

ROMAN ROAD BUSHLAND, WHITBY

Boundary Definition: bushland (part taken to cadastre) boundary

SECTION 1: LOCATION INFORMATION

Bush Forever Site no. 362

Area (ha): bushland 8.4

Map no. 73

Map sheet series ref. no. 2033-II NE

Other Names: Location 20 (Keighery, BJ, and Trudgen 1992), part Submission Area 180

Local Authorities (Suburb): Shire of Serpentine-Jarrahdale (Mundijong)

SECTION 2: REGIONAL INFORMATION

LANDFORMS AND SOILS

Pinjarra Plain

Guildford Formation (Qpa: CS)

Bassendean Dunes/Pinjarra Plain

Bassendean Sands over Guildford Formation (Qpb/Qpa: S10)

VEGETATION AND FLORA

Vegetation Complexes

Foothills

Forrestfield Complex (Ridge Hill Shelf, Darling Plateau)

Floristic Community Types: *not sampled, types inferred

Supergroup 1: Foothills/Pinjarra Plain

*3a *Eucalyptus calophylla* — *Kingia australis* woodlands on heavy soils

*3c *Eucalyptus calophylla* — *Xanthorrhoea preissii* woodlands and shrublands

Supergroup 3: Uplands centred on Bassendean Dunes and Dandaragan Plateau

*20b Eastern *Banksia attenuata* and/or *Eucalyptus marginata* woodlands

WETLANDS

Wetland Types: palusplain

Natural Wetland Groups

Pinjarra Plain

Keysbrook (P.1)

Wetland Management Objectives: Conservation (2.7ha), Multiple Use

Swan Coastal Plain Lakes EPP: none identified

THREATENED ECOLOGICAL COMMUNITIES

Critically Endangered (floristic community type 3a, 3c), Endangered (floristic community type 20b)

SECTION 3: SPECIFIC SITE DETAIL

Landscape Features: vegetated wetland, vegetated uplands

Vegetation and Flora: limited survey (DEP 1999 (edge), Keighery, BJ, and Trudgen 1992)

Structural Units: mapping (Keighery, BJ, and Trudgen 1992)

Uplands: *Eucalyptus calophylla* Open Forest to Woodland; *Banksia* species Low Woodland

Wetlands: *Eucalyptus calophylla* Open Forest to Woodland

Scattered Native Plants: not assessed

Vegetation Condition: >90% Very Good to Good, <25% Degraded

Total Flora: not known

Significant Flora: none recorded

Fauna: not known

Linkage: adjacent bushland to the north and west (Site 350); part of Greenway 106 (Tingay, Alan & Associates 1998a); 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

SECTION 4: INTERNATIONAL AND NATIONAL SIGNIFICANCE

Subject to protection under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999*

SECTION 5: SELECTION CRITERIA AND RECOMMENDATIONS

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

Recommendation: Proposed Parks and Recreation Reservation (see Table 3, Volume 1).

ROMAN ROAD BUSHLAND, WHITBY

Boundary Definition: 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. 362 **Map no.** 90 **Map sheet series ref. no.** 2033-II NE

Other Names

Location 20 (Keighery, BJ, and Trudgen 1992), part
Submission Area 180

Local Authorities (Suburb)

Shire of Serpentine-Jarrahdale (Mundijong)

Area (ha): total 10.5; bushland 8.4

Zoning

MRS: Urban, Urban Deferred

TPS: Landscape, Rural

Lot/Location/Reserve numbers (Purpose),

Street name

1, 2 Roman Rd; 548 Galvin Rd; 1 Keirnan St; 10 street
not identified

Crown Reserve

Ownership Categories

Private (including commercial organisation), Not
identified

SECTION 2: REGIONAL INFORMATION

LANDFORMS AND SOILS

Pinjarra Plain

Guildford Formation (Qpa: CS)

Bassendean Dunes/Pinjarra Plain

Bassendean Sands over Guildford Formation (Qpb/Qpa: S10)

VEGETATION AND FLORA

Vegetation Complexes

Foothills

Forrestfield Complex (Ridge Hill Shelf, Darling Plateau)

Floristic Community Types: *not sampled, types inferred

Supergroup 1: Foothills/Pinjarra Plain

*3a *Eucalyptus calophylla* — *Kingia australis* woodlands on heavy soils

*3c *Eucalyptus calophylla* — *Xanthorrhoea preissii* woodlands and shrublands

Supergroup 3: Uplands centred on Bassendean Dunes and Dandaragan Plateau

*20b Eastern *Banksia attenuata* and/or *Eucalyptus marginata* woodlands

WETLANDS

Wetland Types: palusplain

Natural Wetland Groups

Pinjarra Plain

Keysbrook (P.1)

Wetland Management Objectives: Conservation (2.7ha), Multiple Use

Swan Coastal Plain Lakes EPP: none identified

THREATENED ECOLOGICAL COMMUNITIES

Critically Endangered (floristic community type 3a, 3c), Endangered (floristic community type 20b)

SECTION 3: SPECIFIC SITE DETAIL

Landscape Features: vegetated wetland, vegetated uplands

Vegetation and Flora: limited survey (Keighery, BJ, and Trudgen 1992)

Structural Units: mapping (Keighery, BJ, and Trudgen 1992)

Uplands: *Eucalyptus calophylla* Open Forest to Woodland; *Banksia* species Low Woodland

Wetlands: *Eucalyptus calophylla* Open Forest to Woodland

Scattered Native Plants: not assessed

Vegetation Condition: >90% Very Good to Good, <25% Degraded

Total Flora: not known

Significant Flora: none recorded

Fauna: no known information

Linkage: adjacent bushland to the north and west (BS350); part of proposed Greenway 120 (Tingay, Alan & Associates 1997a), 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

SECTION 4: INTERNATIONAL AND NATIONAL SIGNIFICANCE

Not Listed

SECTION 5: SELECTION CRITERIA AND RECOMMENDATIONS

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

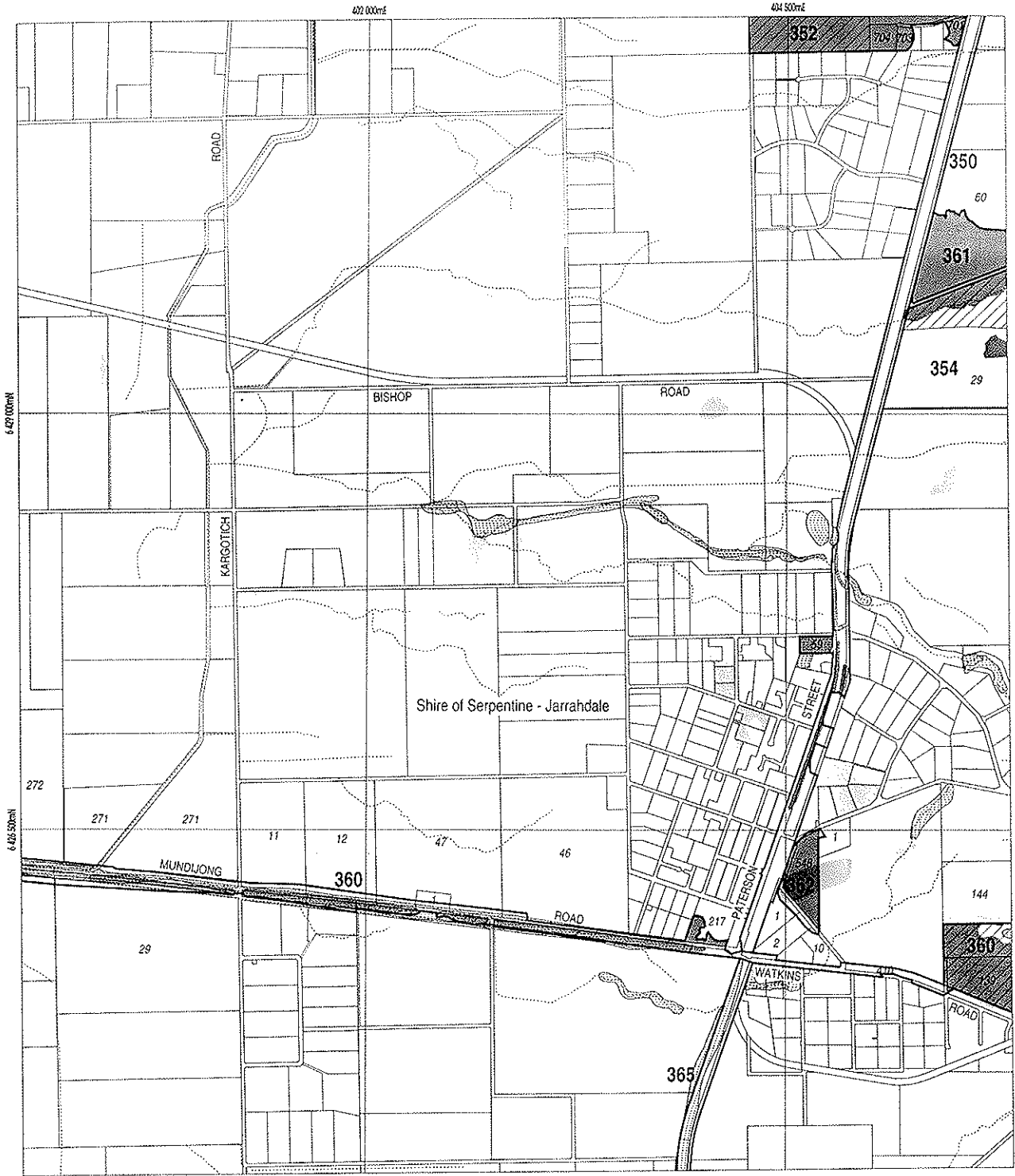
Opportunities and/or Constraints

Opportunities: Bushplan Site/part Bushplan Site subject to Peel-Harvey Estuary EPP/SPP; location of conservation category wetland; under TPS Landscape Zoning, Crown Reserve

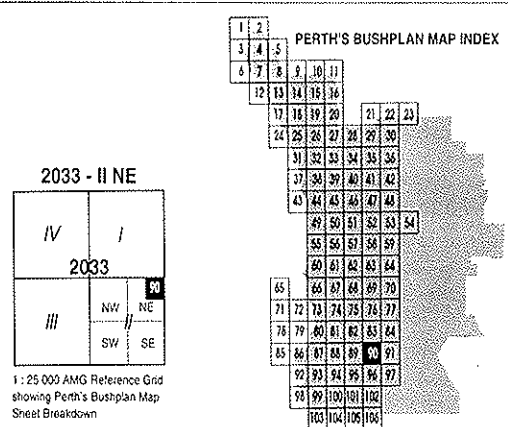
Constraints: private land; under MRS Urban Zoning and Urban Deferred Zoning

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



SCALE

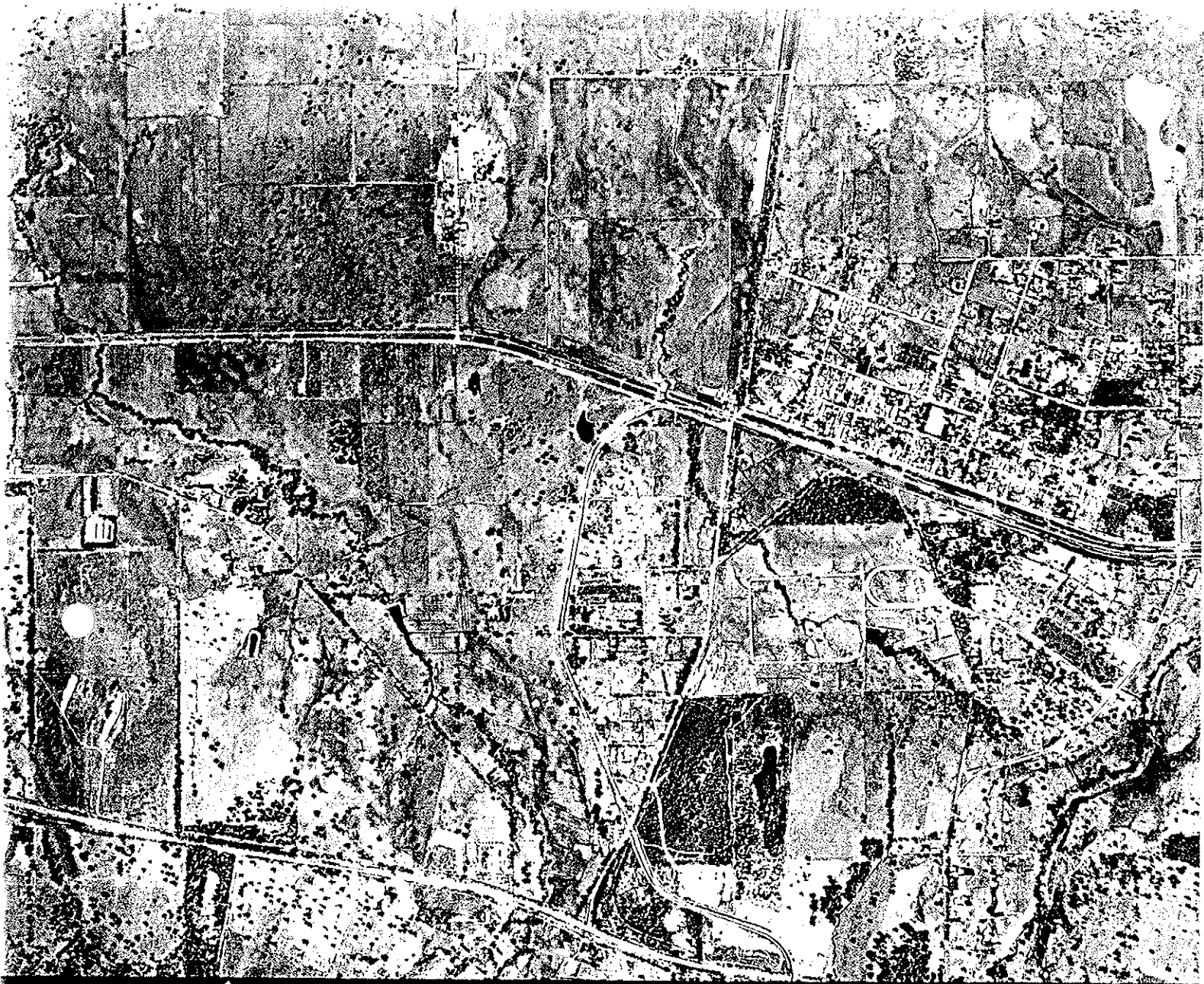
0 500 1000 Metres

Produced by Project Mapping Section
Land Information Branch, Ministry for Planning, Perth W.A. November 1998
rtw-map9/envion/bushplan/bushv2_90.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



406700

**DEP DRAFT BUSHPLAN SITE DESCRIPTIONS Foothills
10/11/98 PINJARRA PLAIN (2)**

Landscape Features: vegetated wetland

Vegetation and Flora: limited survey (BJ Keighery and Trudgen 1992, Mattiske Consulting Pty. Ltd. 1997)

Structural Units:

Wetlands: *Eucalyptus rudis* Open Forest

Scattered Native Plants: not assessed

Vegetation Condition: Very Good to Degraded

Total Flora: not known

Significant Flora: none recorded

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

Linkage: adjacent native vegetation to the south and west; part of a regionally significant potential bushland/wetland linkage (Volume 2A, Map 8)

Other Special Attributes: Contains plant communities representative of the eastern side of the Swan Coastal Plain

SECTION 4: INTERNATIONAL AND NATIONAL SIGNIFICANCE

Not listed

SECTION 5: SELECTION CRITERIA AND RECOMMENDATIONS

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

Opportunities: Bushplan Site subject to Peel-Harvey Estuary EPP/SPP, under TPS Landscape Zoning and/or

Constraints: private land, General Mineral Resource Area (clay)

Recommendation: The most appropriate mechanism for the protection of this Bushplan Site be considered through the public comment period in consultation with the landholder/s and other interested parties and further specified in the final report.

ROMAN ROAD BUSHLAND, WHITBY

Boundary Definition: management (cadastre), bushland *bushland boundary*

SECTION 1: CADASTRAL INFORMATION

Bushplan Site no. 362

Map no. 90

Map sheet series ref. no. 2033-II NE

Other Names:

Area (ha): total 10.5; bushland 8.4

Location 20 (BJ Keighery and Trudgen 1992), part

Submission Area 180

Local Authorities (Suburb)

Shire of Serpentine-Jarrahdale (Whitby)

Zoning

MRS: Urban, Urban Deferred

TPS: Landscape, Rural

Ownership Categories (Purpose)

Private Person

Multiple Ownership

Lot/Location numbers, Street name

1, 2 Roman Rd, 548 Galvin Rd

0 ?

SECTION 2: REGIONAL INFORMATION

LANDFORMS AND SOILS

Pinjarra Plain

Guildford Formation (Qpa:Cs)

Bassendean Dunes/Pinjarra Plain

Bassendean Sands over Guildford Formation (Qpb/Qpa:S10)

VEGETATION AND FLORA

Vegetation Complexes

Foothills

Forrestfield Complex (Ridge Hill Shelf, Darling Plateau)

Floristic Community Types: *not sampled, types inferred

Supergroup 1: Foothills/Pinjarra Plain

*3a *Eucalyptus calophylla* — *Kingia australis* woodlands on heavy soils

*3c *Eucalyptus calophylla* — *Xanthorrhoea preissii* woodlands and shrublands

DEP DRAFT BUSHPLAN SITE DESCRIPTIONS Foothills 10/11/98 PINJARRA PLAIN (2)

Supergroup 3: Uplands, centred on Bassendean Dunes and the Dandaragan Plateau
*20b Eastern *Banksia attenuata* and/or *Eucalyptus marginata* woodlands

WETLANDS

Wetland Types: palusplain

Natural Wetland Groups

Pinjarra Plain

Keysbrook (P.1)

Wetland Management Objectives: Conservation (ha), Multiple Use

Swan Coastal Plain Lakes EPP: none identified

THREATENED ECOLOGICAL COMMUNITIES

Not assessed, Critically Endangered (floristic community type 3a, 3c)

SECTION 3: SPECIFIC SITE DETAIL

Landscape Features: vegetated wetland, vegetated uplands

Vegetation and Flora: limited survey (BJ Keighery and Trudgen 1992)

Structural Units: mapping (BJ Keighery and Trudgen 1992)

Uplands: *Eucalyptus calophylla* Open Forest to Woodland; *Banksia* species Low Woodland

Wetlands: *Eucalyptus calophylla* Open Forest to Woodland

Scattered Native Plants: not assessed

Vegetation Condition: >90% Very Good to Good with <25% Degraded

Total Flora: not known

Significant Flora: none recorded

Fauna: no known information

Linkage: adjacent native vegetation to the north and west (BS350); part of proposed Greenway 120 (Tingay, Alan & Associates 1997), 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

SECTION 4: INTERNATIONAL AND NATIONAL SIGNIFICANCE

Register of the National Estate.

SECTION 5: SELECTION CRITERIA AND RECOMMENDATIONS

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

Opportunities: Bushplan Site subject to Peel-Harvey Estuary EPP/SPP, under TPS Landscape Zoning, Crown Reserve **and/or Constraints:** private land, under MRS Urban Zoning and Urban Deferred Zoning

Recommendation: The most appropriate mechanism for the protection of this Bushplan Site be considered through the public comment period in consultation with the landholder/s and other interested parties and further specified in the final report.

MUNDIJONG AND WATKINS ROADS BUSHLAND, MUNDIJONG/PEEL ESTATE

Boundary Definition: protected area, management (cadastre), bushland *management boundary*

SECTION 1: CADASTRAL INFORMATION

Bushplan Site no. 360 **Map no.** 89, 90, 91 **Map sheet series ref. no.** 2033-II NE, 2133-III NW

Other Names

Submission Area 281, Location 21 and 22 (BJ Keighery and Trudgen 1992), Watkins Rd Reserve

Local Authorities (Suburb)

Shire of Serpentine-Jarrahdale (Mundijong, Whitby, Jarrahdale, Peel Estate, Baldivis)

Area (ha): total 150.1; bushland 73.8 (some not mapped)

Zoning

MRS: Rural, Urban, Urban deferred, Parks and Recreation, Railways, Controlled Access Highways, CAH-Subject to Review, Other Major Highways

TPS: Farmlet, Landscape, Rural, Public Open Space, Local Roads, Public Purposes

- Reserve – vegetation in good condition, Council has carried out weed control with assistance from federal government grant. Paul Robinson Reserve – managed by Serpentine Bushland Group with support from Shire and Serpentine-Jarrahdale Landcare Centre through federal government grant. Recommendation: Amendment of the purpose of the rail reserve portion to include Conservation is supported. Change of vesting of Bella Cumming Reserve and Paul Robinson Reserves to include Conservation supported in-principle, with funding support from State Government.
- iv. Brickwood Reserve Site [REDACTED] Vol 2 pg 96-98 Reserve currently vested for the purposes of Recreation. Council gives in-principle support to amending the purpose of the reserve to include conservation, or dividing the reserve into two reserves, one for recreation, the other Conservation, subject to funding support from State Government to assist with management. Current management levels low. Weed control and some fencing undertaken with assistance from federal government grant. Would benefit from greater involvement of surrounding landowners in management.
 - v. Cardup Brook Bushland Sites [REDACTED] Vol 2 98-100.; Site 66 – private land, not surveyed by Local authority; Site 271 – protection of the Cardup Brook vegetation has been secured as part of the rezoning process. The remainder of site 271 should be considered for inclusion within the Darling Range Regional Park; Site 351: included in the Rural policy area within Shire's Rural Strategy. Short-medium term protection could be encouraged by supporting the landowner to fence off the creek and mature vegetation. Little understorey present. Where private land is involved, the eo advise land owners of council's submission.
 - vi. Cardup Nature Reserve and adjacent bushland [REDACTED] Vol 2 pg 100-101. Council has proposed to CALM that the vegetated portion of the Local Reserve Lot 154 Cardup Siding Rd be amalgamated into CALM's Nature Reserve. The vegetation in the Bushlark Close subdivision (included in Bushplan site) provides extra habitat for fauna into the Nature Reserve State/Local Government partnership should look at developing a package of incentives/assistance for small block owners who have good bushland on their property.. The package may include written materials and free technical assistance, and make use of existing bushland support staff .
 - vii. Norman Road Bushland Site [REDACTED] & [REDACTED] Vol 2 pg 102, Council strongly supports protection of this bushland site, and opposes mineral sand mining on a number of grounds including the destruction of regionally significant bushland. The north side is under threat of gradual clearing by stock and other means.
 - viii. Jackson Road Bushland Site [REDACTED], Vol 2 pg 103-105, There is an immediate need to assist the landowners to fence this wetland vegetation. Given the number of landowners involved and the high perimeter to area ratio it is important to have the co-operation of landowners. One-to-one consultation with landowners is required.
 - ix. Roman Road Bushland, Whitby Site [REDACTED] Vol 2 Pg 105 negotiation between landowners, Ministry and Local Authority in progress. Residential usage may be compatible with bushland conservation, subject to the style of residential use, landowner commitment and practical measures taken to protect bushland.
 - x. Mundijong Road Flora Reserve & Watkins Road Bushland (incl CALM Nature Reserve) [REDACTED], Vol 2 pg 106 – 108. Mundijong Road Flora Reserve – The reserve is currently unvested. Council is prepared to jointly vest with CALM, however CALM are unable to do this under their Act. The Shire is prepared to take on vesting of the land if assistance is forthcoming from CALM. Management of the reserve requires strong community involvement given that there are many adjacent private and public land managers and users. Weed control has been undertaken with the assistance of a Federal government grant. Watkins Road bushland including CALM reserve – no active management is carried out by CALM. No signage or fencing, heavy disturbance caused by rubbish dumping and bike use.
 - xi. Transit Road Bushland [REDACTED] Vol 2 pg 108-109, -Council notes the importance of this vegetation.
 - xii. Rapids Road Bushland [REDACTED] Vol 2 113-114 – Council notes the importance of this vegetation and believes that protection and management of the site's vegetation is best achieved by working directly with the affected landowners. Consideration will be given

1309
PB 169

Dykstra & Associates

Town Planning and Design

Unit 5
2954 Albany H'way
Kelmscott WA 6111
Phone: (08) 9495 1947
Fax: (08) 9495 1946
Mobile: 041 440 5584

Our Ref: 98/49

Perth Bushplan
Ministry for Planning
Albert Facey House
469 Wellington Street
PERTH WA 6000

Dear Sirs

BUSHPLAN SUBMISSION - LOT 548 EVELYN STREET, MUNDIJONG

This firm represents the landowners of Lot 548 Evelyn Street, Mundijong, which has been identified as a site for protection under Perth's Bushplan (Site No. 362).

The identification of Lot 548 Evelyn Street, Mundijong, in Perth's Bushplan has created considerable uncertainty for the landowners, particularly with respect to their immediate plans to develop two residential homes on the land and further, with respect to their long term plans for financial return on future urban development of the land.

Perth Bushplan states that the most appropriate mechanism for the protection of Site 362 would be through consultation with the landowners and recommendations submitted during the public comment period. It is now critical that the need and mechanism for protection of Site 362 is resolved immediately, given that:

1. The uncertainty created by Bushplan in respect of Lot 548 Evelyn Street, has caused additional financial and social costs to be incurred by the landowners as they have now had to defer their decision to construct two substantial residential homes which have been approved on the subject land; and
2. The present condition of the subject land is almost certain to change considerably as a result of the two homes being established on the property.

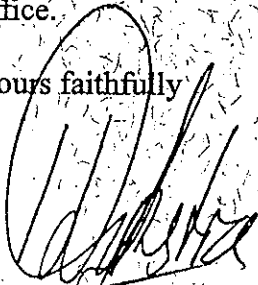
SUBMISSION NO. 87

MINISTRY FOR PLANNING
8 MAR 1999
805-2-1-32 pt 12
FILE

It is requested that due consideration be given to the details in the attached submission and the matter be pursued for an immediate resolution and outcome one way or the other.

Should you require any further information with regard to the above, and the attached submission, please do not hesitate to contact the undersigned at this office.

Yours faithfully



HENRY DYKSTRA
PRINCIPAL

4 March 1999

cc: Mr & Mrs Borich
Mr & Mrs Bosma

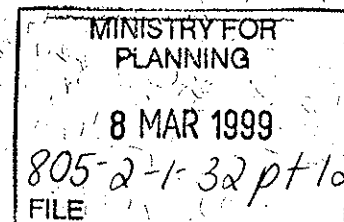
WESTERN AUSTRALIAN PLANNING COMMISSION

SUBMISSION - BUSHPLAN
Lot 548 Evelyn Street, Mundijong

Bosma & Borich

February 1999

98/49



Dykstra & Associates
Town Planning & Design

136

**WESTERN AUSTRALIAN
PLANNING COMMISSION**

SUBMISSION - BUSHPLAN
Lot 548 Evelyn Street, Mundijong

Bosma & Borich

February 1999

98/49

TABLE OF CONTENTS

1.0	INTRODUCTION	1
2.0	SUBJECT LAND	1
2.1	Location Details	1
2.2	Site Description	1
2.3	Land Identification in Bushplan	1
3.0	EXISTING LAND USE AND APPROVALS	2
4.0	BUSHPLAN	2
4.1	Recommendations for Site 362	2
4.2	General Objectives	2
4.3	How it Operates	2
	4.3.1 State Ownership, Reservation and Management	3
	4.3.2 Direct Control through Legal Regulation	3
	4.3.3 Complementary Mechanisms	3
5.0	LANDOWNERS' CONCERNS	4
5.1	Landowners' Intentions	
5.2	Constraints Imposed by Bushplan	4
5.3	Is Bushplan Serious about its Objectives?	5
6.0	CONCLUSION	6

1.0 INTRODUCTION

This report has been prepared by Dykstra & Associates on behalf of the landowners of Lot 548 Evelyn Street, Mundijong.

The purpose of this submission is to seek resolution to the uncertainty created for the landowners as a result of the subject land being identified in Perth's Bushplan. The identification of the site in Bushplan has meant that the intentions of the landowners to use the land as a retirement investment has been significantly affected. As the subject land is located in a "Rural" zone, under the Local Town Planning Scheme, the opportunity for the landowners to conduct typical rural activities will also be affected, thus reducing the ability of the landowners to enjoy a traditional rural lifestyle.

This submission will further detail the potential impacts of the Bushplan identification of Lot 548 and pursues early resolution of this matter.

2.0 SUBJECT LAND

2.1 Location Details

Lot 548 Evelyn Street, Mundijong, is located 39 km due south of the Perth Central area and immediately abuts the existing Mundijong Townsite. (Figure 1)

The subject land is located adjacent to the South Western railway reserve and is bounded by Evelyn Road to the north and Roman Road to the west and south.

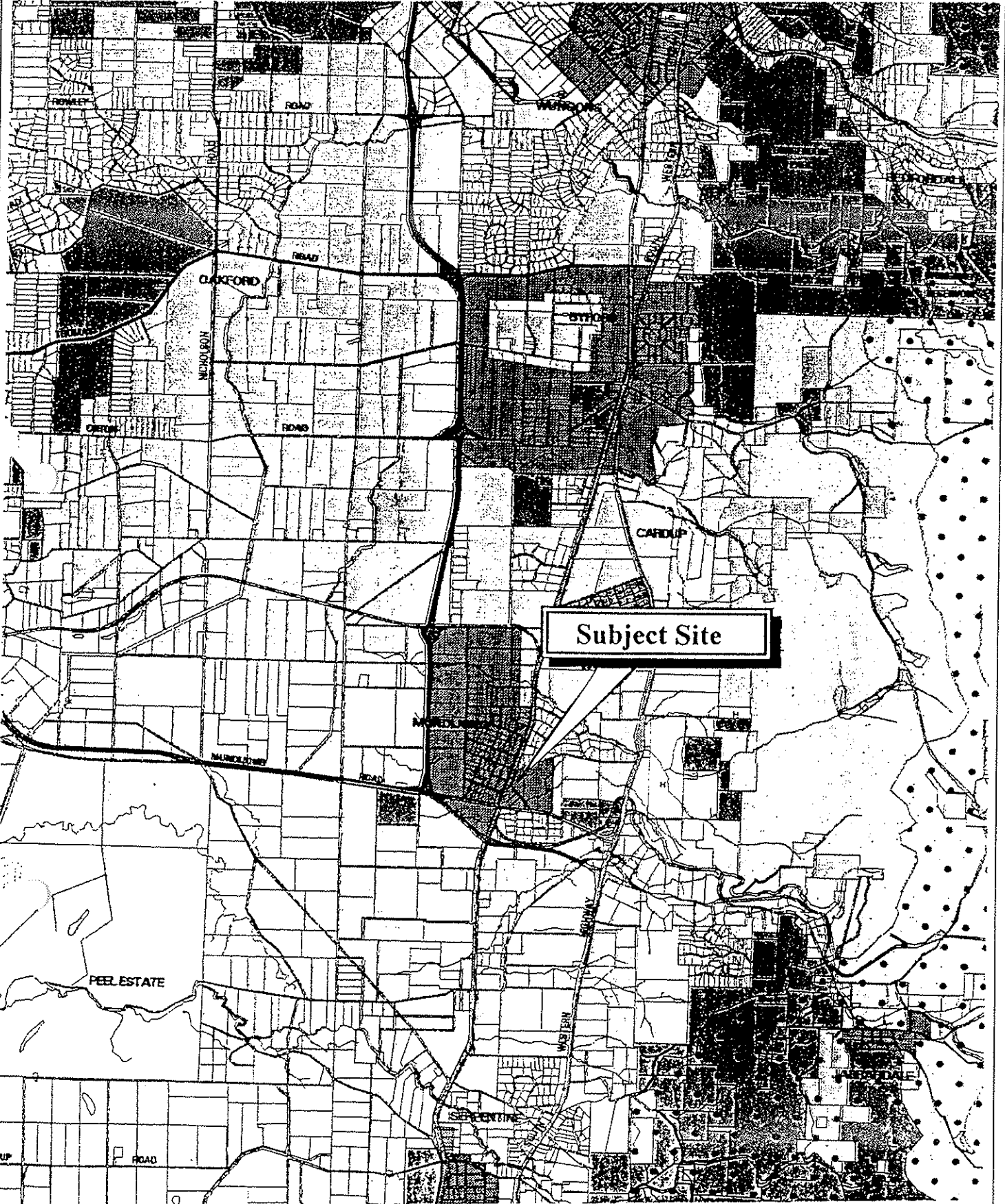
2.2 Site Description

The subject land comprises one lot being portion of Cockburn Sound Location 548. The land is registered on Certificate of Title 1537/776.

The land has an area of 8.2379 ha and is zoned "Rural" under the Shire of Serpentine-Jarrahdale Town Planning Scheme No.2 and "Urban" in the Metropolitan Region Scheme. (Figures 1 & 2)

2.3 Land Identification in Bushplan

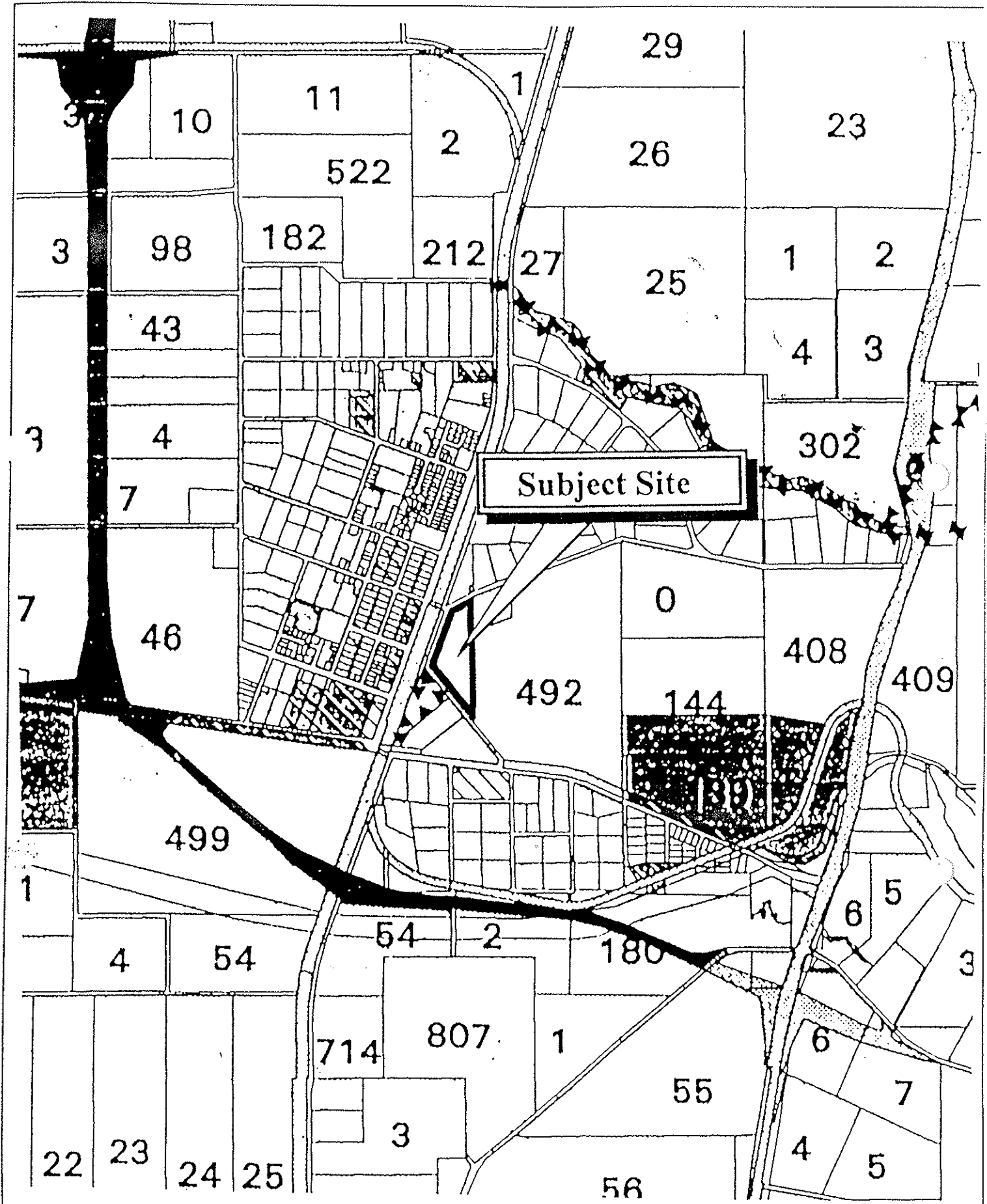
The subject land is Bushplan site number 362 and is identified as being of regional significance with a recommendation for protection.



Dykstra & Associates
Town Planning and Design

District Location Plan

Figure 1



Dykstra & Associates
Town Planning and Design

Local Location Plan

Figure 2

3.0 EXISTING LAND USE AND APPROVALS

The subject land is currently unoccupied natural bushland, however, the natural state of the site will no doubt change substantially when the land is used for permissible rural or domestic purposes.

An application to establish two residential dwellings on the subject site was approved by the Shire of Serpentine-Jarrahdale at its meeting held on 23 November 1998.

4.0 BUSHPLAN

4.1 Recommendations for Site 362

Bushplan states that the most appropriate mechanism for the protection of Site 362 would be through consultation with the landowners and recommendations submitted during the public comment period.

4.2 General Objectives

The objectives of Bushplan are to develop a conservation system that is achievable, comprehensive, and representative of the ecological communities and habitats found in the Perth Metropolitan Region. Bushplan aims to ensure that all areas of regionally significant bush land in Perth are protected or have as much native vegetation retained as possible. The General Objectives of Perth's Bushplan are:

- 1 The bush land and associated wetland areas recommended for protection in Perth's Bushplan be progressively provided with protection through suitable mechanisms.
- 2 That the purposes, care, control and management of existing reservations in the metropolitan region be reviewed in the context of a comprehensive strategy to ensure the long term protection of regionally significant bushland.

4.3 How It Operates

The State Government has developed Bushplan as a tool to coordinate the protection of bush land in the metropolitan region. This is to be achieved through:

- a) State ownership, reservation and management;
- b) direct control through legal regulation; and
- c) complementary mechanisms.

The issues highlighted above are addressed as follows:

4.3.1 State Ownership, Reservation and Management

State ownership has been the principal means of protecting natural areas by reserving and acquiring land under the Metropolitan Region Scheme or the "Land Act 1933". The highest level of protection for areas of high conservation value is under the Conservation & Land Management Act 1984.

Funding for the acquisition of land comes from a special fund which is supplied by developer contributions. This fund is called the Metropolitan Region Improvement Fund (MRIF) and is managed by the WA Planning Commission.

As a result of the sites identified in Perth's Bushplan an additional \$70-\$100 million is required. Approximately 1,100 hectares of land from Urban, Urban Deferred and Industrial zoned land was identified in Bushplan as being of conservation value.

4.3.2 Direct Control through Legal Regulation

A Memorandum of Understanding (MOU) exists between the Water & Rivers Commission, Conservation and Land Management, Dept of Environmental Protection, Agriculture WA, and the Commissioner for Soil & Land Conservation, which requires native conservation as well as land degradation impacts to be taken into account when deciding on clearing proposals. The MOU coordinates the various government departments when handling planning and environmental approvals which involve areas which have been identified as being of regionally significant bushland in Bushplan.

4.3.3 Complementary Mechanisms

Complementary Mechanisms involve a wide range of strategies that aim to provide 'off-reserve' protection to natural areas. Off-reserve conservation brings the community and government together to protect the environment, thus shifting the focus from ownership to care and management. It is through this approach that owners of rural land may wish to retain areas of bushland for protection and conservation. Complementary Mechanisms involve a range of strategies that aim to provide protection of natural areas. These include:

- ▶ Motivation using information and educational incentives;
- ▶ Voluntary measures such as the Land and Wildlife Scheme;
- ▶ Applying various incentives such as taxation rebates, grants or technical assistance;
- ▶ Legally constructed management arrangements such as covenants, possibly involving financial or other incentives; and
- ▶ Negotiated planning solutions.

5.0 LANDOWNERS' CONCERNS

5.1 Landowners' Intentions

The owners of Lot 548 Evelyn Street, Mundijong, purchased the subject land with the intention of enjoying a typical rural lifestyle, undertaking such rural activities as the keeping of animals and hobby farming. The landowners wish to build two 4-bedroom, 2-bathroom, residential dwellings on the land, reasonably well spaced so that each house has adequate privacy and retains its rural setting. (*Figure 3*)

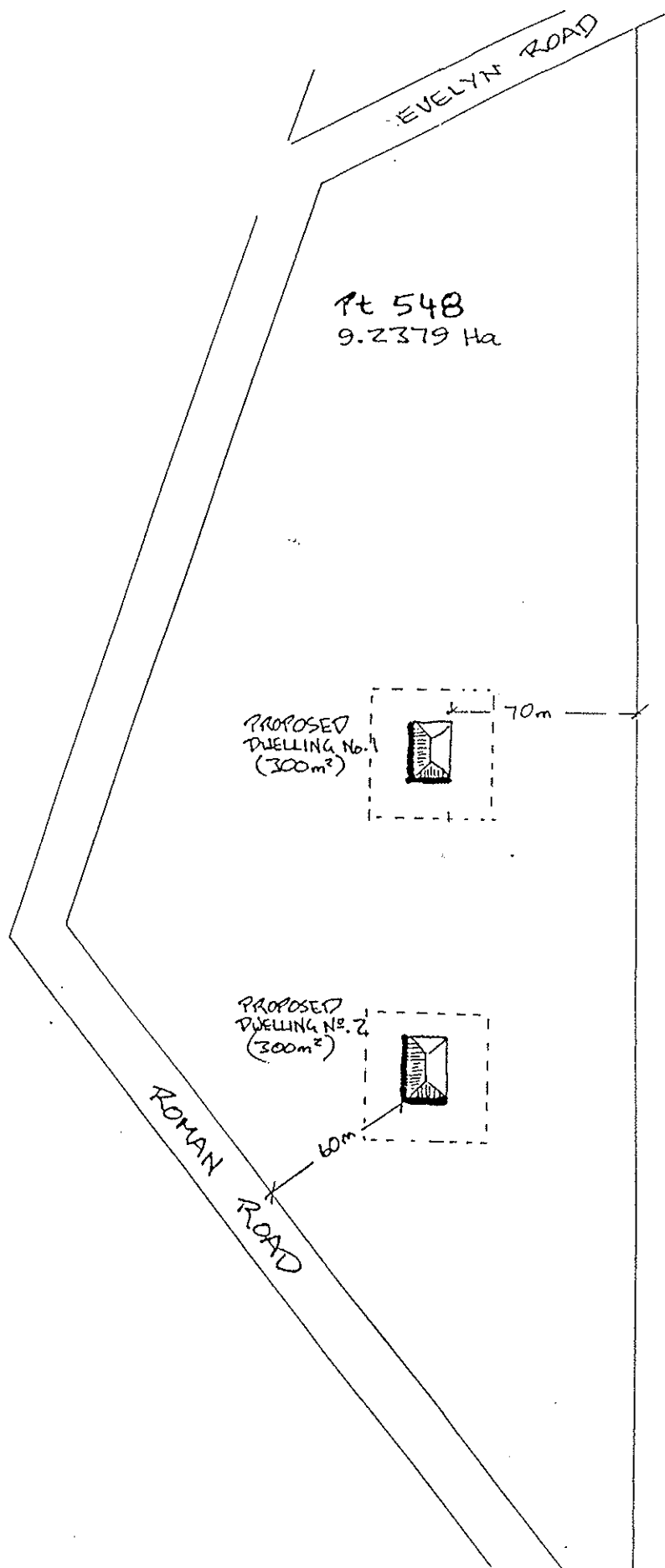
Both owners planned to take early retirement with the intention of earning income from the property with home based businesses, ie horse agistment, wood carting.

The landowners also intend to become involved in the Urban Structure Planning for Mundijong as a long term goal. As a result of urban development occurring throughout the Mundijong area, land values will rise and this will present an excellent opportunity to subdivide the land in the future. Ultimately, the landowners want to have the ability to subdivide the land into numerous lots with each of the existing dwellings remaining on an individual title

5.2 Constraints Imposed by Bushplan

Bushplan has identified the subject land as being of regional significance with a recommendation for protection. The Shire of Serpentine-Jarrahdale Town Planning Scheme permits a range of rural uses to occur on the site as it is in an area zoned "Rural". However, as Bushplan is likely to affect the landowners' ability to pursue a number of these activities, the possibility for the landowners to enjoy a typical rural lifestyle, and earn an income from the property, is significantly affected.

Bushplan places uncertainty over the future urban subdivision potential of the subject land, and therefore, the landowners, whilst having planning approval to establish two homes, are unsure whether ultimately these homes will each have a separate title.



Notes

1. Proposed dwellings each to comprise 300m² brick and colourbond construction, with garage under main roof
2. Detailed floor plans, elevations and colour schemes to be provided with the Building Licence application.

PROJECT	DATE	SCALE	PLAN NO.
8/49	February 1999	1:2500	98/49

Dykstra & Associates
Town Planning and Design

Plan of Development
of Pt 548 Evelyn Road, Mundijong

Figure 3

The affect that Bushplan has over the lot and the resulting uncertainty, has meant that the landowners who were ready to build cannot start until a degree of certainty is confirmed. One couple has already sold their home and are being forced to rent as there is no telling what the future potential of the land will be. This couple now has to bear the financial and social cost of waiting for some commitment from Government. The prospect of the land being an attractive urban development proposition as well as an investment/retirement plan for the landowners, has now been seriously undermined.

5.3 Is Bushplan Serious about its Objectives?

The following points question how serious Bushplan is about its objectives for the subject land.

- A meeting on Perth's Bushplan, with an officer with the Ministry for Planning, indicated that there would be no commitment to purchase this land by the Government;
- At the meeting, it was also established that the Ministry for Planning felt that Urban development was an opportunity to secure/protect the bush land on site;
- Urban development is obviously not an option in the short-medium term, given:
 - i) Armadale is still developing
 - ii) Byford has not yet progressed Structure Planning and provision of infrastructure;
 - iii) Mundijong has not yet progressed a Structure Plan and provision of infrastructure, and is also relatively remote from the metropolitan development front.
- The landowners have approval to build two houses on the subject land which are to be used for rural living in years to come. Given the estimated 15-20 years before development is expected to reach Mundijong, the land will experience significant change, namely:
 - i) two substantial 4 bedroom, 2 bathroom homes;
 - ii) associated outbuildings/water tanks;
 - iii) low fuel zone around each home to comply with Bush Fire Board requirements.
 - iv) potential yard area (cleared) adjacent to each home;
 - v) fenced paddock (approximately 1.0 ha) for keeping horses or other animals;
 - vi) use of surrounding bush land for domestic/family enjoyment (eg play areas, bike trail, horse trail, vegetable patch, etc).
 - vii) required fencing and firebreaks and possible internal fencing.

126

Note: These are not necessarily the ultimate intentions of the current landowners but represent a realistic view of how the land will be used by rural residential owners in years to come.

Based on the above points, if the Bushplan objectives are genuinely supported by government, then action should be taken immediately to achieve an equitable and fair outcome whereby:


- ▶ the landowners' interests and intentions are not undermined; and
- ▶ the objectives of Bushplan in relation to the lot are not compromised over time.

6.0 CONCLUSION

The identification of Lot 548 Evelyn Street, Mundijong in Perth's Bushplan, has created considerable uncertainty for the landowners. Although approval has been given by the Shire of Serpentine-Jarrahdale to develop two substantial residential homes on the subject land, the uncertainty for the landowners has meant that they have had to delay the commencement of building. This delay has meant that additional financial and social costs are being incurred by the landowners.

The present condition of the land is likely to change considerably as a result of the two homes being established on the subject land. Also, the opportunity for the landowners to use the land as an investment/retirement plan has also been seriously undermined.

It is requested that a resolution to the subject land be given prompt attention so that the landowners can either proceed to build their new homes with confidence, or an alternative solution is reached.



HENRY DYKSTRA

3 March 1999

Final photo
~ Rev 14 ~ 5035 not found

115

SYSTEM 6 BUSHLAND SUBMISSION FORM FOR CONSIDERATION IN THE UPDATE PROGRAMME

If you wish to submit more than one area for consideration in the System 6 update, please use a separate form for each area.

Please fill in each section giving as much information as possible.

LOCATION, OWNERSHIP AND ZONING OF THE AREA

1. Location

Please give as accurate and detailed a description as possible of the site location

Please include either a hand drawn or copied map showing the area of the area

a) Bordering Roads: Keiman St, Galvin Rd, Evelyn St, Railway Line, Mandagal Brook

b) Nearest Corner: See attached map

c) Lot Number: Street Number:

d) Town/Suburb/Location: Whitby

e) Local Council: Serpentine Jarrahdale

f) Site Name (if any):

g) Approximate size of the area (ha): 120

h) Please locate the area on a map and give us map references if possible:

i) Map: 1993 Streetsmart/UBD/Other:

j) Map no.: 143

k) Grid Ref: B5 to D7 to A8

l) Please give any other information that may help us to find the location:

m) Are you aware of any development proposals that are likely to affect the area?
South East Corridor Structure Plan

NOTE: Areas that have already been given development APPROVAL should not be nominated

Please fill out those questions that you can answer

2. Who owns the area? (If owned by the person/s making the nomination please indicate) Private Landowners / Govt. reserve

3. If you own the area, and may be interested in participating in conservation on private land initiatives please indicate (and leave your name and address at the end of this submission form)

4. What is the area zoned? (please indicate whether zoning is Town Planning Scheme or Metropolitan Region Scheme) ... Special Rural

CAN YOU TELL US A LITTLE ABOUT THE PHYSICAL CHARACTERISTICS OF THE AREA

5. Why do you consider this area important? (Refer to Guiding Issues paper)
..... Mandegal Brook originating in the Darling Scarp flows through part of this area. Rich in flora & fauna. Some remnant bush.

6. What is/are the soil type/s and colours? All of the below

Type: Sand/Clay/Gravel/Loam/Silt

Colour: White/Grey/Brown/Orange/Yellow/Red/Black

7. Does the area have any special features such as unusual landforms / landscapes that still retain their natural vegetation? Yes/No

If yes, what are they? Mandegal Brook ~~En~~ Forrestfield Vegetation Complex

refer. S E Corridor Structure plan

8. Is the area a wetland or does it include a wetland? Yes

If yes, what kind of a wetlands is it?

a) lake

b) river

c) stream

d) swamp

e) estuary

f) seasonally wet

g) other

9. What percentage of the wetland is open water in summer? *Minimal*.....

CAN YOU TELL US A LITTLE ABOUT THE VEGETATION /FAUNA ON THE NOMINATED AREA.

10. What percentage of the area is indigenous vegetation? *approx 20%*.....

11. If the area includes regions cleared of native bushland please indicate reasons for the inclusion. *Area is a fauna corridor*.....

12. Has any previous flora or fauna survey work been done on the area?
Not to our knowledge

If yes, please give details of the work

13. How would you rate the condition of the native bushland? (see attached table)

- a) pristine
- b) excellent
- c) very good
- d) good
- e) degraded
- f) completely degraded
- g) don't know

varying mainly very good some degraded.

14. Please indicate the disturbances affecting the area and where appropriate the percentage of the area disturbed.

- a) Partial clearing *Needs to be assessed*
- b) fragmentation
- c) Selective removal of species: timber cutting, wildflower picking, mowing dieback and other plant diseases
- d) Fire regime, including intensity, season and frequency
- e) 'Enrichment plantings' that is plantings of species not found in that community
- f) Weed invasion
- g) Animal impact: horses, foxes, rabbits, cats, dogs, camels, goats etc
- h) Soil movement, both removal and dumping
- i) Changes in water regimes; flooding, drainage and watering
- j) Salinity
- k) Fertiliser drift and along waterways nutrient influx
- l) Mining, including that for road works

- m) Grazing: stock, overgrazing by feral or native mammals
- n) Proliferation of tracks, fire breaks and walk trails
- o) Off-road vehicle use
- p) Use as service corridors by the SEC, Main Roads, Water Authority.

(Source: B Keighery. Bushland Plant Survey, September 1994)

15. Does the area contain any plant species of special interest that you know of? (eg. declared rare flora, priority taxa, outlier populations) Yes

Do you know what they are? no Best example Lot 131 Evelyn St.
Kangaroo Paws.

16. Do you know of any native animals that use the area? Yes

Can you list those you know of? (birds, mammals, reptiles, amphibians etc)

(A) Long Necked Tortoise, Bandicoots, Possums, Monitors, Red Tail Black
& 40 other species of bird. Cockatoo

17. Is the area used by any native animals of special interest? (eg. endangered species, large/important populations) Yes

If yes, please name them and indicate source of information

Band. As above.

CAN YOU TELL US A LITTLE ABOUT THE SURROUNDING AREA

18. Are there any bushland areas (including wetlands) near to this area?
Yes

If yes, how close are they? See attached.

Are they already conservation reserves? Not to our knowledge

What is their approximate size?

19. Does the submitted area link other bushland areas? Whole area links
to the Darling Scarp

Please attach any additional information about the area which may be of use when assessing it.

Table 2: Vegetation Condition Scale

Modified from Trudgen 1991 by B. J. Keighery for the Swan Coastal Plain Survey 1993.

1 = 'Pristine'

Pristine or nearly so, no obvious signs disturbance.

2 = Excellent

Vegetation structure intact, disturbance affecting individual species and weeds are non-aggressive species

For example damage to trees caused by fire, the presence of non-aggressive weeds and occasional vehicle tracks.

3 = Very Good

Vegetation structure altered, obvious signs of disturbance.

For example disturbance to vegetation structure caused by repeated fires, the presence of some more aggressive weeds, dieback, logging and grazing.

4 = Good

Vegetation structure significantly altered by very obvious signs of multiple disturbance. Retains basic vegetation structure or ability to regenerate to it.

For example disturbance to vegetation structure caused by very frequent fires, the presence of some very aggressive weeds at high density, partial clearing, dieback and grazing.

5 = Degraded

Basic vegetation structure severely impacted by disturbance. Scope for regeneration but not to a state approaching good condition without intensive management.

For example disturbance to vegetation structure caused by very frequent fires, the presence of very aggressive weeds, partial clearing, dieback and grazing.

6 = Completely Degraded

The structure of the vegetation is no longer intact and the area is completely or almost completely without native species.

These areas are often described as 'parkland cleared' with the flora composing weed or crop species with isolated native trees or shrubs.

Source: B Keighery. Bushland Plant Survey, September 1994

(87)
Sub 154 Evelyn Street
within area of Subm 180
(115)

If you wish to update, please

Please fill in

LOCATION

1. Location

Please give as accurate and detailed a description as possible of the site location
Please include either a hand drawn or copied map showing the area of the area

a) Bordering Roads: EVELYN ST (DRIVEWAY ONLY) ROBERTSON ROAD

b) Nearest Corner: EVELYN ST, GALVIN ROAD

c) Lot Number: 129 Street Number: -

d) Town/Suburb/Location: MUNDIJONG

e) Local Council: SERPENTINE - JARRAHDALE

f) Site Name (if any):

g) Approximate size of the area (ha): 3

h) Please locate the area on a map and give us map references if possible:
SEE HIGHLIGHTED AREA ON MAP ATTACHED

i) Map: Streetsmart / UBD / Other:

j) Map no.:

k) Grid Ref:

l) Please give any other information that may help us to find the location:
BATTLE AXE BLOCK APPROACHED BY DRIVEWAY OFF EVELYN ST

m) Are you aware of any development proposals that are likely to affect the area?
POSSIBLE SAND MINING POSSIBLE URBAN DEVELOPMENT

NOTE: Areas that have already been given development APPROVAL should not be nominated

Please fill out those questions that you can answer

2. Who owns the area? (If owned by the person/s making the nomination please indicate) JAMES & JUDITH CURTIS (MAKING NOMINATION)

3. If you own the area, and may be interested in participating in conservation on private land initiatives please indicate (and leave your name and address at the end of this submission form) YES

4. What is the area zoned? (please indicate whether zoning is Town Planning Scheme or Metropolitan Region Scheme) SPECIAL RURAL TPS

CAN YOU TELL US A LITTLE ABOUT THE PHYSICAL CHARACTERISTICS OF THE AREA

5. Why do you consider this area important? (Refer to Guiding Issues paper) CONTAINS ~ 1 HA OF REMNANT BUSH WITH ASSOCIATED FLORA/FAUNA

6. What is/are the soil type/s and colours? SAND (GREY/YELLOW) GRAVEL, CLAY.

Type: Sand/Clay/Gravel/Loam/Silt
Colour: White/Grey/Brown/Orange/Yellow/Red/Black

7. Does the area have any special features such as unusual landforms / landscapes that still retain their natural vegetation? Yes/No

If yes, what are they? NO

8. Is the area a wetland or does it include a wetland? YES

If yes, what kind of a wetlands is it?

- a) lake
- b) river
- c) stream
- d) swamp
- e) estuary
- f) seasonally wet ✓
- g) other ✓

- m) Grazing: stock, overgrazing by feral or native mammals
- n) Proliferation of tracks, fire breaks and walk trails
- o) Off-road vehicle use
- p) Use as service corridors by the SEC, Main Roads, Water Authority.

(Source: B Keighery. Bushland Plant Survey, September 1994)

15. Does the area contain any plant species of special interest that you know of? (eg. declared rare flora, priority taxa, outlier populations) UNSURE OF

Do you know what they are? SPECIAL INTEREST BUT NUMEROUS SPECIES OF TREES, FLOWERING SHRUBS, FLOWERS ETC.

16. Do you know of any native animals that use the area? YES

Can you list those you know of? (birds, mammals, reptiles, amphibians etc)

AND: OTS BOSSUM BOBBAIL & RACEHORSE GOANNAS SNAKES FROGS
NUMEROUS BIRD SPECIES

17. Is the area used by any native animals of special interest? (eg. endangered species, large/important populations). YES

If yes, please name them and indicate source of information

RED TAILED COCKATOOS (OBSERVATION)

CAN YOU TELL US A LITTLE ABOUT THE SURROUNDING AREA

18. Are there any bushland areas (including wetlands) near to this area?

NO

If yes, how close are they?

Are they already conservation reserves?

What is their approximate size?

19. Does the submitted area link other bushland areas? ADJOINING

LOT 131

Please attach any additional information about the area which may be of use when assessing it.