers Commission

Native Vegetation Extent for Study Area supplied by Agriculture Western Australia

Call

x Chocke Subsy File

- Western Portwin Road will approval for Special Rural Zha. Need ask DEP still wish to retain
- Show C-Class Reserve as Bushplan Site
- Areas to east already subdivided to Special Rural
- P.R. ?? NO P.R. THEIR



CHECK IF ALREADY APPROVAL? (2-ha & 8-ha) & 4-ha.

bp site 216

MFP INTERNAL USE ONLY

Prepared By: Andrea Zappacosta

Prepared For:

Map Ident: plot980625_1

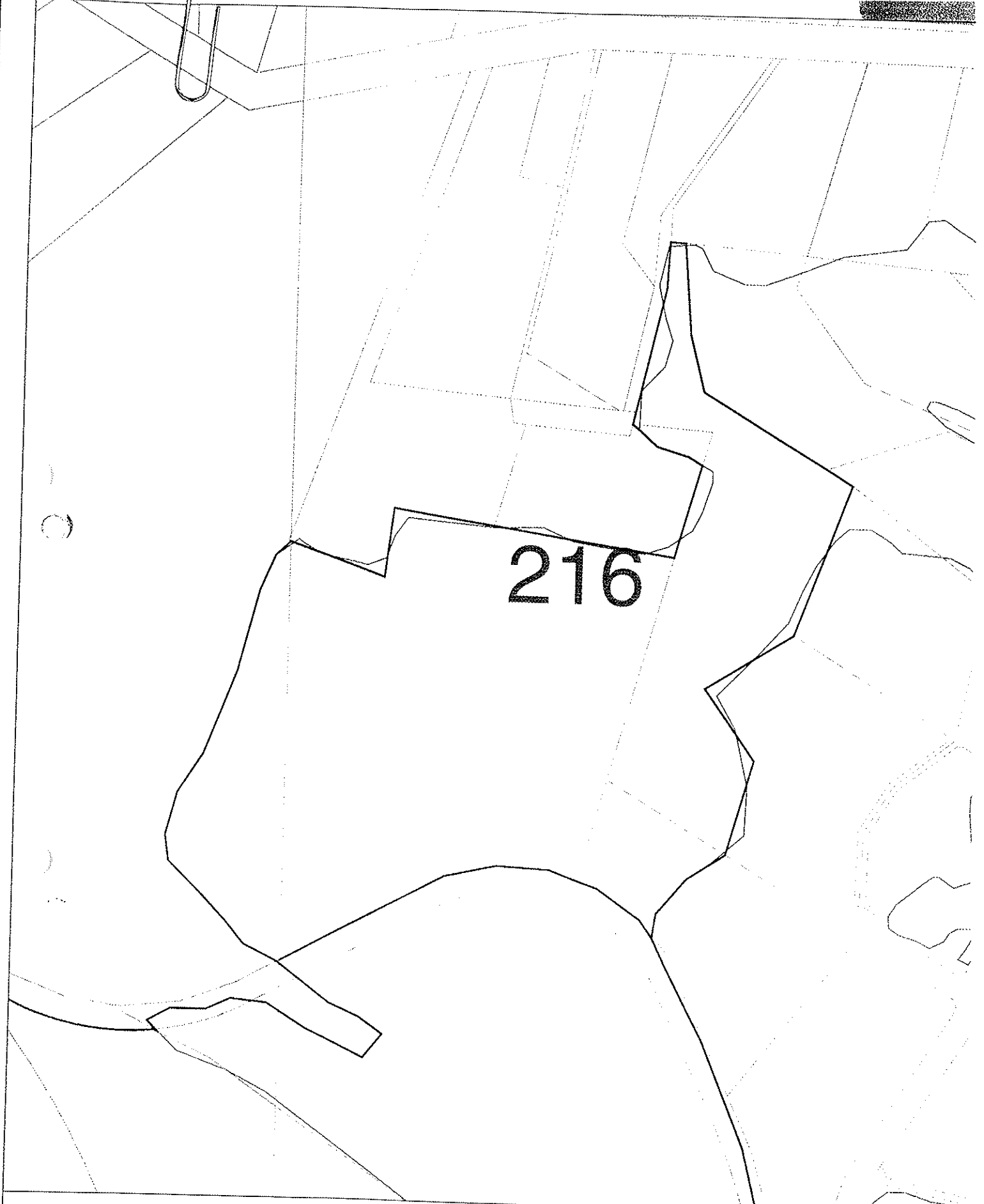
Date: 25 Jun 98

Scale 1:5650

	Bushplan sites refno 1-500 SC		UNDARY THEME
	AG VEG 1998 BOUNDARY TH		PUBLIC PURPOSES
	Cadastre		PUBLIC OPEN SPACE
	APPROVED		RURAL LANDSCAPE LIVING 2 TO 4 HA
	REFUSED		
Mundaring Z 3			
	RURAL LANDSCAPE LIVING 2 HA		
	RURAL LANDSCAPE LIVING NO FURTHER SUBDIVISION		

BJK 15/9

- include ALL P.R.
- ? Subdivision
- appears veg to E left out as better condition veg very narrow (see photo in file)



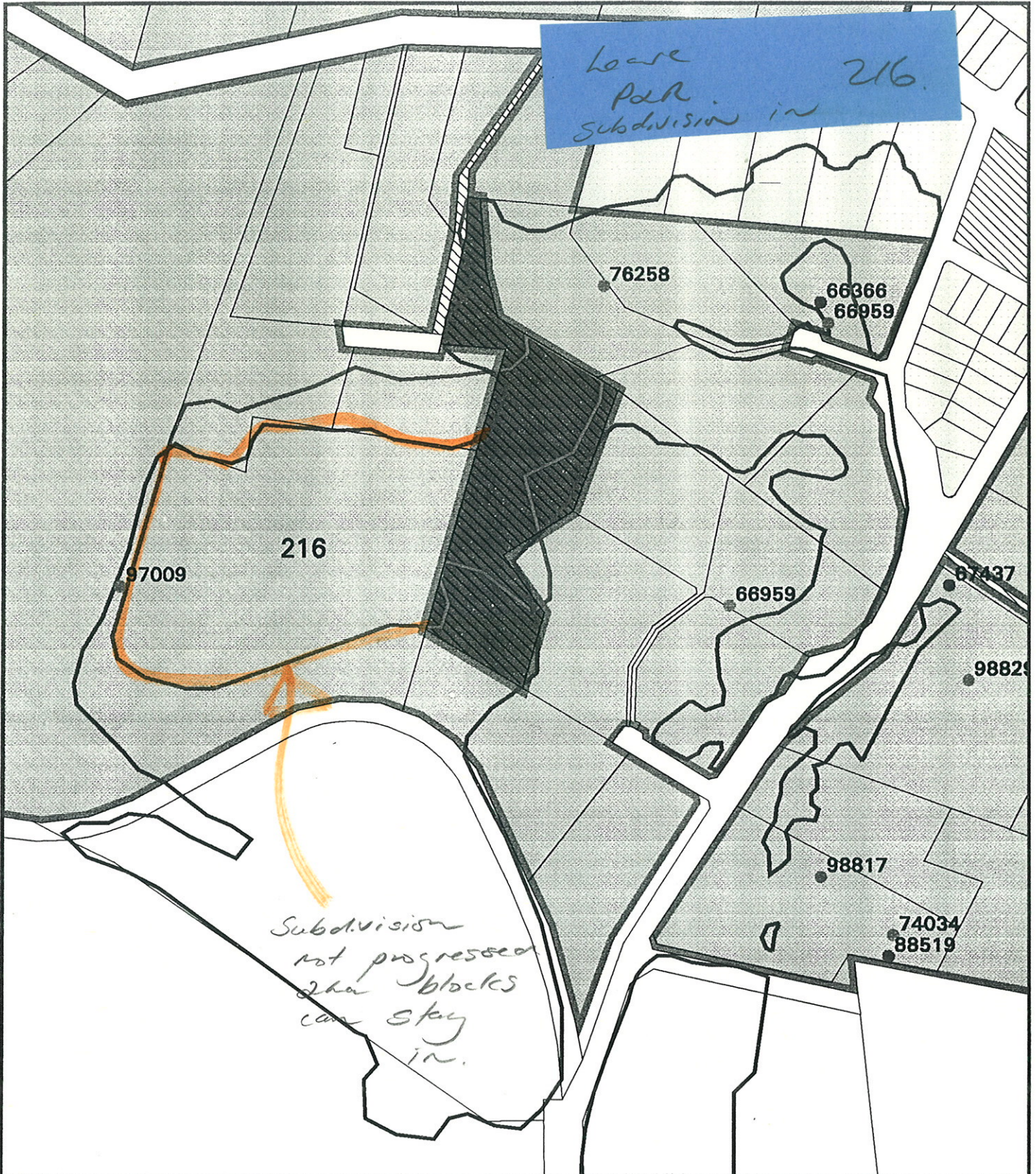
BUSHPLAN SITES CORRECTED

B 29/10/98



WESTERN
AUSTRALIAN
PLANNING
COMMISSION





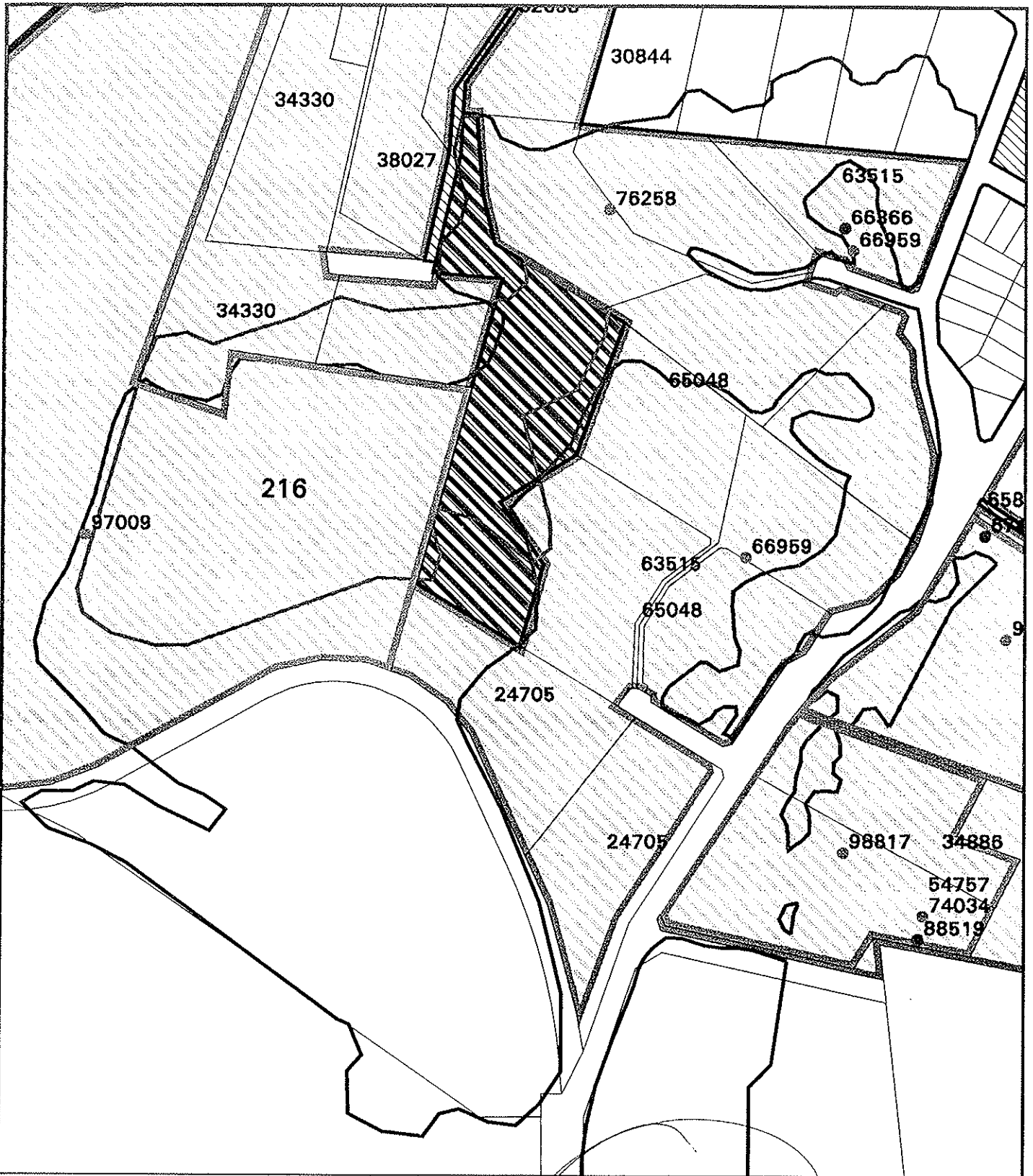
bp site 216

MFP INTERNAL USE ONLY
 Prepared By: Andrea Zappacosta
 Prepared For:
 Map Ident: plot980625_1
 Date: 25 Jun 98
 Scale 1:5650

- Bushplan sites refno 1-500 SC
- AG VEG 1998 BOUNDARY TH
- Cadastre
- APPROVED
- REFUSED
- JUNDARY THEME
- PUBLIC PURPOSES
- PUBLIC OPEN SPACE
- RURAL LANDSCAPE LIVING 2 TO 4 HA
- RURAL LANDSCAPE LIVING 2 HA
- RURAL LANDSCAPE LIVING NO FURTHER SUBDIVISION













Protect veg L100a

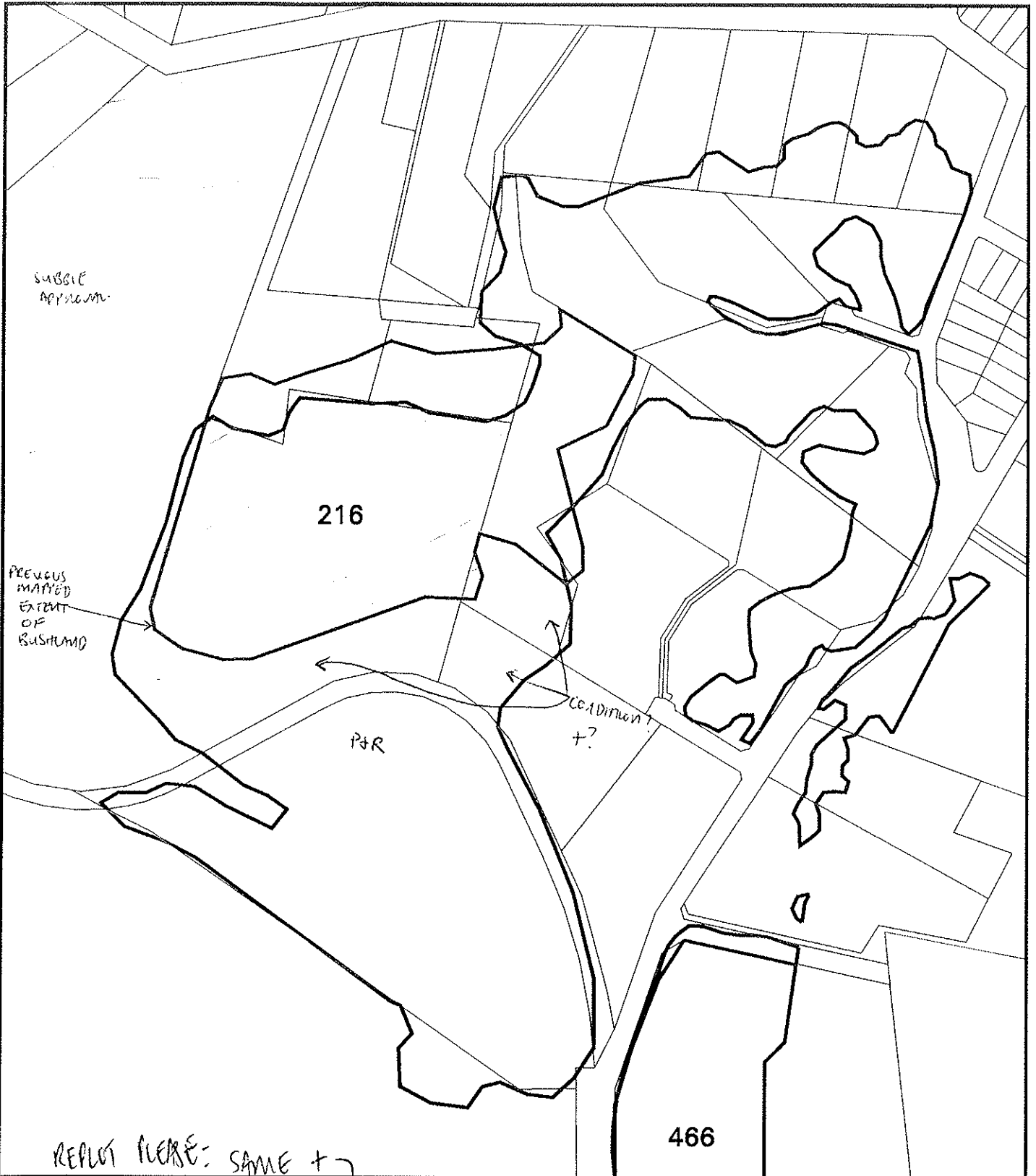
BJK 15/7
 - include ALL PARK
 - ? Subdivision
 - appears veg to E
 left out as better condition veg very narrow (see photo in file)



bp site 216




MFP INTERNAL USE ONLY
 Prepared By: Andrea Zappacosta
 Prepared For:
 Map Ident: plot980617_10
 Date: 17 Jun 98
 Scale 1:5189

-  Cadastre
-  Bushplan sites refno 1-500
-  AG VEG 1998 BOUNDARY THEME
- Mundaring Z 3
-  RURAL LANDSCAPE LIVING 2 HA
-  PUBLIC PURPOSES
-  RESIDENTIAL
-  PUBLIC OPEN SPACE
-  RURAL LANDSCAPE LIVING 2 TO 4 HA
-  SCABOUDRY THEME
-  THEMERRED
-  APPROVED
-  REFUSED



REPLANT HERE: SAME +

bp site 216

-  AG VEG 1998 BOUNDARY THEME
-  Cadastra
-  Bushplan sites refno 1-500 SCP BOUNDARY THEME

1. xps road town running scheme (ALL SCALES)
 2. SUBDIVISION APPROVALS

MFP INTERNAL USE ONLY
Prepared By: Andrea Zappacosta
Prepared For:
Map Ident: plot980526_1
Date: 26 May 98
Scale 1:5699

DEPARTMENT OF PLANNING AND URBAN DEVELOPMENT
APPLICATION DETAILS REPORT

FILE NUMBER 97009

Status : APPROVED
 Type : SUBDIVISION

Application Date : 22-NOV-94
 Receipt Date : 28-FEB-95
 Planning Officer : G Basley
 Local Authority : Shire Of Mundaring

Applicant(s) : Hunt & Rogers Pty Ltd P.O. Box 1377 MIDLAND WA
 6056

Owner(s) : W Grayden, A E Magistro & J J Cranny C/- P O Box
 1377 MIDLAND WA 6056

Sketch Date : 28-FEB-95 Grid : P65 47/55 CCD : 31302
 Subject : SUBDIVISION OF ONE LOT TO CREATE A POS RESERVE
 AND 12 LOTS RANGING FROM 2HA TO 3.8HA

Location : HELENA VALLEY ROAD, HELENA VALLEY
 Purpose : RURAL RESIDENTIAL
 LA Recommendation : CONDITIONAL APPROVAL
 LA Zone Text : RURAL LANDSCAPE LIVING 2
 LA Zone Code :
 MRS Zone Text : RURAL
 MRS Zone Code :

Land Description : Lots : 2 loc No : Helena 20a Diagram : Diagram:
 15023 C/T : 1381/501, 502, 1457/775

Related Files :
 Decision : APPROVED- DAUT Date : 22-JUN-95
 Allocate To Agenda : NOT ALLOCATED
 Map Reference : PERTH 23.27, 23.28
 Carto Office Date :

CONSULTANTS

WESTERN POWER Area : STATE Ref : -
 Date Sent : 09-MAR-95 Date Reply : 07-APR-95

TELSTRA Area : STATE Ref : DEV 14796
 Date Sent : 09-MAR-95 Date Reply : 24-MAR-95

WATER CORPORATION Area : STATE Ref : C83578
 Date Sent : 09-MAR-95 Date Reply : 21-APR-95

WESTRAIL Area : STATE Ref : 4695
 Date Sent : 09-MAR-95 Date Reply : 15-MAR-95

RELATED L.A.

Shire Of Mundaring Reference : -
Date Sent : 09-MAR-95 Date Reply : 18-APR-95

BOARD NOTES

- 1.^I^The proposed subdivision is in accordance with the Local Subdivision and Infrastructure Plan No 144 for the locality. The Commission adopted this LSIP on 13 June 1995.
- 2.^I^The pedestrian access way at the end of the subdivisional road provides access to a disused rail reserve, also serving as the only fire escape route from this road. It is recommended that this access way be widened for this purpose from 5m to 10m. There are no objections to this by either the applicant or the Council.
- 3.^I^Council has recommended a condition for covenants to install an ATU on the proposed Lot 1, to be located within the designated area as shown on ATTACHMENT 1 (LSIP No 144). In light of the fact that the proposed subdivision could create lots in an area where on-site effluent disposal would not be satisfactory (because of the creek setback and steep sloping land), this condition is considered to be reasonable.
- 4.^I^The Local Authority has requested a condition for the fencing of the POS Reserve. The development of POS as a condition of subdivision is not provided for the Commission Policy. This is considered to be the responsibility of Council. Accordingly, it is recommended that this condition not be imposed.
- 5.^I^The Water Authority has advised that due to the large lot sizes (>2ha) a reticulated water condition was not considered necessary. However in the advanced stage of the Local Strategy for Infrastructure Provision (LSIP) the Water Authority advised that reticulated water is available by extending a main into Helena Valley Road. However due to pressure limits the proposed lots cannot be served beyond the 50 metre ADH contour. Lots 3-8 will therefore need to provide underground potable water and roof catchment storage.
- 6.^I^The Urban Development Liaison Unit of the Water Authority has recommended that a standard reticulated water condition and a potable groundwater condition be imposed on subdivisions within the LSIP area. This would give the developers the option to either provide reticulated water to those lots which are capable of being serviced, while the remaining lots would rely on a combination of groundwater and rainwater. The applicant has agreed to this arrangement and in light of the topographical conditions this recommendation is justified.
- 7.^I^Other servicing agencies have raised no objections to the proposal subject to the imposition of standard conditions.

FOOTNOTE TO CONSULTANTS

ADVICE TO LOCAL AUTHORITY:

1. The Local Authority is advised that Council's recommended Condition No 12 for the fencing of the POS Reserve is not considered to be justified for this subdivision.

FOOTNOTE TO APPLICANT

ADVICE TO APPLICANT:

1. The Commission advises that Condition 3 should not be interpreted to imply that it requires the construction/upgrading to be at the subdivider's cost but this is a matter for negotiation between the subdivider and the Local Authority.

2. With respect to Condition 10 of this subdivision approval, the applicant is advised that the Local Authority requires the submission of an annotated, scaled drawing demonstrating the position of all structures and effluent disposal systems in relation to the new boundaries.

3. With reference to Condition 8 of this approval, potable water is defined as water in which the levels of physical, chemical and microbiological constituents do not exceed the guideline values set out in the National Health and Medical Research Council and Australian Water Resources Council publication "Guidelines for Drinking Water quality in Australia - 1987", which has been approved by the Local Authority subject to any conditions which may have been laid down by the Commissioner for Health. In the absence of a supply of underground potable water, the provision of a rainwater tank of not less than 92,000 litres capacity with the necessary accompanying roof catchment capacity and in addition thereof, a secondary (ie. may be a non-potable) water supply sufficient for toilet and garden use from underground sources or dams will be an acceptable alternative.

RECOMMENDATIONS

The Commission has considered the application relating to the above described land and is prepared to approve a Diagram or Plan of Survey in accordance with the plan submitted provided that the conditions set out below are fulfilled within three years from the date of this advice.

In accordance with established procedures, all conditions must be complied with before submission of survey documents for endorsement. Surveyors should attach certificates clearing conditions to the survey documents when they are submitted.

The abbreviations in brackets identify the authority or agency responsible for advising the Commission on clearance of conditions. The subdivider should liaise with the nominated authority on the requirements necessary to satisfy the condition and obtain advice from that authority that the conditions have been met, which should be submitted with the Plan or Diagram of Survey.

It is advised that should the applicant be aggrieved by this decision there is a right of appeal pursuant to the provisions of Section 26 of the Town Planning and Development Act 1928 (as amended). Such an appeal must be submitted in accordance with Part V of the Act within 60 days of the date of this decision.

When an application is approved subject to condition(s), the applicant should liaise with a nominated authority(s) responsible for advising the Commission on the clearance of the condition as soon as possible to establish any detailed requirements of the condition and in order to retain a right of appeal in the event the applicant considers the requirements are onerous.

CONDITIONS

1. Those lots not fronting an existing road being provided with frontage to a constructed subdivisional road connected by a constructed subdivisional road(s) to the local road system and such subdivisional road(s) being constructed and drained at the subdivider's cost. As an alternative, the Western Australian Planning Commission is prepared to accept the subdivider paying to the Local Authority the cost of such works as estimated by the Local Authority subject to the Local Authority giving an assurance to the Commission that the works will be completed within a reasonable period acceptable to the Commission. (LA)
2. Street corners within the subdivision being truncated to the standard truncation of 8.5 metres. (LA)
3. Satisfactory arrangements being made with the Western Australian Planning Commission for the upgrading of Helena Valley Road. (LA)
4. The PAW to be widened from 5m to 10m and the land to be shown as a Reserve for Recreation on the diagram of survey, and vested in the Crown under section 20A of the Town Planning and Development Act. Such land is to be ceded free of cost and without any payment of compensation.
5. A dual use path to gravel standard being constructed within the 10m wide Reserve for Recreation. (LA)
6. The land being filled and/or drained at the subdivider's cost to the satisfaction of the Western Australian Planning Commission, and any easements and/or reserves necessary for the implementation thereof, being provided free of cost. (LA)
7. Certification from the Water Authority that arrangements have been made with that body so that connection to an adequate water service will be available to the lot/s proposed by this application. (WA)
8. The subdivider shall make arrangements satisfactory to the Western Australian Planning Commission, which will ensure that prospective purchasers of the lots are advised that no reticulated water supply can be provided by the Water Authority and that purchasers will therefore be obliged to make their own arrangements to provide an adequate supply of underground potable water. (LA)
9. The proposed reserve(s) shown on the plan submitted by the applicant, being shown on the Diagram or Plan of Survey as a "Reserve for Recreation" and vested in the Crown under section 20A of the Town Planning and Development Act (as amended), such land to be ceded free of cost and without any payment of compensation by the Crown.
10. All buildings and effluent disposal systems, having the necessary

clearance from the new boundaries as required under the relevant legislation. (LA)

11. Fire Hydrants being installed at the applicant's cost to the satisfaction of the Western Australian Planning Commission. (LA)
12. Measures being taken to the satisfaction of the Western Australian Planning Commission to ensure identification and protection of any vegetation on the site worthy of retention prior to commencement of site works. (LA)
13. The subdivider entering into a written agreement with the Local Authority embodying covenants obligating the subdivider to install an Alternative Treatment Unit (ATU) on the proposed Lot 1 for on-site effluent within the designated area as shown on Attachment 1. (LA)
14. Certification from Western Power that financial and other requirements have been satisfied for the provision of a suitable electricity supply to the lot/s proposed by this application. (Western Power)
15. Certification from Western Power that financial and other requirements have been satisfied for the removal and relocation of Western Power plant or equipment located on or near the proposed subdivision. (Western Power)

PRELIMINARY APPROVAL STATISTICS

Approval Date : 22-JUN-95 Original Lots : 1
Owner Type : PRIVATE
Decision Type : DELEGATED AUTHORITY

Lot Size	Zone	Lots Produced
2 HA - 5 HA	SPECIAL RURAL ZONE	12
*****		-----
		12

FINAL APPROVAL STATISTICS

=== E N D O F R E P O R T ===

LIFE FORM/HEIGHT CLASS	CANOPY COVER			
	DENSE 70-100%	MID-DENSE 30-70%	SPARSE 10-30%	VERY SPARSE 2-10%
Trees >30m Trees 15-30m Trees 5-15m Trees <5m	Dense Tall Forest Dense Forest Dense Low Forest A Dense Low Forest B	Tall Forest Forest Low Forest A Low Forest B	Tall Woodland Woodland Low Woodland A Low Woodland B	Open Tall Woodland Open Woodland Open Low Woodland A Open Low Woodland B
Mallee tree form Mallee shrub form	Dense Tree Mallee Dense Shrub Mallee	Tree Mallee Shrub Mallee	Open Tree Mallee Open Shrub Mallee	Very Open Tree Mallee Very Open Shrub Mallee
Shrubs >2m Shrubs 1.5-2.0m Shrubs 1.0-1.5m Shrubs 0.5-1.0m Shrubs 0.0-0.5m	Dense Thicket Dense Heath A Dense Heath B Dense Low Heath C Dense Low Heath D	Thicket Heath A Heath B Low Heath C Low Heath D	Scrub Low Scrub A Low Scrub B Dwarf Scrub C Dwarf Scrub D	Open Scrub Open Low Scrub A Open Low Scrub B Open Dwarf Scrub C Open Dwarf Scrub D
Mat plants Hummock Grass Bunch grass >0.5m Bunch grass <0.5m Herbaceous spp.	Dense Mat Plants Dense Hummock Grass Dense Tall Grass Dense Low Grass Dense Herbs	Mat Plants Mid-Dense Hummock Grass Tall Grass Low Grass Herbs	Open Mat Plants Hummock Grass Open Tall Grass Open Low Grass Open Herbs	Very Open Mat Plants Open Hummock Grass Very Open Tall Grass Very Open Low Grass Very Open Herbs
Sedges >0.5m Sedges <0.5m	Dense Tall Sedges Dense Low Sedges	Tall Sedges Low Sedges	Open Tall Sedges Open Low Sedges	Very Open Tall Sedges Very Open Low Sedges
Ferns Mosses, liverwort	Dense Ferns Dense Mosses	Ferns Mosses	Open Ferns Open Mosses	Very Open Ferns Very Open Mosses

VEGETATION (describe each unit of vegetation using dominants and life form/height class and canopy cover according to the Muir codes above)

(A) *E. uroloides* - canopy see -

(B) *Euc. calophylla* 10-25m 10%

Halca leucophaea 1.4 20%

(*Asplenium*) quad. 1.2 10%

Placa poliochaeta 40-1.5 30%

XO 1.2 <5%

Nematodes setigera

Synedrella

Leptosiphon 20-40 10-15%

Hydroclasma

Hydroclasma

(C) *Euc. dumosa* 6-10m 5-7%

Santalum 1.2 5%

H. macrocephala 1.2 10%

Euc. calophylla <10m 2%

Fauna comments

Adjacent bushland (refer to aerial photograph)

BS 216
Foot/Ping

GEN
1-22

IMPORTANT GEOLOGICAL SITES IN THE PERTH
AND SOUTHWESTERN AREA OF WESTERN AUSTRALIA
A Report on their Scientific Significance
and Future Protection.

by T. C. Lemmon
R. D. Gee
W. R. Morgan
C. R. Elkington

**Full document
available
on request**



Geological Society of Australia Incorporated
Western Australia Division

October, 1979

502.62
Geo

WILD 1574 UAGA
Nº 13037 152.72

000233

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

2 2 3 0 1 2 5 6 0 1 8 7 3

